



REGULAR PLANNING COMMISSION AGENDA

October 14, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. July 22, 2025, Draft Minutes Regular Planning Commission - APPROVED
2. August 12, 2025, Draft Minutes Regular Planning Commission - APPROVED
3. August 26, 2025, Draft Minutes Planning Commission Committee of the Whole - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. AME2025 0002: Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. - POSTPONED TO OCTOBER 28TH MEETING

Applicant: Charles Donart

Location: 5200 & 5220 Commercial Blvd.

DIRECTOR'S REPORT

The Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. The proposed rezoning is in contradiction to the

adopted maps of the Comprehensive Plan, which designates the area for light industrial uses; the changes in allowed uses therein are in contradiction to the intent of the area in key ways, such as opposing intents for manufacturing uses and residential uses. Residential units, which the Comprehensive Plan has stated should be restricted in this area, are a key component of the applicant seeking rezoning.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of denial of AME2025 0002 to the Assembly.

K. OTHER BUSINESS

1. FY27 CBJ Legislative Capital Priorities

L. STAFF REPORTS

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

S. 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.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

July 22, 2025

I. LAND ACKNOWLEDGEMENT – Read by Ms. Keller

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Adam Brown; Nina Keller; Jessalynn Rintala; Douglas Salik; Larry Gamez

Commissioners present via video conferencing – David Epstein; Lacey Derr

Commissioners absent: None

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Tanya Howard, CDD Administrative Officer; Madeline Carse, CDD Administrative Assistant; Sherri Layne, Attorney III; Joseph Meyers, Senior Planner; Scott Ciambor, CDD Planning Manager; Forrest Courtney, Senior Planner; Minta Montalbo, Senior Planner; Justin Smith, Planner I; Brandon Robinson, Planner II; Ilsa Lund, Planner II

Assembly members: Christine Woll

III. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA** - Agenda was approved.

IV. **APPROVAL OF MINUTES**

A. June 24, 2025, Draft Minutes, Regular Planning Commission

MOTION: by Mr. Pedersen to approve the June 24, 2025, Planning Commission Regular Meeting minutes. The motion passed.

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

VII. **ITEMS FOR RECONSIDERATION**

VIII. **CONSENT AGENDA**

ARF2025 0001: Alternative Residential Subdivision Final Plan Approval for Brow Tine Subdivision.

Applicant: R&S Construction LLC

Location: 4760 Glacier Hwy

Director's Report

The applicant requests Final Plan Approval for the Brow Tine Subdivision, an Alternative Residential Subdivision (ARS) creating 42 unit lots and one (1) parent lot, for a total of 43 lots.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Alternative Residential Subdivision ARF2025 0001 with conditions.

SMP2025 0001: Preliminary Plat Review for an Alternative Residential Subdivision to create 42 residential lots and a single parent lot in a D15 zone.

Applicant: R&S Construction LLC

Location: 4760 Glacier Hwy

Director's Report

Applicant requests a Preliminary Plat Review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the Preliminary Plat with conditions.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve ARF2025 0001 and SMP2025 0001. The motion passed.*

IX. UNFINISHED BUSINESS

X. REGULAR AGENDA

CSP2025 0001: Conversion to a Continuous Green T (CGT) Intersection at Egan Drive and Vanderbilt Hill Road.
Applicant: State of Alaska DOT & PF
Location: Egan Drive and Vanderbilt Hill Road Intersection

Mr. Pedersen disclosed a potential conflict of interest, as he is an employee with Alaska DOT, and his involvement in the project was collecting survey topography of the existing intersection, but he had no part in the design of configuration; therefore, he felt he could remain impartial.

Mr. Epstein expressed he was also an employee of the same office as Mr. Pedersen, and served as a regional traffic and safety engineer for 12 years. However, he did not have any involvement in this project or any current involvement, and felt he could render an impartial decision on it.

Ms. Keller added she is also employed by the Department of Transportation, in the Statewide Environmental Office as a NEPA Program Manager, and her role ensures that the environmental documentation of all federally funded projects are compliant with all regulations under NEPA. She believed she could also remain impartial.

Chair Cole informed them they are welcome to stay, as there were no objections.

Director's Report

The applicant requests State Project Review for ADOT&PF's intersection modification at Egan Drive and Vanderbilt Hill Road. The applicant is requesting approval to perform construction and signalization changes within the existing right-of-way to convert the intersection to a Continuous Green T-style Intersection, where southbound Egan traffic will continue without stopping at a signal, and left-turning traffic from Vanderbilt Hill Road will merge with southbound Egan traffic using a channelized merge lane.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE CSP2025 0001.

Chair Cole explained that if the Commission approves the project, they will issue the notice of the decision that will be forwarded to the Assembly, but if they deny the project, they will issue

a notice of recommendation and the Assembly must act within 90 days of the application.

Mr. Osborne gave the Commission a review of the Continuous Green T Project, which is a safety project at the intersection of Vanderbilt Hill Rd and Egan Dr, where there is a history of elevated crashes due to signalized turning movements. He stated that the project was intended to reduce rear-end, angle, and sideswipe crashes for the southbound Egan Dr thru lanes by converting them to continuous green lanes, with no conflicting turning movements from Vanderbilt Hill Rd. He went over some of the project terminology and definitions. He discussed the proposed project elements, which include modifying traffic signals on Egan Dr and converting the traffic lanes to continuous green movements through the intersection, constructing an acceleration lane on Egan Dr, widening the left-turn lane at the intersection on Egan Dr, constructing a raised median in the intersection, and constructing a raised median and removing a left-turn lane on Vanderbilt Hill Rd. Mr. Osborne talked about the project development schedule and public involvement timeline, including the certification on July 31st and construction starting in the spring/summer of 2026. He also played a video displaying how the continuous green-T would work.

Ms. Derr asked for an explanation on why this was before them today. She said she was under the impression that Egan is a DOT state highway, so she wondered where their role lies.

Mr. Osborne answered that the purpose of being there today was to get local concurrence from the Planning and Zoning Commission to make sure this project does comply with CBJ code with regard to safety, zoning, and local ordinance. He noted their preconstruction manual instructs on when to seek local concurrence.

Mr. Epstein added that local concurrence was a requirement of Alaska statute for federally funded highway projects.

Mr. Pedersen inquired if this project increased the level of service of the intersection.

Mr. Osborne responded that they have done the traffic analysis and looked at peak hour volume for Egan and Vanderbilt, and narrowing down the two turn lanes to one would cause the highest increase in traffic at the intersection. He said they ran through models and had a level of service C in the intersection before implementing the CGT, and still have a C level of service implemented that in the intersection, which was the main driver for the project making it through the HSIT program review.

Ms. Keller expressed that they received a public comment talking about the subdivision near Twin Lakes, stating there would be more pressure on the intersection coming out of Vanderbilt Rd. She asked if they see increased traffic volume coming out of Vanderbilt.

Mr. Osborne replied that they modeled that to make sure they were not backing up traffic all the way to the intersection at Twin Lakes and Glacier Highway, and according to their models, traffic will be similar. He said they would have to modify the signal control to accommodate not having traffic coming off of Egan southbound and take the additional gap time from Egan southbound and put it into their gap timing for Egan northbound and sequence the left turn lane on Vanderbilt. He commented there could be a slight increase in delays at peak hour according to

their model, but not enough to cause an issue.

Chair Cole asked what the current safety issue is.

Mr. Osborne responded that they had 18 accidents there over a four or five-year study that were a mix of rear-end, angle, and side-swipe crashes. He explained that this project moves conflict points at Egan southbound, which removes any potential for rear-end crashes, and channelizing the left turn eliminates the possibility of angle crashes.

Chair Cole expressed that the only comments she has heard from the public are why they are doing it there and not at Fred Meyer intersection.

Ms. Osborne answered that there was another project going on with funding to do some work at Yandukin and these two are not connecting in any way in regard to types of funding, but did not know why they were getting the funding for this intersection first versus that one.

Chair Cole opened public testimony.

Carole Bookless, Douglas resident, asked if this was coordinated with the project to do the second crossing. She said if they are trying to merge onto Egan from the Walmart enter/exit ramp, they need grace of the other people to move over into another lane, and then right after, have the Mendenhall Wetlands parking lot, and then come up to this intersection, so there is a lot of changing lanes already happening. She inquired if all of that had been looked at. She did not see why this was needed and felt it was bad timing with other projects going on.

Chair Cole closed public testimony.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve CSP2025 0001.*

Director Lawhorne noted that this is just a notice of decision and do not need to forward this to the Assembly, as it would only be a recommendation if it were a denial.

<u>FZE2025 0001:</u>	Flood Zone Exception to allow an encroachment and development of the HESCO Barrier, Phase 1 project.
Applicant:	CBJ Engineering
Location:	9399 Rivercourt Way to 4395 Riverside Drive

Mr. Brown voiced that he lives along the river, but it was not affected by this flood or the mapping at the 16 foot level, so he could be impartial.

Mr. Brown was invited to stay, as there were no objections.

Director's Report

The applicant requests a Flood Zone Exception to allow an encroachment and development of the HESCO Barrier, Phase 1 project. The applicant is requesting an exception from standards

specified in CBJ 49.70, Article IV – Flood Hazard Areas for the HESCO Barrier, Phase 1 project, completed May 10, 2025.

Staff Recommendation

The Director recommends that the Planning Commission review and consider the request for an exception from the provisions of CBJ 49.70, Article IV – Flood Hazard Areas. If the exception is granted, the applicant shall submit an appropriate Letter of Map Change [44 CFR 72.2] request to FEMA within six months of project completion, noted as May 10, 2025 [44 CFR 65.3].

Director Lawhorne commented that last Tuesday evening, the Commission held a Committee of the Whole work session, where EPW, the applicant, presented the project and took questions from the Commission. She stated that one of the questions asked was why the timing has rolled out the way it has and why they were there when the project was completed a month ago. She explained that it was a continuation of the GLOFs from 2023, and as they have worked through their projects, there have been many along the river that require permitting. She described how the National Flood Insurance Program works, which is similar to a bank loan, where the bank tells you what you need to do to meet the terms to get their money. She said EPW began working with Michael Baker around October 2024, and held a pre-application conference in December. She voiced that EPW continued to work on their modeling and inundation maps, and in May they started to realize that the no rise policy was no longer applicable, and that potentially the best path forward for the project was the exception process. Director Lawhorne stated that part of the reason the exception became a path forward was because in order to obtain a Flood Plain Development Permit, the applicant must do pre-site work, but many owners, as well as CBJ, do not have that information. Therefore, she, as the flood plain administrator, does not have discretion to issue them a permit, but the code allows for some discretion, which is provided to the Planning Commission through the exception process. She added the intent of the exception was for the unusual circumstances and to leave the decision for the Commission to determine if the work EPW has done and the modeling of Michael Baker International Consultants was equal to a typical H&H modeling that FEMA normally requires.

Mr. Brown asked if there was a deadline to be in compliance for the NFIP insurance and if that was why they were pushing this through currently.

Director Lawhorne answered no. She said they are in contact with FEMA and they know this project is occurring, but she has not heard from FEMA that they are out of compliance.

Chair Cole inquired about the consequences to homeowners if CBJ was out of compliance with the NFIP.

Director Lawhorne responded there are projects not in compliance today along the river, aside from CBJ's, but they have not heard from FEMA or NFIP that we are out of compliance. She believed the unusual circumstances were being taken into consideration. They are not being asked to enforce on the projects, but they are aware of them and aware we issued compliance letters for many of the projects along the river. She noted that there are some that are fully in

compliance and received permitting, there are some stuck in no man's land, and there are others she cannot issue a permit for. However, she has not had correspondence directly from FEMA or NFIP on the program itself.

Chair Cole asked if there would be adverse consequences if they fell out of compliance with NFIP.

Director Lawhorne answered yes, but it was not are they or aren't they, and more that NFIP would work with us and issue us an audit. She explained that typically a community is given an audit periodically to audit and access their work, and CBJ had an audit opened many years ago, but they have not reached out again. She added that an audit typically gives them a way to be in compliance, as they will not cut them off immediately and will give them time to correct things, but she was not sure what they would do with the project itself. She expressed that from where she was sitting, they are all trying to do the best they can with a project that does not fit the 100-year flood event and figuring out a way to get to that approval. She noted that the letter of map change that EPW has to submit within six months of completing the project is where FEMA will look at the modeling, application, and new mapping, and say yes or no.

Mr. Gamez asked if a homeowner has to apply for a permit for the prep work they did prior.

Director Lawhorne responded that if someone was in the mapped special hazard areas, yes, owners are supposed to apply beforehand to get the existing conditions before doing work. She said that if you look at the flood insurance rate maps that she has to permit to, those are the same maps adopted back in 2018, and there are some properties that you would think would be in that area that are not, and some you think might not be but are, so the maps look nothing like the reality that is out there, and she still has to permit to the maps and not reality.

Mr. Pedersen inquired about the letter of map change and the six month approval to submit to FEMA, as it seemed like a pretty aggressive timeline.

Director Lawhorne replied that she could check in with her staff on that question.

[Break]

Chair Cole called up the applicant.

Nate Rumsey, Deputy Director of Engineering & Public Works, presented on the Flood Zone Exception Application for the HESCO Barrier Phase 1. He shared that the HESCO Barrier Project was prioritized in response to the 2024 GLOFs and associated impacts and carried out to mitigate impacts to properties affected by that event. He talked about the project background and the purpose of the project, which is reducing community flood risk associated with future GLOF events. He shared that project development consists CBJ licensed engineers, USACE advance measures, flood fighting expert consultation, hydrologic and hydraulic modeling, manufacturer's recommendations, and USACE/Manufacturer's Technical Advisors. He noted the code prevents CDD from permitting this project, but CBJ is confident that the methodology, technology, and data utilized by Michael Baker and the development of their model provides us with a better and

more detailed understanding of the results of the project on future flood events. He went over the project timeline and displayed project visuals to demonstrate the anticipated impacts at the 16 foot flood level and displayed photos of the completed project. Mr. Rumsey explained how the project conforms to CBJ Code 49.70.410(g). He explained the federal emergency declaration triggered the Army Corps of Engineers' authority to assist CBJ on our flood fighting efforts. He added that their work with the Army Corps of Engineers was founded upon the idea that it had to be in response to the damage that was seen in the 2024 GLOF event. He said an understanding of the impacts of the project was identified prior to any construction taking place, and Michael Baker's model was created by professional hydrologist using the latest industry standard software and most up-to-date river data. He added the project is expected to provide significant protection against future GLOF events, with negligible impacts upstream, downstream, or within the project area.

Ms. Keller voiced that they received two public comments from people who live in an area that would potentially have an increased flow risk. She asked how many properties have a higher risk of being flooded with the barriers than they would have had without them, and what the plan was for those homeowners.

Mr. Rumsey responded that he read the letters and believed the homeowners were regarding a section of Michael Baker's report that specifically addressed how the simulations were run and the results, which demonstrated a .01 foot rise, but the report says that level of detail is not realistic in the model, as there is no way for them to demonstrate with certainty that is accurate to that level of detail. He expressed that through a combination of the work that was done to design and place the armoring and the modeling, he was confident that they can demonstrate there would not be a rise. He added that since then they have gone out and collected more bathymetric data reaffirming that the river has continued to cut down and Michael Baker's model assumed a higher elevation of the bottom of the channel than what truly exists, which means there is likely more capacity in the channel than what the FEMA model would show and what they anticipated with the model was originally developed. He said they will incorporate that information into the model, rerun the analysis, and were confident they could demonstrate that this project does not cause a rise. Mr. Rumsey said public commentators could also be concerned that it appears they are retaining water by putting a barrier in place, but this project diverts water, and they feel confident that the barrier themselves will withstand the likely flood activity that will happen and not cause increased risk to any of the homeowners.

Mr. Salik noted in the Michael Baker report that it talked about how the river not having good bathymetry, which was the key factor. He asked how much they have and how likely it is that the bathymetry data could completely change the outcome of the report.

Mr. Rumsey replied that they are gathering that data now and it has taken them this long to get it because they had multiple competing objections they were trying to work on with Michael Baker. He stated that the bathymetry of the river is likely much more important at lower river levels. They will gather the information and incorporate it into a refined version of their model,

but the data collected from Michael Baker showed that the bottom of the channel was lower than what was captured in the model, which would indicate additional carrying capacity relative to what they modeled.

Chair Cole asked Mr. Rumsey to speak about the barrier holding water in the neighborhood if there is some kind of breach rather than letting it drain back out into the channel.

Mr. Rumsey answered that as engineers, they are always looking to make use of failure cases to help inform decision making, and this case was no different. He stated that spanned the typical role that engineering and Public Works play when putting a project together in our Emergency Programs Department as we are preparing for a possible flood. He said they have also identified how fast the water runs, how deep it is, and rapid turns in the river's direction at any point in the river, and identified where there is more likely to be a lot of energy in the water due to that. He noted there are approximately 120 drainage structures throughout the 2 mile stretch of barrier that was intended to allow water to come back out, and if inundation still happened, the water would likely work its way all the way down to the Rivercourt Way area.

Mr. Pedersen asked if the drainage structures were designed to support the HESCO Barrier Project or the existing drainage structures within the neighborhoods. He assumed they also had a check valve on them.

Mr. Rumsey responded that the manufacturer of the project and the technical advisors provided direction on how frequently they needed to install drainage structures and the size between the dry side and wet side of the barrier itself, which are all 8-inch corrugated pipes that have check valves installed in all of them, and are finalizing installing check valves in other storm drainage outfall locations. HESCOs were intended to be constructed with this type of drainage structure in place.

Chari Cole opened public testimony.

Greg Chaney, 715 6th Street, expressed that he and his wife own a vacant lot on Long Run Drive, which was part of this project, and they agreed to host the barrier to support the neighborhood. He noted that he also used to be the Flood Plain Manager for Juneau, so he is familiar with all of the FEMA stuff. He stated that his lot did not flood in the last major flood; however, the area was flooding before it crested at Killewich because it was flowing back through the storm drains. He expressed that his concern with this project was the check valves malfunctioning if they are maintained, so he encouraged them to make sure the check valves are functioning properly. He voiced that the city has done an amazing job of pulling this off in a short timeframe, and felt that as a community they bought themselves 10 years with these barriers. He added that he would like to use that time to develop a project that does not require such an extreme disruption to the waterfront properties, and develop a solution that does not require this kind of a structure.

Chair Cole invited the applicant to come back up and add or address additional information.

Mr. Rumsey believed his presentation and the materials provided were adequate barring any other questions that may come up.

Chair Cole asked if the check valves were working properly.

Mr. Rumsey answered yes, that they were just installed, and they have gone out to make sure they are working properly. He added that they have addressed a few issues with drainage structures since the original construction and had some issues with some property owners where it appeared some of the check valves were not operating as quickly as they should, but they should serve their intended purpose of preventing water from coming on the wet side to the dry side. He noted they also have developed a checklist to make sure they are properly maintaining drainage structures that they will follow as part of routine maintenance.

Mr. Brown explained that the check valves Mr. Chaney was referring to was in the storm and rainwater drains. He inquired if those have been installed and addressed as well.

Mr. Rumsey responded there have been many repairs and replacement efforts on storm drainage check valves from the 2023 and 2024 event, where they have replaced at least half a dozen check valves in drainage structures for the storm drain system and they will continue to monitor that.

Mr. Salik asked for confirmation that they need an exception to their own regulations because they were not able to do all of the engineering needed in time to be able to do this.

Mr. Rumsey agreed that was a fair statement, but there were so many moving pieces as the city was deciding if they would move forward with a project like this, including interactions and level of support they would need to count on from the Army Corps of Engineers, funding mechanisms, and logistic timelines on receiving materials. He noted they also interacted with the hydrologic and hydraulic consultants throughout that time as well and interacted with CDD to understand what would be required with permitting. He said that when push came to shove and they had a construction season, they knew there was a chance they would not be able to do the all of the traditional design work ahead of time.

Mr. Salik inquired if they were able to complete all or most of the engineering work they had to do over this time to not have to have an exception for this.

Director Lawhorne responded she could issue the Flood Plain Development Permit without the preexisting site conditions and that as-built, which is why the exception was the better route.

Mr. Salik pointed out that if they do not grant the exception and no preexisting conditions they are caught in a catch-22.

Chair Cole expressed that everything she has heard from the community was trying to ensure the city was not getting some kind of special treatment that homeowners do not get, which was a fair concern. She asked if homeowners have the ability to apply for a Flood Plain exemption from

the Planning Commission, and if not, are there other kinds of mechanism for them to have special consideration given the special circumstances of the GLOF.

Director Lawhorne answered yes, that any member of the public could apply for a Flood Plain Exception Permit, but it would likely be cost-prohibitive for most homeowners to do so, as they would have to come up with an alternative to the traditional FEMA modeling process, which would be quite costly. She voiced that CBJ was not getting something that others are not, and felt there is empathy for private property owners and the situation they are in and there may be less empathy for a city or government agency, where they do have the means to do the modeling.

Chair Cole asked if this work that Michael Baker has done exists for people to use.

Mr. Rumsey responded that it likely would not be up to him how they would otherwise make use of that information or share it; however, they are a public entity. He noted one caution that comes up in his mind is that CBJ's use of the model with Michael Baker has been an ongoing effort, and once that information is used by someone else, those paths will diverge. He added they are trying to refine the model with additional bathymetry and part of their goal is to get to a point where they can share that information with other public entities to hasten a long term solution.

Mr. Brown asked if a noncompliance order was received by the Engineering Department for this project.

Director Lawhorne answered no, as they continue to work with the applicant, which is similar to if they were working with other owners, where they would go as far as they could before issuing a final letter.

Mr. Pedersen noticed somewhere in the information there was a six month timeline to produce the letter of map change, which seems like an aggressive time schedule. He assumed the original model by Michael Baker did not include the changes in the banks that have been done, so they would need new topographic information and bathy data and then get it into FEMA's format. He asked if there were any thoughts on that timeline with preparing the letter of map change.

Mr. Rumsey responded that he would need to look at the specific requirements for the letter of map change, but they have been looking and talking with CDD throughout this time about potentially doing a conditional letter of map revision, and his understanding was the engineering requirements for the letter of map change process would not be that different. He was confident with the information collected that they could rapidly gather that information and complete the application process, but agreed there were pieces of information that were not captured as a part of the report, especially with bathymetry. He noted that some of the revetment done as a part of this project would have been captured in the bathymetry data and the topography data, and he believed they could piece together the information to demonstrate what the existing conditions were prior to starting the project.

Chair Cole reiterated that they understood the city worked quickly under difficult conditions to move this forward and appreciated the time that was put into that and into this presentation.

[At ease]

Chair Cole asked for any final questions of staff.

Ms. Rintala expressed that she was looking at the CBJ code exception guidance, which says “Exceptions shall be issued upon a determination that failure to grant the exception would result in exceptional hardship to the applicant.” She asked Director Lawhorne to talk more about the possibility that residents would be eligible for Flood Plain Insurance.

Director Lawhorne responded that the impact to the community’s compliance with NFIP could be considered an exceptional hardship. She explained that the engineering project is protecting multiple properties so it is not just individual by individual, so part of the struggle for EPW is possibly the size of the project. She stated that usually a hardship means that you cannot use your property the same way that your surrounding neighbors can use their property, so the property not being just one property or owner adds to the difficulty of the permitting process. She believed staying compliant with the NFIP and following regulations, including the exception process, would relieve the community of a hardship of losing the insurance program and the ability to get flood insurance for community property owners.

Mr. Salik asked if the exception would applied to Section 1, and how it would affect homeowners not in that area and protected by that.

Director Lawhorne replied that before them tonight is Phase 1 of the HESCO Barrier Project for the exception, and as far as flood insurance for the community, anyone can apply for that, even if they are not in a flood zone. She did not believe that granting an exception for Phase 1 would impact other property owners from receiving or applying for flood insurance.

Chair Cole summarized that non-compliance could negatively affect the community’s eligibility for Flood Plain Insurance because they are unable to issue a permit, and has nothing to do with specific homes living along flood path.

Director Lawhorne voiced that was correct and true of all projects in the mapped hazard areas.

Mr. Brown asked if all six of the exception requested are specifically required by the NFIP for insurance, and if they have to pass all six of them or can vote on them individually.

Director Lawhorne explained that the applicant asked for the six and she believed they would have to either decide they do not think the exception was necessary and they already met it or they need to approve those exceptions requested in order to grant the exception. She expressed that people seem to not quite understand the insurance piece. She stated that they have to issue Flood Plain Development Permits or exceptions under 49.70 in the code for the project, but that is not to say a property owner not doing a project accordingly will automatically kick everyone in

the community out of the program. However, the community as a whole has to abide by the program, and they have to make sure they are following it, because if too many of us are out of compliance, FEMA would likely step in and we would receive an audit.

Ms. Keller expressed that she was hearing if they give these exceptions, then people would not need their permits, and if they do not need their permits they are not in compliance and might not be able to get insurance.

Director Lawhorne answered that was not correct. She voiced that it's similar to a variance, where a homeowner wants to build their house and it has a steep lot and a rock outcropping, so they have to build in the setback, even though the rest of the neighborhood is built out with single family homes. Therefore, the discretion in code is the variance, which typically goes to the Planning Commission to determine if the application meets the purpose of the Land Use Code. She said if they decide the rock outcropping is not the fault of the owner, they can grant the variance or exception. She added that this is called an exception, but is a permit, and because the regulations in code are so prescriptive, she cannot approve a Flood Plain Development Permit without a lot of preexisting site work. She commented that the Commission needs to determine if EPW and Michael Baker International's work and H&H modeling are equal to or better than FEMA's modeling.

Ms. Keller inquired if FEMA considered Michael Baker's work to be comparable.

Director Lawhorne responded that she could not say, as she has not spoken with FEMA directly, but her staff was in contact with FEMA, as well as EPW. She noted that the Flood Plain Regulations and exception are CBJ's authority, and after the project is complete and EPW's submits their letter of map change, that was FEMA's authority to weigh in with a yes or no.

Mr. Brown voiced that his understanding was that she could not approve a Flood Plain Development Permit due to the unknown preexisting site conditions, so hoped engineering staff took the preexisting conditions into consideration before completed this project. They should have designed and modeled what was there and tested the armoring installed. He said that since he assumes that data has been taken, that is the part where he struggles on if they have to pass all the exceptions or not.

Director Lawhorne replied that Mr. Rumsey said they were confident that their work, as well as Michael Baker International, met the standard. She explained that when she says preexisting site conditions, she means those that even existed before the 2023 GLOF and 2024 GLOFs. She stated that the river has changed a lot and a lot of the properties along it have armored after both events, so they did not have preexisting site work property by property before they individually did their armoring work, as a lot of it occurred without permitting.

MOTION: *by Ms. Rintala to accept staff's findings, analysis, and recommendations, and approve FZE2025 0001.*

Ms. Rintala spoke to the motion, stating that the context of moving forward with this was limited to the conditions the Planning Commission needed to consider in granting these exceptions and saying the exception shall only be issued upon showing good and sufficient cause, and a determination that failure of the grant the exception would result in exceptional hardship, and that granting an exception would not result in increased flood heights, additional threats to public safety, or extraordinary public expense. She felt like they spent time discussing all three of those points and that the applicant demonstrated good and sufficient cause, how it would protect public safety, and how the exceptions would allow them to stay in compliance with the NFIP. Therefore, she is persuaded the exceptions meet the criteria outlined for them as a Commission.

Chair Cole asked for discussion on the motion. There were none.

The motion passed 6-3.

<u>AME2019 0015:</u>	The proposed Text Amendment would update the City and Borough of Juneau’s Comprehensive Plan by adding the Downtown Douglas / West Juneau Area Plan as an attachment.
Applicant:	City and Borough of Juneau
Location:	N/A

Director’s Report

The draft Downtown Douglas / West Juneau Area Plan (the Plan) is a 20-year vision for development and growth in the area from the Juneau-Douglas Bridge to Sandy Beach. The Plan includes five main elements to set forth the goals and actions that support its vision of a community that is: connected, prosperous, healthy and active, cultural and artistic, and sustainable and green.

Staff Recommendation

Staff recommends that the Planning Commission APPROVE the Downtown Douglas / West Juneau Area Plan as an addition to the CBJ Comprehensive Plan and forward their Notice of Recommendation to the City Assembly.

Mr. Ciambor explained that there is a memo in their packet with the Downtown Douglas/West Juneau Area Plan, along with public comments and a timeline. He noted that the planning process for this started in 2019 and they got a fantastic final product in the last few months. He noted that Corvus Design was their partner on the project and played a variety of roles over time, including the initial outreach with the community and final design and packaging of the plan. He thanked everyone that helped with the project and informed the Planning Commission that their goal was to review the recommendation and forward it onto the Assembly for adoption into the Comprehensive Plan.

Joyce Vick, Chairman of the Downtown Douglas/West Juneau Area Planning Committee, voiced that she has been here for over 40 years and is on the Douglas Fourth of July Committee, Douglas Advisory Board, and the Treadwell Historical Society. She said they tried to put out a product that

they could be proud of and that can look forward ahead for the Douglas Community.

Chair Cole asked for Ms. Vick's opinion on the things that are most important to the residents of Douglas and that have the biggest impact for the Juneau community as a whole.

Ms. Vick responded that transportation was one of the big things, making sure the people living in Douglas have access to outside communities and are not cutoff from Juneau, and to keep the small community of Douglas a small community. She stated that they tried to give people a reason to live in Douglas, raise families there, make it affordable to live there, and to be proud to live there. She added that housing, community, transportation, and access to resources are the big items on their Steering Committee Plan.

Mr. Pedersen asked if the maps in the back of the plan that were developed in a 2023 public mapping exercise accurately represent the intent of the Steering Committee.

Ms. Vick answered those maps were where they started to look at the areas from the bridge to downtown Douglas to give them an idea of the layout of the housing, resources, and why people wanted to live there. She felt the maps were pretty accurate as far as the layout and they looked at the maps and tried to make sure the communities of the sections of the maps were relative to the Douglas Steering Committee Plan.

Chair Cole inquired about the intention behind the action item under Goal 4.2, stating that if Mayflower Island is transferred from the federal government, that subsequent development should be encouraged to be small scale.

Ms. Vick replied that the intent of the committee when discussing Mayflower Island was to make sure there was representation from the Douglas Indian Association, and the one thing that stuck out in the meetings with the public is that they did not want Douglas to turn into a tourist place. She said when they say small scale, they want access for the Douglas Indian Association to be able to share their heritage and not have bus after bus coming in, as well as the people living in Douglas to have access to Mayflower Island to enjoy.

Ms. Rintala inquired about Goal 5.3, as there were some public comments about that particular goal on preserving the natural undeveloped area above 5th Street. She said it sounded like there might still be some feelings about this particular goal, so she asked Ms. Vick to talk about its development and its place in the plan.

Ms. Vick responded that it was not unanimous to have it preserved, and residents were concerned that it would cause a lot of damage to their property because of the slope of the hill. She added that they passed Goal 5.3, because while they understand the need for housing in Douglas, they wanted to make sure the 5th Street community area stayed as a community. She noted 6th Street was platted with the CBJ and would be expensive to develop, and the people that live up there have their opinion on things and it is a point of discussion.

Mr. Pedersen noticed that the map on page 524 of the packet does not necessarily match that goal, as it shows medium density housing in the 6th Street area.

Ms. Vick commented that map came from CBJ before they discussed the 5th and 6th Street areas.

Chair Cole opened public testimony

Robert Sewell, 903 5th St, commented that he is the president of the Douglas Island Neighbors Association, but came to speak only in regard to the West Juneau and Douglas Plan. He voiced that he was the sole remaining survivor across the staffers and members in this planning process and urged the Planning Commission to adopt it as presented at their earliest convenience, as this has taken six years. He discussed the vote endorsed conservation area above 5th Street. He said the notion was that remain as a conservation or natural life park, as the bulk of evidence indicates there are very few people interested in development in that area. He stated there was a lack of concordance between one of the maps presented through Corvus and Goal 5.3, but that map was an error. He expressed four reasons to leave the conservation area as is, which is community will, retaining the traditional vibe of Douglas, traffic concerns, and risk of landslide. He stated the other three areas they should be aware of are the West Juneau area, the space between 3rd St and the harbor, and the old Douglas school.

Carole Bookless, Douglas resident, expressed that her main point was that the Corvus maps on pages 64 through 67 were done three years ago, and page 70 and 71 be removed from the document. She noted that everything else was fantastic and they did a great job, but every one of those maps have an error that conflicts with their plan and is very confusing.

Dan Bleidorn gave the Commission the opportunity to ask him questions about his comments on the fact that Goal 5.3 contradicts the Planning Commission's adopted Land Management Plan from 2016, which specifically calls out the future development of 6th Street as a priority in that plan. He added that he has been working on the Mayflower Island Project with the City Manager's Office, City Assembly, and the Douglas Island Indian Association, and they had a resolution talking about the Assembly authorizing the acquisition of that property with the intention of transferring ownership to the DIA in the future, and they have been working with BLM on that, which is going to take around 18 months to start fulfilling their obligations prior to ownership transfer. He added that this document is excellent and they did a wonderful job, and he congratulated them on that.

Darren Snyder, Steering Committee, gave accolades to Ms. Vick for chairing the committee and the role staff has played, as it was a good process in many ways. He agreed with the concerns of including those original Corvus derived maps that started the conversation around these topics and the conceptual drawings that were not modified with the input from the community, which was an error in this process. He expressed there is a lot of concern about the 6th Street space and it was not an easy yes or no, so it is rightfully in this back and forth.

Chair Cole invited Ms. Vick back up and add further information or respond to any comments.

Ms. Vick felt the maps were important to stay in the plan. She said they were up front when they first started and then moved to the back so people could still see the layout of Douglas.

Chair Cole asked where in the goals does traffic calming into play and if there was a specific goal that matches the map or if it was just an example of what could be.

Ms. Vick answered it was an example of what it could be.

Chair Cole thanked the Board Steering Committee for how much time and love went into the plan and appreciated their efforts on behalf of our community and their neighborhood.

Mr. Pedersen commented that the Steering Committee put in a lot of effort over a long period of time to develop this and thanked them for their efforts.

Ms. Keller asked if there was a plan to update the maps to reflect what was inside the plan now since this was the final draft of the plan.

Mr. Ciambor responded that the maps currently in the appendix were part of a visioning exercise with the committee in May 2023 and Corvus took all of that information and stuck them into the maps. They were then brought back to the Committee to begin discussions, visions, and actions of the plan. He added that the maps were originally in the front and moved them to the appendix. He expressed the Committee's work was complete at this point so there was no idea to go back and redo the maps based on all the changes and the actions.

Ms. Keller stated that a lot of people may look through it and not read everything and go to the maps, as a lot of people are visual, so that may be confusing to them. She suggested something making it more clear that those maps were part of an exercise at the beginning to work on the plan to eliminate any confusion.

Mr. Ciambor responded that detail could be a part of their recommendations, to make a clear title on the maps, but it would be expensive to go back and change all the maps to accurately reflect the details in the plan.

Ms. Rintala was ruminating on Goal 5.3 as a body that relies on the CBJ Comp Plan, as well as the neighborhood plans and making their decisions, especially with an explicit land use guidance like this. She was concerned the nuance of the goal being not an easy yes or no would not be captured here, as it makes it seem pretty straight forward that the community was united in wanting this area to be conserved, but that did not seem to be the case from the testimony.

Mr. Pedersen commented that if the property they discussed went into a conservation zoning or was established as a conservation area, additional steps would be required and the plan could support a rezoning request, but it does not necessarily mean the Commission or Assembly would need to move forward and rezone or somehow delineate that officially to be a conservation area.

Ms. Keller voiced that from the presentation, it sounded like there was a 15-3 vote in favor of adding this, which seems like a good majority, so she did not feel like they needed to change the plan and recommendations.

Chair Cole stated she was not comfortable recommending the plan for adoption with 5.3 in there. She noted that this was a neighborhood plan within Juneau as a whole, and the desire of the neighborhood was very important. She said they spend their time trying to weigh community interest against neighborhood interest, and a goal saying to preserve the natural undeveloped

area above 5th Street when it is already zoned low density made no sense. She voiced that if she recommended this plan to the Assembly it would be with that goal and the Mayflower Island goal changed. She added that history of the Planning Commission on projects in Douglas show a strong turnout from the neighborhood, so for her to be comfortable with this plan, particularly with the native heritage sites, it would need to speak more clearly to native determination about what those things would look like.

Ms. Derr echoed Chair Cole's remarks. She did not know if they could send the report back to be changed or not, but they could maybe have their Commission statements along with it that we were not in support of the 5.3 and Mayflower Island if it cannot be changed, but she would feel much better approving the plan if it could be changed.

Mr. Gamez asked what other development did they foresee on the island in the future.

Ms. Ciambor responded that as the planning manager through is process, they facilitate the process with the committee to get their goals and actions, but we facilitated by providing information, access to speakers, design features, and exercises to get the committee's vision for Douglas. He stated that the goal was to get the community's vision for where they want to drive those future goals when they come up through various veins of development.

Chair Cole asked Director Lawhorne what options are on the table. She noted that going back to the Steering Committee to have them change things at this point was not possible.

Director Lawhorne explained it is a notice of recommendation to the Assembly either favorably or not, or favorably with recommended changes or a statement on why they may not support Goal 5.3, which she also supported as the director because housing was our number one goal. She expressed that they could send it back to the Committee, but she did not know if that would do them much good. She recognized that the 6th Street platting, infrastructure, and all of that work has been in process for many years now, and they know they need housing and they need to spread it out across borough so that it is equitable and less prone to hazards. She reminded the Commission of a comment that Parks and Rec also did not recommended changing this land to park land. She recommended asking the Assembly to make that change to the plan and not abide by 5.3, and to respect the Assembly's number one goal of housing in the Land Management Plan and Housing Action Plan.

Mr. Pedersen suggested moving this to another meeting.

MOTION: *by Ms. Rintala to continue AME2019 0015 at the August 12, 2025 Regular Planning Commission Meeting.*

The motion passed.

XI. OTHER BUSINESS

XII. STAFF REPORTS

Director Lawhorne reported that the August 12, 2025 Planning Commission Meeting would be Zoom only, and they plan to move meetings after that to Centennial Hall so the sound system in this room can be worked on. She said they do not have any cases for August 26th, but the Comprehensive Plan Consultants would be in town that week and would like to have them come work with the Planning Commission. She asked if they wanted to add that meeting as a Committee of the Whole as a work session since they do not have any cases. She expressed that the GLOF is forecasted for August 8th, and she updated that they would be hosting the housing forum again sometime in November, which is a forum they put on for the builders and real estate agents in town. She noted that they do their best to get the sessions accredited so they can earn their credits or certs. She added that Mr. Ciambor now has a full Planning Division and she has a new administrative officer, but they are still looking for an electrical inspector.

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORTS

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

The July 22, 2025 Planning Commission Meeting was adjourned at 10:48 p.m.

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

August 12, 2025

I. LAND ACKNOWLEDGEMENT – Read by Chair Cole.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:03 p.m.

Commissioners present: Commissioners present online – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Nina Keller; David Epstein; Jessalynn Rintala; Douglas Salik; Larry Gamez

Commissioners absent: Adam Brown, Lacey Derr

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Madeline Carse, CDD Administrative Assistant; Sherri Layne, Attorney III; Nicole Lynch, Attorney III; Minta Montalbo, Senior Planner; Brandon Robinson, Planner II; Ilsa Lund, Planner II

Assembly members: None

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - Agenda was approved.

IV. APPROVAL OF MINUTES

A. July 15, 2025, Draft Minutes, Planning Commission Committee of the Whole

MOTION: *by Mr. Epstein to approve the July 15, 2025, Planning Commission Committee of the Whole Meeting minutes. The motion passed.*

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

VII. **ITEMS FOR RECONSIDERATION**

VIII. **CONSENT AGENDA**

SMF2025 0002: Final Plat approval for Phase 1B of Pederson Hill Subdivision.

Applicant: Tlingit and Haida Regional Housing Authority

Location: Glacier Hwy

DIRECTOR'S REPORT

The applicant requests a final plat review for Pederson Hill Subdivision, Phase 1B. The approval would authorize the development of 30 residential lots and two (2) public use lots, including rights-of-way and a pedestrian thoroughfare (Wild Rose Walk). The subdivision is consistent with the approved preliminary plat (SMP2016-0002).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Final Plat SMF2025 0002.

MOTION: *by Mr. Salik to accept staff's findings, analysis, and recommendations, and approve SMF2025 0002. The motion passed.*

IX. **UNFINISHED BUSINESS**

AME2019 0015: The proposed Text Amendment would update the City and Borough of Juneau's Comprehensive Plan by adding the Downtown Douglas / West Juneau Area Plan as an attachment.

Applicant: City and Borough of Juneau

Location: N/A

DIRECTOR'S REPORT

The draft Downtown Douglas / West Juneau Area Plan (the Plan) is a 20-year vision for development and growth in the area from the Juneau-Douglas Bridge to Sandy Beach. The Plan includes five main elements to set forth the goals and actions that support its vision of a community that is: connected, prosperous, healthy and active, cultural and artistic, and sustainable and green.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE the Downtown Douglas / West Juneau Area Plan as an addition to the CBJ Comprehensive Plan and forward their Notice of Recommendation to the City Assembly.

Director Lawhorne explained this is a continuation of the Commission's discussion at the last meeting. She discussed the proposed substitution language for Goal 5.3, which is "Maintain the character and enhance the safety of current and future neighbors on and around 5th Street and Douglas, " and Action A would read, "Retain existing land use and zoning for CBJ-owned, platted parcels along the undeveloped 6th Street right-of-way." Therefore, they would retain the existing land use and not put it into parks. Action B reads, "Conduct public outreach to the surrounding neighborhoods to inform and solicit input from CBJ residents prior to disposal and in accordance with CBJ code," and Action C, "Conduct appropriate evaluations of existing and potential conditions of these parcels prior to development." She explained there were concerns with the area and topography, and these steps would allow public process for the neighbors to air concerns and ensure they are addressed through the development process. Director Lawhorne stated that with regard to the exercise maps that have caused confusion, they could either remove them or come up with clarifying language to put as a disclaimer for the maps.

Chair Cole thought they were going to delete Goal 5.3 altogether, but appreciated the suggested language.

Mr. Pedersen supported the suggested changes, as he thought it was a nice balance and does more than just deleting 5.3. It would also allow development of that to go through the sufficient public process to make it a responsible development.

Chair Cole still favored deleting it altogether, partly because she was concerned about setting up any neighborhood with a special process outside of their normal code just because the neighbors are particularly attached to the outcome of that neighborhood, because that is probably the case for every neighborhood in CBJ. Therefore, it is cleaner to simply eliminate the goal. She added there may also be a case that comes up in the future where the zone should be appropriately changed that makes sense for development, and this may put artificial barriers up for that.

Mr. Epstein wondered if eliminating Action A would change her mind.

Chair Cole felt it was really an issue of doing the same work they would do for any development proposed in any neighborhood with that land use designation, and she is opposed to in any way designating that piece of property as special or distinct from all the other properties in Juneau.

Director Lawhorne continued talking about the other changes. She said the next issues to discuss were whether or not to delete the confusing maps and to either delete the two traffic calming renderings from the appendix or put them back next to Goal 1.2, Action B. She liked the idea of putting it back, because images usually help people understand what they are trying to convey.

Ms. Keller agreed that with the traffic, it would be great to put them where they are being discussed like suggested. In regard to the maps, if they did not want to delete them entirely, it would be helpful to make it very clearly stated that those images were from the development process.

Chair Cole agreed that the maps are confusing and the Steering Committee also had a member that felt that way. She said they do have other maps that demonstrate the parcels, neighborhoods, and land uses as they are, and felt that they should have accurate maps that show what is currently designated in the plan.

Ms. Keller asked if it was possible to create a map of the final result of the plan as part of the Comprehensive Plan.

Director Lawhorne responded that was a good question and she would be happy to make a note and look into that.

Chair Cole noted that it looks like they have some consensus around removing the process maps and moving the traffic maps.

Director Lawhorne then discussed Mayflower Island. She stated that she thought it worked itself out as the process with Douglas moved on and people became more aware of the CBJ needing to be the pass through, and the Assembly has already committed to giving Mayflower to DIA.

Chair Cole asked the Director if she supported keeping 2.4, the Assembly goal to support DIA in acquiring Mayflower and deleting 4.2 about the development scale.

Director Lawhorne answered yes.

Mr. Pedersen supported the deletion of Goal 4.2, Action C.

Chair Cole commented that she had concerns about them talking about equity and then putting the piece in about Downtown Douglas being originally established as Edwardsville in 1881, when prior to that there were native people caring for the land, as it later talks about the Village and the burning of the Village. She suggested adding the piece about the Village prior to the statement of Downtown Douglas in 1881 as

more of chronological history than as an aside at the end of the plan.

Mr. Pedersen expressed that he was sure there were people in that area, but did not know if that particular village predated 1881, so he hesitated making an assumption of that and putting it in the plan if it was not true.

Chair Cole agreed that she did not want to put it in as fact if it was not.

Mr. Epstein suggested finding an expert to ask and see what is right.

Ms. Keller was in full agreement that they should add that to the history, but they also need to look at what it really was.

Director Lawhorne stated that the challenge the difficulty in getting people to agree on what the correct history was, as they always struggle when it comes to talking about the Village and the fires in Douglas. She said they need to have some strong engagement and dig into heavy issues like the history. She suggested adding that the town itself was more speaking to the mining era, which was in 1881.

Chair Cole's main issue was this was in the beginning of the plan and the piece about the Indian village was toward the end of the plan, so maybe inserting it with better formatting right before, would make her more comfortable with the talk of equity.

Mr. Epstein shared one option is to do away with the first paragraph altogether since the heading is Planning Boundaries.

Chair Cole explained they are not talking about sending the plan back to the Steering Committee, but they can give good direction so that when they pass this onto the Assembly they understand the places they had concerns and may choose to engage further in refining the plan or staff may be able to alter some things. She did note that where many of their neighborhood plans have more advisory language, this plan has some pretty concrete actions. She asked Mr. Pedersen why that is. She was also a little concerned about the specificity of the language in a couple of places.

Mr. Pedersen believed a lot of the members of the Steering Committee felt strongly about certain items, which may have been some of the items that had the most discussion around them.

Director Lawhorne expressed that while a plan should be visionary, it also needs to be achievable, and they do not want pie in the sky. She used an example of Mt Jumbo Gym, which is a site they know so well and has been well discussed, which is probably why they have such strong specific ideas on how to improve or better use that site.

Chair Cole asked if the city should limit any of its options by adopting a plan with those granular actions. She noted she is comparing this to all the neighborhood plans she has seen since she has been on the Commission. She inquired about if someone

came up with a good plan contrary to the specific action in this plan, would that mean that it is out of conformity with the plan.

Director Lawhorne responded that depending on the situation, some of the pieces of the place requiring zoning or other development tools typically need another public process to make a zone change happen or make a development permissible. Using the example of Mt Jumbo Gym, if someone came up with an amazing idea for it, they could still take it into consideration when speaking to development of sites. She explained that each action is not its own ordinance, and the plan itself is adopted into the Comp Plan, so it is a guide. She noted that having actions in the plans are great, because it does support a lot of grant and other funds they may seek.

Chair Cole pointed out that there are quite a few that include funds as part of their action. She asked Director Lawhorne if she was concerned about those.

Director Lawhorne answered no, as it is still a guiding document and they are going to strive to be better shepherds of their plans moving forward with their long range planning team, and she is looking forward to having more project management over the actions and working more closely with the CIP Program and other departments.

Mr. Pedersen admitted that he gave guidance to the Steering Committee at one point that if there were items that were really important to them, that they should include them, and if they are in the plan, then the plan could be used as backup for a grant, funding requests, or be worked into the City's CIP budget. He explained someone could use the plan to block an action, but in general, having those actions in the plan will provide backup.

Chair Cole appreciated the discussion, but still preferred consider, explore, and then use the same sentence than implement, fund, or allocate, but she understood why they are advocating for that and said she could live with it as long as they are all on the same page that other ideas may come not specific to the action located there. She added that she wanted to stay away from using the plan to block other ideas.

Ms. Rintala expressed that as a person who relies on these area plans for guidance, she wanted to be sure that the guidance they are recommending is really robust.

Chair Cole summarized the meeting so far for CM Rintala, as she was just now able to join the meeting. She then asked if there were any other places they should look at in the plan prior to going through and voting on each of the changes.

Mr. Salik voiced that on page 325 of the packet, it talks about installing speed tables, and wondered if that would be included in the removing the traffic calming language.

Mr. Epstein shared that is speed table or speed hump and the speed limit on 3rd Street is 30 mph, and he believed it would be more effective to look at the speed limit rather than putting a potential hazard in the roadway or install rectangular rapid

flashing beacons. He suggested engaging DOT, as that is a state highway.

Commissioner Salik said he was fine with that, as the point of his comment was to potentially remove the whole raised pedestrian crossing.

Mr. Pedersen voiced it would simplify things by just deleting that one particular note located on that page that talks to the raised pedestrian crossing.

Ms. Keller commented that it did not look like it is spelled to be an action, and she saw two different maps for traffic calming showing two different examples, with one being those midblock crossings and the other being conventional crossings. She said it looks like they are using them as examples of what traffic calming could look like.

Chair Cole asked Director Lawhorne if she thought of anything there needed to be remove that is prescriptive or were they just examples and do not need to be altered.

Director Lawhorne did wonder if the public may read it more similar to Mr. Salik, so she would be happy to look at the specific language and see how they can make it more general and clear.

Ms. Keller suggested keeping it as an example but take out the specific streets, which would probably help with the confusion.

Mr. Salik concurred with Ms. Keller.

Chair Cole agreed that taking out the specific roads would make it a lot clearer, on top of moving the traffic maps to make them more general. She then went over the list of changes she has that seemed to have general consensus.

Mr. Pedersen suggested they go through all of the different items and ask if there are objections after, and if there are none, they can vote on that together. However, if there are one or two that have an objection, they can put those as amendments when making the motion.

Director Lawhorne agreed with Mr. Pedersen's process as long as everyone was clear that if there is something they do not agree with, someone will need to make an amendment on those things.

Chair Cole expressed the general consensus actions, including deleting 4.2, Action C, removing the process maps, and moving the traffic maps to the related section and making them more general.

Everyone agreed on those.

Chair Cole then went over the controversial list, which included moving the Indian Village page up to where the equity and planning boundaries piece is and deleting

the first half of the paragraph about Edwardsville, and either deleting 5.3 altogether or adopting the alternative language suggested by CDD. She asked if there were any comments on 5.3.

Mr. Pedersen expressed that he could see the benefit of going either way on that one. He said if they went to the proposed language from the director, it may be more in line with the will of the Steering Committee, but he also can see the merit of it seeming odd to treat this neighborhood differently than all the other ones.

Ms. Rintala shared that her thoughts on 5.3 were that it would make more sense to remove the goal entirely.

Chair Cole explained what would likely happen is when they moved to recommend the plan to the Assembly with the consensus changes as outlined, they would suggest an amendment to delete 5.3 altogether and then vote on it. In regard to the Village and Edwardsville discussion, they have a tangible suggestion by Mr. Epstein to delete the first paragraph in the couplet of paragraphs. She said that other suggestion was to move the part that talks about the Douglas Island indigenous history up to the same place as the planning boundary to signal that history does not start in 1881, even though they do not know exactly what the area looked like in 1880. She asked if anyone had any other suggestions on that.

Director Lawhorne asked if they wanted to keep the last sentence that says, “The City of Douglas was incorporated in 1902, then merged with the City of Juneau in 1970 to form the CBJ”?

Ms. Keller suggested adding that the City of Douglas is on native land or add what we know and start the paragraph with it and then go through the history of it following that, even if they do not know the exact dates of that.

Chair Cole said she wanted to avoid making the mistake that is outlined in the equity section of this plan that says there has been policy for years that was ignored and caused oppression, but she did not have the exact language. She stated they may have to pass it along to the Assembly, with recognizing the problem and suggesting several ways to overcome it, but they might need wordsmithing in order to get there.

Ms. Keller added wanted to have the history in it, as it is important to Douglas, and suggested include everyone and everything and not erase it.

Director Lawhorne voiced that in hearing this discussion and the difficult discussions they have had for decades on this, she appreciates the suggestion of striking that first paragraph and starting at “Downtown Douglas is situated,” etc., and then taking strong note of this discussion and working through this in the Comprehensive Plan with citywide community engagement. She was not sure that people agree on what we all know and it all comes down to that. She also suggested that the motion ask for there to be a focus on this discussion through the Comprehensive Plan process.

Chair Cole felt they now had general consensus on that and asked if anyone objected to that. There were no objections.

[The Commission took a 3-minute at ease]

Chari Cole asked if everyone agreed to deleting 5.3. There were no objections.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve AME2019 0015 and incorporate all changes discussed at this meeting today and forward it to the Assembly with the recommendation to adopt as an addition to the CBJ Comprehensive Plan. The motion passed.*

X. REGULAR AGENDA

XI. OTHER BUSINESS

XII. STAFF REPORTS

Director Lawhorne reported that there is a request for Patterson Hill to be signed tomorrow. She announced that they have a Commission Meeting on August 26th, likely at Centennial Hall, which is the night Cascadia, the Comprehensive Plan consultants, will be in town that whole week, where they will join the Committee for the meeting and at a work session, and they are scheduled to attend several other meetings. She said the work session should be interesting and engaging, and they will cover scenario planning, as well as other things. She felt strongly that it should be recorded and available to the public so they can listen in since they are discussing the Comprehensive Plan. Director Lawhorne shared that they have a planner position open. She added that she was also thinking to send the notice of the work session in the Friday report to the Assembly so they will be aware of it and give them an opportunity to listen in too. She also noted they are having a housing forum in November, where they will offer several credits to builders and realtors, but it will not be open to the public. She said that in early January, their Tyler Tech Permit Software System should be coming online.

Chair Cole expressed that the next August will be her last meeting as Chair, as she will be stepping down during her sabbatical, and Mr. Petersen will take over as chair and will likely designate the rest of the officers.

Director Lawhorne voiced that they have no cases for either September meeting, but they are expecting a bigger and larger application from Juneau Hydropower likely in October.

XIII. COMMITTEE REPORTS

Mr. Epstein reported that the Public Works and Facilities Committee held a meeting a week ago and discussed CIP fund transfers and closeouts, offroad vehicle parks, and had a lengthy discussion on capital transit and its service to North Douglas.

XIV. LIAISON REPORTS

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

XIX. ADJOURNMENT

The August 12, 2025 Planning Commission Meeting was adjourned at 8:42 p.m.

DRAFT MINUTES

Agenda

Planning Commission

Committee of the Whole Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

August 26, 2025

I. LAND ACKNOWLEDGEMENT – Read by Chair Cole

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chairwoman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Centennial Hall Ballroom 1, virtually via Zoom Webinar, and telephonically, to order at 7 p.m.

Commissioners present: Commissioners present in Chambers – Erik Pedersen, Mandy Cole; Douglas Salik; Larry Gamez; Adam Brown; Nina Keller; David Epstein; Lacey Derr, Jessalyn Rintala

Commissioners present via video conferencing – None

Commissioners absent: None

Staff present: Scott Ciambor, CDD Planning Manager; Irene Gallion, Senior Planner; Tanya Howard, CDD Administrative Officer; Madeline Carse, CDD Administrative Assistant; Sherri Layne, Attorney III; Joseph Meyers, Senior Planner; Forrest Courtney, Senior Planner; Minta Montalbo, Senior Planner; Justin Smith, Planner I; Brandon Robinson, Planner II; Nicole Lynch, Attorney III

Assembly members: None

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

Mr. Pedersen requested doing a reorganization of officer positions prior to the regular agenda, following Item C. There were no objections.

IV. REORGANIZATION OF OFFICER POSITIONS

Chair Cole explained the purpose of this is because she will be gone for three months on sabbatical, so they need to reorganize the officer positions and appoint a chair.

Mr. Pedersen proposed himself as Chair, Commissioner Derr as Vice Chair, Commissioner Brown as Clerk, and Commissioner Epstein as Vice Clerk. He added that they will do another reorganization of officer positions at the beginning of next year, after they have new or reappointed commissioners. All commissioners named were accepting of the proposal and there were no objections.

V. REGULAR AGENDA

A. Our Juneau, Our Future Comprehensive Plan Update

Sachi Arakawa, Overall Project Manager for Cascadia Partners, presented the Comprehensive Plan Update. She explained that to support CBJ's work on the Comp Plan, a group of consultants with Cascadia Partners were hired to work on community engagement, scenario planning, and policy and plan development. The Planning Commission and consultant team exchanged introductions.

Ms. Arakawa discussed scenario planning and how it relates to the Comprehensive Plan process. She said scenario planning is a tool they use to explore uncertainty and make sure the policies they put forward in the Comp Plan perform well under a broad range of potential future conditions. She said they are wrapping up phase 1, called listen and learn, which will result in a set of guiding principles that will be a framework for the plan, as well as a lot of data and information to shape the scenario planning process. She voiced that a scenario planning approach helps them plan in a way that is more responsive to a variety of future conditions, such as flooding, emerging technology, social unrest, infectious disease, tourism, economic shifts, state and federal policies, aging population, etc. Ms. Arakawa talked about the five steps of the scenario planning process, which are identifying drivers of change, critical uncertainties, strategies, scenarios, and then the Comp Plan. She further explained that they talked to over 25 local subject matter experts and the Community Advisory Committee, which helped them come up with the top 10 drivers of change. She noted that all 10 drivers of change will be a part of the Comp Plan, but they worked with staff to pick three critical uncertainties from those, which

are tourism and its spillover effects, climate change and environmental hazards, and federal and state funding and policy decisions. She said they will use those three critical uncertainties to test strategies for land use scenarios and they are currently working with staff and the advisory committee to start discussing and refining potential resilient strategies. Once they get those, they will put those together in a set of land use scenarios that represent different ways we can grow through sets of policies or strategies, and each land use scenario will have a corresponding map and report card. She added what they get out of the scenarios is ultimately a preferred scenario, which forms the future land use map for the Comprehensive Plan and the goals and policies they will put forward in the Comp plan.

Chair Cole stated that the description for the critical uncertainties is that there are crucial, unpredictable factors that significantly impact the future, and if that is the future, they are literally predicting and choosing which unpredictable factors they want.

Ms. Arakawa gave an example that they know tourism is very impactful to the community and economy in Juneau and is out of internal control to some extent and it is uncertain whether tourism will continue to rise or not, so they want to have a variety of ways to deal with that with policies that are flexible and work well.

Chair Cole inquired how they came up with the three critical uncertainties.

Ms. Arakawa answered that they did a workshop with staff and talked through the description of a critical uncertainties. They wanted things that are more external and those are the three they came up with.

Mr. Pedersen asked where in the plan the ones that did not wind up being a critical uncertainty would come back into the thought process within the Comp Plan.

Ms. Arakawa answered there are other policy and goal language and recommendations that will be happening in the Comp Plan that do not necessarily relate to land use.

Mr. Gamez asked if mines would be covered in the Comp Plan and the possibility of them closing up, as they receive a lot of money from both mines.

Ms. Arakawa responded that one of their critical uncertainties is the changing viability of traditional industries, which mining is a part of. She shared that they have heard a lot of mixed things on what is going to happen with mining and how Juneau wants to handle resource extraction industries. So, there is a balance there

they will have to think about in policy and is an uncertainty they might have to grapple with in scenario planning.

Mr. Epstein asked for clarification on the connection between this process and the Title 49 Rewrite.

Scott Ciambor answered that the Title 49 process and this process are going on concurrently and are both kind of feeding each other.

Ms. Derr shared that in the last week she has read that Juneau is getting a casino and an Icy Point style community on Douglas, which are huge changes to their community that do not seem to have any local government ability to control. She inquired if their scenario plans include those.

Ms. Arakawa responded this is a long process and they design flexibility to be in it because so much changes so quickly, and they have talked about ways to monitor the progress and performance of the policies and land use map even after the plan has been adopted. However, there is only so much they can do with land that is not owned by the city. She added they will be looking holistically at what is going on in the community and that will be a part of the conversation.

Ms. Rintala asked for more information on the final future land use map tool.

Ms. Arakawa expressed what is interesting and educational about scenario planning is they can just sketch out ideas and test them so they can make a final decision. It also allows the public to see the process and think like planners.

Mr. Salik said he is looking forward to how the three critical uncertainties chosen will play out, as they have seen in the last couple of years how much federal, state, and political decisions have swung, and he felt that being able to go through scenario planning could help them be in a better position regarding those things.

Ms. Arakawa gave project updates, including developing the project website, branding, and material for Our Juneau, Our Future, holding various engagement activities and events with the community, analyzing current conditions and trends in Juneau, and spoke with experts in Juneau to inform drivers of change and understand the unique challenges and opportunities. In Phase 1, they had community listening sessions, an online community survey, held two advisory committee meetings, and conducted five focus groups. She went over the top priorities that were heard from the community. She said they created a set of draft guiding principles from all the feedback they have gotten so far, which included lifeline wellbeing and family support, housing for all, resilient, year-round local

economy, environmental protection and climate leadership, connected community and neighborhoods, and culture and community identity. Ms. Arakawa talked about the engagements that will be happening this week and how the Planning Commission can participate. She had the Planning Commission engage in the activity they will be doing with parents and kids at the school, which is a time capsule activity to write to Juneau 20 years in the future.

VI. SUPPLEMENTAL MATERIALS

VII. ADJOURNMENT

The Meeting of the Committee of the Whole was adjourned at 8:16 p.m.



PLANNING COMMISSION STAFF REPORT

REZONE: AME2025 0002

HEARING DATE: OCTOBER 14TH, 2025

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: September 29, 2025

TO: Erik Pederson, Chair, Planning Commission

BY: Brandon Robinson, Planner II 

THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial.

STAFF RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation of DENIAL to the Assembly.

KEY CONSIDERATIONS FOR REVIEW:

- The proposed rezoning is in contradiction to the adopted maps of the Comprehensive Plan.
- The proposed rezoning, and changes in allowed uses therein, is in contradiction to the intent of the area.
- Residential units, which the Comprehensive Plan has stated should be restricted in this area, are a key component of the applicant's seeking of the rezoning.

GENERAL INFORMATION	
Property Owner	Geoffrey L Larson; Marcelle A Larson
Applicant	Charles Donart
Property Address	5220 and 5200 Commercial Blvd.
Legal Description	SSG IV TR B; HDK LT 2A
Parcel Number	5B1201030030; 5B1201360051
Zoning	I
Land Use Designation	Light Industrial (Both Parcels)
Lot Size	78,632 Square Feet; 86,401 Square Feet
Water/Sewer	Yes/Yes
Access	Yes: Commercial Boulevard, Charles Way
Existing Land Use	Vacant
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** recommend an amended rezone boundary; recommend an alternative zoning district; or recommend conditions.
2. **Deny:** recommend denial of the requested rezone. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this rezone.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.05.200
 - CBJ 49.10.170(d)
 - CBJ 49.25
 - CBJ 49.75 Article I
 - CBJ 49.80

The Commission shall hear and decide the case per CBJ 49.75.120 - Restrictions on rezoning. *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.*

Fostering excellence in development for this generation and the next.

SITE FEATURES AND ZONING



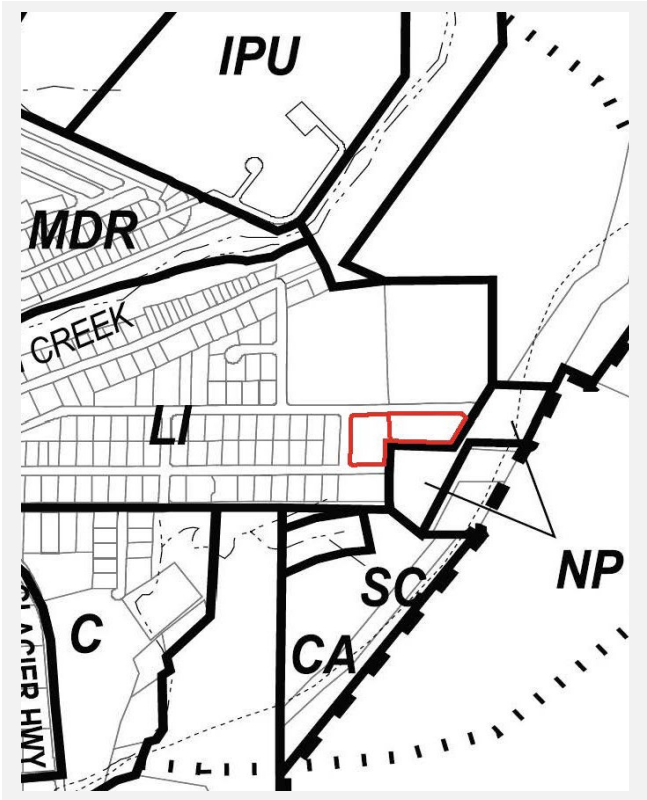
SURROUNDING ZONING AND LAND USES	
North (I)	Commercial
South (RR/I)	CBJ Land, Vacant/ROW
East (RR/I)	CBJ Land, Vacant
West (I)	Commercial, Industrial

SITE FEATURES	
Anadromous	None
Flood Zone	02110C1551E
Hazard	None Mapped
Hillside	Development Dependent
Wetlands	Yes: PFO4B
Parking District	N/A
Historic District	N/A
Overlay Districts	Mining & Exploration Surface Activities Exclusion District; Urban/Rural Mining District

CURRENT ZONING MAP



LAND USE DESIGNATION MAP



BACKGROUND INFORMATION

Project Description – The applicant is requesting a rezone of 3.79 acres in the Lemon Creek area. The rezoning would cover two vacant parcels and would change their zoning designation from Industrial to Light Commercial (**Attachment A**).

Background – The two parcels were historically part of the area where gravel extraction took place in Lemon Creek. Parcel 5B1201360051 was part of the larger HDK subdivision and was made available for purchase by Home Depot, and at one point received a Conditional Use Permit to construct an Office Depot; however, the negotiations failed to close, and the property has remained vacant.

Parcel 5B1201030030, just to the west of the other subject lot, is part of the SSG subdivision and was historically on the periphery of the extractive activities by the City. The property is currently vacant.

Permit and Parcel History – The tables below summarize the relevant history for the lots and proposed rezoning.

Parcel 5B1201360051 – HDK Lot 2A

Year	Item Type	Summary
1988	USE-CU88-24 <i>Conditional Use Permit</i>	The Planning Commission approved the application for a Conditional Use Permit for sand and gravel to allow continued operation of the CBJ borrow pit. The permit was set to expire 2/7/1994.
1993	SUB-MS93-11 <i>Subdivision</i>	A subdivision of USS 7297 FR into Tracts A and B.
1993	Plat 93-26	A plat denoting tracts A and B, a subdivision of U.S. Survey Number 7297. (Attachment B)
1993	USE-CU93-17 <i>Conditional Use Permit</i>	A Conditional Use Permit for the operation of a sand and gravel pit in Lemon Creek.
1998	USE1998-00025 <i>Conditional Use Permit</i>	Notification of an amendment to a modification of CU-17-93 for the Lemon Creek gravel pit. The amendment removes a condition regarding operating hours from the modification.
1998	USE1998-00034 <i>Conditional Use Permit</i>	Notification of tentative approval by the CDD of a modification to CU 18-93 for the Kaiser Gravel Pit to extend the effective period of the permit to September 30, 1998.
1998	USE1998-00047 <i>Allowable Use Permit</i>	An Allowable Use Permit to continue gravel mining operations at City and City/State gravel pits.
1998	USE1998-00049 <i>Allowable Use Permit</i>	An Allowable Use Permit to continue sand and gravel extraction operation in the Lemon Creek Area.
2000	USE2000-00032 <i>Conditional Use Permit</i>	A Conditional Use Permit to install an asphalt crusher to crush and screen material into usable product for CBJ.
2004	CSP2004-00014 <i>City-State Project</i>	A memo regarding the sale of City land to the Home Depot. The Lands Manager requested that the Commission recommend to the Assembly that the City Manager be given authority to begin negotiations with the Home Depot. The ~10-acre parcel, which later became Lot 3, was designated Resource Development on the Comprehensive Plan and was rezoned to industrial. It had public streets, water, and sewer at the time of negotiations. Title 49 permitted sales and rental of goods,

Year	Item Type	Summary
		merchandise, or equipment in an industrial zone, subject to the issuance of a Conditional Use Permit where the use was greater than 5,000 square feet.
2005	SUB2005-00055 <i>Subdivision</i>	The proposed subdivision would reconfigure three parcels of land: Tracts A and B of USS 7297 (Attachment C), and Tract A-4 of A.S.L.S. 2004-22 (Attachment D) into lots 1, 2, 3, and 4 of HDK subdivision (Attachment E). Lot 1 contained 7.65 acres of statutory wetlands with anadromous fish stream meandering through it. These boundaries were drawn specifically to include these environmental attributes, as it was the intent of Home Depot to transfer the land to CBJ following the necessary approvals; Lot 2, containing 2 acres, is relatively flat and was used previously for sand and gravel extraction. The applicant stated that this would be available for purchase following the subdivision. Lot 3 contained 10.70 acres and has a low gradient. This site was known as the City Pit as for many years it provided place for extraction. It was the intention of the CBJ to sell this lot to Home Depot for construction. Lot 4 contained 171.16 acres and was what remained of the City land on that side of Lemon Creek. Most of that land is steep, but approximately 20 acres has development potential. On 7/12/2005, the Planning Commission reviewed CSP2005-00005 for the disposal of approximately 30 acres of City land consisting of portions of lot 4, USS 5504 (Attachment F), and Tract A, USS 7297 (Attachment C), generally located in the gravel pit adjacent to Costco. The Commission approved the preliminary plat with 13 conditions.
2005	USE2005-00056 <i>Conditional Use Permit</i>	This proposal was for a Conditional Use Permit for Home Depot in the industrial zoning district; Staff recommended approval with nine conditions. The Commission adopted it with ten conditions.
2005	VAR2005-00059 <i>Variance</i>	This proposal was for a variance to reduce the number of required parking spaces for Home Depot from 629 to 481. Staff recommended approval, subject to the condition that no storage or sale of any merchandise or materials would be permitted outside of areas designated on the approved site plan. It was approved.
2005	INQ2005-00047 <i>Inquiry</i>	An inquiry regarding the premises on which the Home Depot sale should be conditioned; some suggested ways to accommodate a dedicated ROW between the mountain and Ralph's Way. A road between Costco and Home Depot was suggested, as well as the option to accommodate a road corridor between Home Depot and the mountain.
2005	CSP2005-00004 <i>City-State Project</i>	The subject of this project was the subdivision and disposal of City land adjacent to Costco. The Commission was requested to review the proposed sketch plat regarding the subdivision and sale of the land at the existing Lemon Creek gravel pit. This was a preliminary step before the submittal of a preliminary plat as part of the negotiations of the sale of land. The 1999 Land Management Plan outlined a review process to identify what portions of the property should be retained for transportation and utility corridors, public facilities, and similar,

Year	Item Type	Summary
		and recommended that the City land adjacent to Costco be sold for private development once the gravel was removed. On 1/10/2005, the Assembly adopted Resolution 2296 authorizing the negotiated sale of approximately 10 acres of the site for the development of the Home Depot (Attachment G). The gravel pit was used for City and State projects since 1983. One feature that was decided to be retained for public use was the Lemon Creek Trail.
2006	SUB2006-00021 <i>Subdivision</i>	This proposal was for the final plat for a major subdivision of Tract A and B of USS 7297 (Attachment C) and Tract A-4 of A.S.L.S. 2004-22 (Attachment D) into Tracts 1, 2, 3, and 4 of the HDK Subdivision; this was for approximately 192 acres total. The land was zoned for industrial and rural reserve at the time, and had a mix of vacant land, and that for sand and gravel extraction.
2006	Plat 2006-52	A plat denoting the HDK subdivision. (Attachment E)
2006	UTL2006-000129 <i>Utility Permit</i>	Home Depot waterline inspection; passed.
2006	BLD2006-00246 <i>Building Permit</i>	This building permit was for the construction of the Home Depot building.
2007	USE2007-00027 <i>Conditional Use Permit</i>	This proposal was for a Conditional Use Permit for an Office Depot to be located in the industrial zoning district.
2007	SUB2007-00015 <i>Subdivision</i>	This was a proposed boundary adjustment to lot 2 of the HDK Subdivision. Since the area was initially platted, it has been broken up into a number of individual lots, many of which have been developed. This subdivision was recommended for approval by the CDD.
2007	Plat 2007-23	A plat denoting lot 2A of the HDK subdivision (Attachment H).
2021	PAC20210011 <i>Preapplication Conference</i>	PAC 2021 was for a rezone and lot-line adjustment. This PAC was held on 3/3/2021. The rezone request was for Industrial to General Commercial. (Attachment I)

Parcel 5B1201030030 – S.S.G. IV Tract B

Year	Item Type	Summary
1993	SUBNC93-01 <i>Subdivision: Name Change</i>	This was an approved street-name change from “Murrai's Way” to “Charles Way.”
1993	SUBFP93-02 <i>Subdivision</i>	A proposal for the final plat of the S.S.G. Phase 4 Subdivision.
1993	PLAT 93-017	A plat denoting S.S.G. subdivision Phase 4. (Attachment J)
2002	BLD2002-00653 <i>Building Permit</i>	A building permit application for preliminary sitework to facilitate development of a building project. It was later voided.
2003	USE2003-00020 <i>Allowable Use Permit</i>	An Allowable Use Permit to construct a driveway within the undeveloped part of the Commercial Boulevard right-of-way.
2009	BLD2009-00504 <i>Building Permit</i>	A permit for the removal of 4500 cubic yards and 600 cubic yards of fill brought on site. Partial grading within Shaune Drive and Jenkins Drive. (Attachment K)

Year	Item Type	Summary
2021	PAC20210011 <i>Preapplication Conference</i>	A PAC Dating 3/3/21. The applicant was seeking to rezone 5B1201030030 (1.8 acres) from Industrial to General Commercial. (Attachment I)
2025	PAC20250014 <i>Preapplication Conference</i>	This PAC regarding a rezone to Light Commercial would permit a residential development up to 12 units without a USE permit. Development of over 12 units would require Commission approval. With lot consolidation, a development of up to 92 units would be permitted. This PAC included a proposal for an 8,000 square foot office. An office up to 10,500 square feet would not require a USE permit in Light Commercial. (Attachment L)

Zoning History – The table below summarizes the zoning history for the lots. The lots have been similarly zoned throughout their existence.

Year(s)	Zoning	Summary
1964	R2B	Residential District (Multi-Family): Incorporated the principal uses permitted outright in an R1 district, multifamily dwelling structures, and boarding houses. Accessory uses permitted outright were those customarily incidental and subordinate to a permitted principal use; a home occupation; and gardening and horticultural activities, including related structures used for non-commercial purposes.
1969-1987 (Pre-Repeal/Replace)	RML	Low-Density Multi-Family Residential: This district provided areas for the development of low-density multi-family housing. It was designed to be located adjacent to single-family areas and often used as a buffer to provide for a transition to higher intensity residential, commercial or industrial districts. Principal uses permitted were both single-family and duplex dwellings; multifamily dwellings; parks and other recreational uses, as long as they were non-commercial; churches; schools; and private marine-related uses.
1987 (Post-Repeal/Replace) – Current Day	Industrial	The 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.

ZONING ANALYSIS

The adopted 2013 Comprehensive Plan has designated this area as Light Industrial. Light industrial is defined by the Comprehensive Plan as: “Land to be developed for heavy commercial or light industrial uses such as small-to medium-scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.”

CBJ 29.25.200 Zoning Districts Defined – The current zoning of the subject parcels are in line with the land-use intent of the Comprehensive Plan. A proposed rezoning to Light Commercial would move the zoning of the parcels out of conformance with the Comprehensive Plan in a couple important ways: 1. Residential uses in industrial districts are restricted to caretaker units (and home occupations taking place within them), and limited to one caretaker unit per lot, whereas in Light Commercial, residential uses are generally permissible; 2. Manufacturing uses, a key component of industrial zoning, are severely restricted in Light Commercial zones.

Current Zoning – Industrial	Proposed Zoning – Light Commercial
<i>The 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.</i>	<i>The Light Commercial district is intended to accommodate commercial development that is less intensive than that permitted in the General Commercial district. Light Commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the General Commercial district, they are listed as conditional uses in this district and therefore require Commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the Light Commercial district.</i>

CBJ 49.25.300 Table of Permissible Uses Comparison – Both lots are currently vacant, therefore no uses will become nonconforming. A project proposed by the applicant would seek to build multifamily structures and an 8,000 sq. ft. office building; however, no project is formally considered in this report, as once a rezoning is approved, any of the uses allowed in the proposed district could be considered. The table below shows the differences in allowed uses between the current and proposed districts. For a full list of all uses allowed, rather than differences highlighted between the districts, please consult the Table of Permissible Uses.

No.	Use Description	Current Zoning (I)	Proposed Zoning (LC)
1.000	RESIDENTIAL		
1.110	Single-family detached, one dwelling per lot	Not Allowed	1
1.150	Caretaker Unit	1	
1.200	Duplex	Not Allowed	1
1.300	Multifamily Dwellings	Not Allowed	1,3
1.510	Child and Daycare Homes: Child; 12 or fewer children under the age of 12	Not Allowed	1
1.530	Child and Daycare Homes: Adult; 12 or fewer people, 12 years and older	Not Allowed	1
1.550	Childcare residence, 6 to 9 children under 18 years of age	Not Allowed	3
1.610	Miscellaneous, rooms for rent situations: Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site	Not Allowed	1,3
1.620	Hotels, motels	Not Allowed	1,3
1.630	Single room occupancies with private facilities	Not Allowed	1,3

1.815	Mobile homes on individual lots outside of mobile home parks (Note E)	1 (Note A)	3
1.820	Mobile home parks (Note E)	Not Allowed	3
1.830	Mobile home subdivision (Note E)	Not Allowed	3
1.911	Accessory dwelling units	Not Allowed	1
1.920	Three or more dwelling units	Not Allowed	1,3
1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.512	Not Allowed	1
2.000	Sales and Rental Goods, Merchandise or Equipment (Note G)		
2.120	Miscellaneous	3	1
2.130	Marine merchandise and equipment	3	1,3
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	3	1,3
3.000	Professional, Office, Clerical, Research, Real Estate, and Other Office Services (Note G)		
3.050	Offices of not more than 1,000 square feet	Not Allowed	1
3.100	Offices greater than 1,000 but not more than 2,500 square feet	Not Allowed	1
3.400	Offices greater than 2,500 square feet	3 (Note S)	1,3
4.000	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods (Note G)		
4.070	Medium manufacturing	1,3	Not Allowed
4.100	Heavy manufacturing	3	Not Allowed
4.150	Rock crusher	3	Not Allowed
4.200	Storage of explosives and ammunition	3	Not Allowed
4.210	Seafood processing	1,3	Not Allowed
4.220	Marijuana product manufacturing facility	3	Not Allowed
5.000	Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses		
5.110	Elementary and secondary schools including associated grounds and other facilities	Not Allowed	3
5.300	Libraries, museums, art galleries	Not Allowed	1,3
6.000	Recreation, Amusement, Entertainment		
6.110	Bowling alleys, billiards, pool halls	3	1,3
6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges	3	1,3
6.130	Theaters seating for 200 or fewer	3	1
6.150	Indoor shooting range	3	Not Allowed
6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3	Not Allowed
6.264	Open space: Capacity for up to 20 people (Note W)	Not Allowed	1
6.266	Open space: Capacity for more than 20 people (Note W)	Not Allowed	3
6.280	Shooting ranges	3	Not Allowed
7.000	Institutional Day or Residential Care, Health Care Facilities, Correctional Facilities		
7.100	Hospital	Not Allowed	3
7.150	Health care clinics, other medical treatment facilities providing out-patient care	Not Allowed	1,3
7.200	Assisted living	Not Allowed	3
7.300	Day care centers	Not Allowed	1,3

7.310	Childcare centers	Not Allowed	1,3
7.500	Correctional facilities	Not Allowed	3
7.600	Sobering centers	Not Allowed	3
8.000	Restaurants, Bars, Nightclubs		
8.050	Small restaurants, less than 1,000 sq ft, without drive through service	3	1
8.100	Restaurants, bars without drive through service	3	1,3
8.200	Restaurants, coffee stands with drive through service	3	1,3
8.300	Seasonal open air food service without drive through	Not Allowed	1,3
9.000	Boat or Motor Vehicle, Sales and Service Operations		
9.100	Motor vehicle repair and maintenance, including body work	1	Not Allowed
9.200	Automotive fuel station	1	3
9.300	Car wash	1	3
9.400	Boat sales or rental	1	3
9.450	Boat repairs and maintenance	1	Not Allowed
9.500	Marine fuel, water sanitation	1,3	Not Allowed
10.000	Storage, Parking, Moorage		
10.100	Automobile parking garages or parking lots not related to a principal use on the lot	1	3
10.210	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored: All storage within completely enclosed structures	1	3
10.220	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored: General storage inside or outside enclosed structures	1	Not Allowed
10.232	Neighborhood, less than ½ acre	1	3 (Note Z)
10.235	Regional, ½ to 1 acre	1	3 (Note Z)
10.237	Area wide, over 1 acre	3	Not Allowed
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	Not Allowed
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time	1	3
10.510	Moorage: Public, commercial	1,3	3
11.000	Materials Salvage Yards, Waste Management		
11.120	Materials Salvage Yards, Waste Management: Enclosed structures for recyclable materials collection	1	1 (Note P), 3 (Note P)
11.130	Materials Salvage Yards, Waste Management: Sorting, storage, preparation for shipment occurring outside an enclosed structure	1	Not Allowed
11.300	Sanitary landfill	3	Not Allowed
12.000	Services and Enterprises Related to Animals		
12.100	Veterinary clinic	1	3
12.200	Kennel	1,3	3
12.250	Day animal services, grooming, walking, day care	1,3	3
13.000	Emergency Services		
13.100	Fire, police, ambulance	1,3	3
14.000	Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling		

14.150	Weirs, channels, and other fisheries enhancement	1	1,3
14.210	Commercial agricultural operations: Excluding farm animals	1,3	3
14.220	Commercial agricultural operations: Including farm animals (Note M)	1,3	Not Allowed
14.230	Commercial agricultural operations: Stabling of farm animals (Note M)	1,3	3
14.300	Silviculture and timber harvesting (Note J)	3	Not Allowed
14.400	Mining operations	2	Not Allowed
14.800	Spring water bottling	1,3	3
15.000	Miscellaneous Public and Semipublic Facilities		
15.200	Airport	1,3	Not Allowed
15.500	Heliports, helipads	3	Not Allowed
15.700	Public works facility	1,3	3
16.000	Dry Cleaner, Laundromat		
16.200	Full service onsite laundry and/or dry cleaning	1,3	3
17.000	Utility Facilities		
17.150	Utility Facilities: Intermediate	1	3
18.000	Towers and Related Structures		
18.300 (Note AA)	Towers and Related Structures: Towers and antennas more than 50 feet in height	1	3
19.000	Open Air Markets, Nurseries, Greenhouses		
19.210	Nurseries, commercial greenhouses: Retail sales	1	1,3
19.220	Nurseries, commercial greenhouses: Nonretail sales	1	1,3
20.000	Cemetery, Crematorium, Mortuary		
20.100	Cemetery, Crematorium, Mortuary: Cemetery	Not Allowed	3
20.200	Cemetery, Crematorium, Mortuary: Crematorium	1,3	Not Allowed
20.300	Cemetery, Crematorium, Mortuary: Funeral home	Not Allowed	1,3
21.000	Visitor-Oriented, Recreational Facilities		
21.300	Visitor-Oriented, Recreational Facilities: Visitor, cultural facilities related to features of the site	Not Allowed	3

Key:

- **1:** Department approval requires the department of community development approval only.
- **1,3:** Department approval required if minor development, Conditional Use Permit required if major development.
- **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.

Description of Notes:

- **Note A:** A mobile home may only be used as a caretaker unit which complies with CBJA 49.25.514.
- **Note E:** See special use regulations for mobile homes, chapter 49.65, article III.
- **Note G:** All uses subject to additional performance standards, chapter 49.65, article VIII.

- **Note J:** Applies to over 2 acres of harvest area.
- **Note 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.
- **Note 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.
- **Note S:** Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- **Note 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.
- **Note Z:** Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
- **Note AA:** Does not apply to wireless communication facilities.

CBJ 49.25.400 Dimensional Standards – There are no pre-existing buildings in the proposed rezone area, therefore there are no setbacks to analyze for nonconformities. The lots will not be made nonconforming under the proposed rezoning. For new development, dimensional standards will be enforced during the permitting phase.

Standard		Current Zoning (I)	Proposed Zoning (LC)
Lot	Size (in Square Feet)	2,000	2,000
	Width (in Feet)	20	20
Setbacks	Front (in Feet)	10	25
	Rear (in Feet)	10	10
	Side (in Feet)	0	10
	Street-Side (in Feet)	10	17
Lot Coverage		None	None
Height	Permissible (in Feet)	None	45
	Accessory (in Feet)	None	35

CBJ 49.25.500 Density – As the parcels are vacant, there are no lot-level densities that will become nonconforming by this proposed change. The table below shows the maximum density that is allowed in each zoning district. The numbers below do not take into account design constraints that could be placed on the site during the permitting phase that would reduce the amount of space available for dwelling units.

	Current Zoning (DU/Acre)	Proposed Zoning (DU/Acre)
Maximum Density of Dwelling Units	0*	30

**Density maximums are not determined for industrially zoned districts as only caretaker units are permitted, and are limited to 1 per lot [CBJ 49.25.514(5)(A)].*

Potential for Subdivision – Both lots have the potential for subdivision based on minimum size requirements. The numbers in the table below are based on the minimum lot size, and shown per parcel, since the minimum size is the same between the districts.

	Parcel 5B1201360051	Parcel 5B1201030030
Maximum Number of Lots*	43	39

**The maximum shown does not take into account design constraints that could be placed on the lots during the subdivision and permitting processes, but shows the maximum achievable within the zoning districts.*

TRAFFIC AND TRANSPORTATION

Access	Roadway Classification	Current Level of Service
Commercial Boulevard	Local	
Charles Way	Local	

Non-motorized transportation – There are pedestrian paths along Commercial Boulevard in the vicinity of the parcels proposed for rezone.

Proximity to Public Transportation – Bus lines 3 (Mendenhall Loop Counterclockwise), 4 (Mendenhall Loop Clockwise), 7 (Lemon Creek Commuter), and 8 (Downtown/Valley Express) make stops at Anka Street and Glacier Highway, the nearest transit-accessible intersection.

COMMUNITY SERVICES

The table below summarizes community services that may be affected by the proposed rezone.

Service	Summary
Water/Sewer	Water and sewer service is provided by the City.
Fire Service	Lots are within Fire Zone 3_2 (Parcel Viewer).
Schools	Nearby: Juneau Community Charter School/Montessori Borealis/Yaakoosgé Daakahídi Optional Programs Building.
Recreation	The Lemon Creek trailhead begins at the cul-de-sac of Commercial Boulevard nearby.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The table below summarizes Conservation, Historic, and Archeological Resources which may be affected by the proposed rezone.

Resource	Summary
Conservation	See discussion below.
Wetlands	See discussion below.
Anadromous	None in rezone area.
Historic	None known.
Archeological	None known.

Parcel 5B120136005 was on the outer edge of a large gravel pit where water was partially diverted into Lemon Creek when gravel was being mined in the area. The headwaters of Vanderbilt Creek flow east and south of the lot. A significant aspect for the approval of the Home Depot at the time was a requirement that a detailed hydrology study had to be completed, and its recommendations implemented to direct water back towards Vanderbilt Creek. The trailhead for Lemon Creek was moved and constructed at the end of Commercial Boulevard, when it had previously been nearer to the residential development in the area. The lot straddles the watersheds of Lemon and Vanderbilt Creeks, and the developer at the time identified a small area of wetlands at the southwest corner of the lot. An ephemeral channel of Vanderbilt Creek runs very close to the southeastern corner of the lot, and during heavy rainfall the channel fills. Both Lemon and Vanderbilt Creeks are listed as impaired waterbodies, and protection of their watersheds is a priority.

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN — The proposed text amendment is in mixed conformance with the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
3	19	3.1 DG 1	The proposed text amendment may contradict 3.1 Design Guideline 1, if there is not enough industrial land in the borough. <i>When considering rezoning applications of land located within the Urban Service Area from an industrial zoning district to a commercial, mixed use or residential district, ensure that there is an adequate supply of land suitable for manufacturing or heavy industrial use elsewhere in the Urban Service Area in an area that can provide heavy weight-carrying-capacity roads and sewers.</i>
3	19	3.1 DG 2	The proposed text amendment may be in conformance with 3.1 Design Guideline 2, dependent on subsequent development. <i>When considering rezoning applications of land located within the Urban Service Area from a non-residential zoning district to a residential or mixed-use district, promote the development of new medium- (10 to 20 dwelling units per gross acre) to high-density (30 to 60 or more units per gross acre) residential developments that include dwelling units affordable to low-income households as a condition of the rezoning.</i>
4	37	4.2 SOP 3	The proposed text amendment may be in conformance with SOP3, depending on the subsequent developments that take place on the rezoned land.

2013 COMPREHENSIVE PLAN — The proposed text amendment is in mixed conformance with the 2013 Comprehensive Plan.			
			<i>The CBJ government should seek and facilitate new housing production, for all types, at an annual rate that mimics the growth rate of new households in Juneau, in order to maintain adequate choice of residence type, location, and cost.</i>
4	38	4.2 IA 10	The proposed text amendment may be in conformance with 4.2 IA10 depending on subsequent development. <i>Explore and implement methods to expand permanent housing options for “work force” housing.</i>
4	39	4.3 IA 4	The proposed text amendment may be in conformance with 4.3 IA4 depending on subsequent development. <i>Encourage high-density Transit Oriented Developments and/or Mixed Use Developments in existing or new shopping centers and office parks.</i>
4	41	4.8 DG 1	The proposed text amendment may be in conformance with 4.8 DG1 depending on subsequent development. The area is historically industrial with noise and pollutants that may be incompatible with the intent this design guideline. <i>When reviewing rezoning applications within the Urban Service Area, higher densities than are found on adjacent or surrounding properties should be deemed consistent and harmonious with the character of the neighborhood, provided that the overall scale and massing of the new development is compatible with the neighborhood and the siting and/or design of the new structure(s) assures the privacy, light and air of its neighbors.</i>
5	58	Policy 5.10	The proposed text amendment may be in conformance with Policy 5.10, depending on subsequent development. <i>To designate sufficient and suitable land for anticipated commercial and industrial development as part of its overall economic development program.</i>
5	58	5.11 DG 1	The proposed text amendment is generally out of conformance with 5.11 design guideline 1, as a rezoning would remove most allowable industrial uses. <i>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.</i>
5	58	5.11 IA 2	The proposed text amendment is in mixed conformance with 5.11 IA 2. There is the sentiment to avoid further encroachment on

2013 COMPREHENSIVE PLAN — The proposed text amendment is in mixed conformance with the 2013 Comprehensive Plan.			
			industrially zoned lands, however, the area has been encroached upon by non-industrial uses. <i>In an effort to avoid further encroachment on industrially-zoned lands by retail, office and other non-industrial uses, identify lands within current industrial districts that meet the location criteria for office and retail use and that have been predominantly encroached upon by these uses and rezone those lands for retail, office and heavy commercial uses. Any existing light tor heavy industrial uses therein should be allowed to remain and, even, expand and relocate therein, if necessary to support that business.</i>
5	59	5.11 IA 4	The proposed text amendment is in contradiction to 5.11 IA4. The proposed rezone would take away most allowable industrial uses in the district under the current zoning regime. <i>Create heavy industrial zoning areas appropriate for the basic industry sector, including fisheries, mining support services, forest products, and others.</i>
10	129	Policy 10.1	The proposed text amendment may be in conformance with Policy 10.1 depending on subsequent development. <i>To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.</i>
10	130	Policy 10.2	The proposed text amendment may be in conformance with Policy 10.2 depending on subsequent development. <i>To allow flexibility and a wide range of creative solutions in residential and mixed use land development within the urban service area.</i>
10	131	Policy 10.3	The proposed text amendment may be out of conformance with Policy 10.3. If housing is built in the area, as is allowed in Light Commercial, it would seem to be in direct contradiction to the intent of land use map, and the current zoning regime, which is highly permissible when considering industrial uses. <i>To facilitate residential developments of various types and densities that are appropriately located in relation to site conditions, surrounding land uses, and capacity of public facilities and transportation system.</i>
10	132	Policy 10.4	The proposed text amendment would be contradictory to Policy 10.4, depending on subsequent development. If housing is built, it would stand in conflict to much of the area’s current land use and the intent of the land use map and zoning regime.

2013 COMPREHENSIVE PLAN — The proposed text amendment is in mixed conformance with the 2013 Comprehensive Plan.			
			<i>To minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.</i>
10	135	Policy 10.7	The proposed text amendment.... <i>To designate on land use and zoning maps, and to provide services to, sufficient vacant land within the urban service area appropriately located to accommodate future commercial and industrial uses.</i>
10	136	10.7 IA 2	The proposed text amendment would be in contradiction to much of the intent of 10.7 IA 2 as a rezoning to Light Commercial would restrict much of the industrial activity that could potentially be placed on the lots. <i>Identify and protect from land use conflicts potential sites for light industrial and heavy industrial uses.</i>
11	158	Land Use Maps	The proposed text amendment to Light Commercial would move the zoning of the parcels out of conformance with the Comprehensive Plan in a couple important ways: 1. Residential uses in industrial districts are restricted to caretaker units (and home occupations taking place within them), and limited to one caretaker unit per lot, whereas in Light Commercial, residential uses are generally permissible; 2. Manufacturing uses, a key component of industrial zoning, are severely restricted in Light Commercial zones.
11	182	Subarea Guidelines	The proposed text amendment is in mixed conformance with the subarea guidelines, but for these two lots, would seem to be out of conformance with them. Guideline 1 specifically states to reduce incompatible uses and minimize adverse impacts of incompatible uses related to noise, dust, fumes, odors, and public safety. And Guideline 10 states that sufficient land should be identified to accommodate commercial and industrial uses, as well as to provide additional buildable land for heavy industry and prohibit uses such as retail, office and residential within heavy industrial areas.

Juneau Economic Development Plan, 2015 — The proposed text amendment is in mixed conformance with this plan.			
Chapter	Page No.	Item	Summary
Executive Summary	4	Economic Development Priority	The proposed text amendment would be in mixed conformance to this economic-development priority. While Light Commercial allows for housing, it is not a residential district, and therefore uses that are nonresidential in nature would be allowed. <i>Promote Housing Affordability and Availability</i>

Juneau Economic Development Plan, 2015 — The proposed text amendment is in mixed conformance with this plan.			
2	26	Policy Direction	The proposed text amendment is in mixed conformance with the policy direction related to providing an adequate land supply for a variety of uses. <i>One of the most direct impacts local government can have on development is to ensure an adequate supply of appropriately zoned land is available for commerce and industry, as well as residential development.</i>
2	27	Survey Results, Community Sentiment	The proposed text amendment is in mixed conformance with community sentiment as obtained from surveys during this plan. <i>Of the 218 employers who completed the JEP Business Survey, about 40 percent said lack of land for commercial and residential development were very significant concerns; When asked about the impact to their specific business, 21 percent said lack of commercial land was a significant barrier to growth; These sentiments agree with anecdotal reports about the lack of residential and industrial land in the community and lack of waterfront land to support private maritime development.</i>
3	34	Survey Results, Community Sentiment	The proposed text amendment is in general conformance with the community sentiment as obtained from the household survey conducted during this plan. A Light Commercial zoning district could allow for both residential and commercial uses. <i>70% of respondents to the household survey felt that the availability of affordable housing was very significant to Juneau's economic development; 30% of respondents felt the availability of land for commercial development was very significant.</i>
3	36	Survey Results, Community Sentiment	The proposed text amendment is in general conformance with the community sentiment as obtained from the business survey conducted during this plan. A Light Commercial zoning district could allow for both residential and commercial uses. <i>70% of respondents felt that the availability of affordable housing for employees was very significant issue for Juneau's economic development; approximately 40% of respondents felt that the availability of land for both residential and commercial uses was a very significant issue.</i>
5	94-104	Initiative: Promoting Housing Affordability and Availability	The proposed text amendment would be in general conformance with this initiative. The plan notes that, in 2015, Juneau's housing supply did not meet demand in terms of type, size, price, or location; and that one role for local government in creating more housing was to use the tool of rezonings. However, whether this would be achieved over time is dependent on subsequent development. Light

Juneau Economic Development Plan, 2015 — The proposed text amendment is in mixed conformance with this plan.			
			Commercial allows for housing, but is not a residential zoning regime.

Lemon Creek Area Plan, 2018 — The proposed text amendment is in mixed conformance with this area plan.			
Chapter	Page No.	Item	Summary
Executive Summary	xiv	Steering Committee Priority Actions	The proposed text amendment would seem to be in contradiction to the majority of the area’s zoning and a large portion of its land uses. <i>Create of enhance buffers between different land uses and/or zoning districts.</i>
Executive Summary	xiv	Steering Committee Priority Actions	The proposed text amendment would be in general conformance with this priority action. <i>Allow for industrial and commercial growth in strategically located areas.</i>
4	37	Goal/Action	The proposed text amendment is in mixed conformance with this action, but could be contradictory depending on subsequent development. <i>Maximize compatibility between residential and non-residential uses by ensuring appropriate buffers and distance.</i>
4	37	Goal/Action	The proposed text amendment would be in general conformance with this action, depending on subsequent development. <i>Explore and implement methods to expand the Lemon Creek area’s housing options for workforce housing and senior housing, such as common walls and senior living communities.</i>
7	70	Goal 2	The proposed text amendment would be in general conformance with this goal. <i>Create thriving commercial and industrial areas that support industry and neighborhood business.</i>
Appendix A: Public Participation	91	Open House: Strengths	The proposed text amendment would likely be contradictory to the sentiment obtained as a strength during the Open House. Light Commercial limits many industrial uses, typical of manufacturing businesses. Manufacturing jobs were cited as a strength of the Lemon Creek area during the Open House.
Appendix A: Public Participation	91	Open House: Strengths	The proposed text amendment would likely be contradictory to the sentiment obtained as a strength during this Open House. The lots are located in and surrounded by industrially zoned lots.

Lemon Creek Area Plan, 2018 — The proposed text amendment is in mixed conformance with this area plan.			
			Many uses, particularly residential uses allowed in Light Commercial, would be incompatible with the range of allowed uses in industrially zoned areas. <i>Industrial and commercial zoning allows for noisier and messier uses.</i>
Appendix A: Public Participation	96	Focus Groups: Strengths	The proposed text amendment would be contradictory to the sentiment obtained during the focus group sessions. Light Commercial zoning severely limits typical industrial uses. <i>A few vacant lots remaining in the industrial district; lots of flat, industrial land.</i>
Appendix A: Public Participation	96	Focus Groups: Strengths	The proposed text amendment is in mixed conformance to this sentiment obtained during the focus group sessions. While Light Commercial allows for residential, it is not a residential district. <i>Vacant land available for housing development.</i>
Appendix A: Public Participation	98	Focus Groups: Opportunities	The proposed text amendment would be contradictory to the sentiment obtained during this focus group session. Light Commercial zoning would be a reduction of available industrial land. <i>Expand industrial lands and protect what is already there.</i>
Appendix A: Public Participation	101	Focus Groups: Weaknesses	The proposed text amendment could be contradictory to the sentiment obtained during this focus group session. Light Commercial zoning would allow for a variety of residential uses in the area. <i>Zoning is a challenge; increased residential use in a historically industrial area.</i>

AGENCY REVIEW

CDD conducted an agency review comment period between 9/9/25 and 9/22/25. The CBJ’s Building Division, General Engineering, and Capital City Fire and Rescue were also provided an opportunity to comment at a Preapplication Conference held in March of 2025. Agency review comments from the September comment period can be found in **Attachments M, N, and O**.

Agency	Summary
Division of Lands and Resources	Agency comments involved questions related to traffic impacts for the “waste campus”; whether the zoning change would impact the adjacent industrial uses; and potential restrictions on CBJ lands nearby.
CBJ Building Division	No concerns at this time.
CBJ General Engineering	No concerns at this time.
Capital City Fire and Rescue	No concerns at this time.

PUBLIC COMMENTS

CDD conducted a public comment period between 9/8/25 and 9/22/25. Public notice was mailed to property owners within 500 feet of the proposed rezone (**Attachments P, Q**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment R**). No public comments were received at the time of writing this staff report.

ZONE CHANGE OPTIONS AND ALTERNATIVES

As stated in CBJ 49.75.130(a), the Commission may recommend approval, approval with modifications or denial of a rezone request. The Commission may recommend approval to the Assembly for different zoning districts than what is requested by the applicant. Additionally, the Commission can recommend modifications to the boundaries of the area to be rezoned. This means that if the Commission wishes to do so, the zoning district boundary line may be moved from its current location, as long as it is found to be in substantial conformance with the Comprehensive Plan and Title 49 – Land Use Code. Zoning district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams (CBJ 49.25.110(f)).

FINDINGS

In accordance with CBJ 49.75 the Director makes the following findings on the proposed rezone:

1. Was the rezone application filed timely in accordance with CBJ 49.75.110?

Analysis: No additional analysis required.

Finding: Yes. The rezone application was filed in July.

2. Was adequate public notice provided in accordance with CBJ 49.75.110?

Analysis: CDD staff held a public meeting on October 2nd, 2025; mailed written notice to property owners within 500 feet of the proposed rezone; and a public-notice sign was posted on the site two weeks prior to the scheduled hearing.

Finding: Yes. Adequate public notice was provided in accordance with CBJ 49.75.110.

3. Is this request for an area covering more than two acres or an expansion of an existing zoning district as required by CBJ 49.75.120?

Analysis: The proposed rezoning is for an area covering approximately 3.79 acres.

Finding: Yes. The proposed rezone meets the minimum area or is an extension of an existing zoning district.

4. Has no similar request been made within the previous 12 months as required by CBJ 49.75.120?

Analysis: No additional analysis required.

Finding: Yes. No similar rezone request has been filed within the previous 12 months.

5. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with the land use maps of the comprehensive plan and policies of the comprehensive plan, in accordance with CBJ 49.75.120?*

Analysis: The proposed rezoning is in contradiction to the adopted land use maps: the Comprehensive Plan designates the area for light industrial uses. It is also in contradiction to the general intent of the area's zoning. The proposal has mixed conformance with the Plan otherwise, not "substantial conformance."

Finding: No. The proposed rezone is not in substantial conformance with the land use maps and policies of the comprehensive plan.

6. *Is the proposed zoning district and the uses allowed therein found to be in substantial conformance with Title 49 – Land Use Code, in accordance with CBJ 49.75.120?*

Analysis: The parcels are vacant and therefore the rezoning does not make any lots or uses nonconforming.

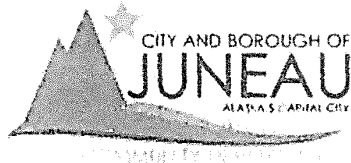
Finding: Yes. The proposed rezone is in substantial conformance with Title 49 – Land Use Code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the Assembly for the requested rezone application to rezone 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1993_Plat_93-26
Attachment C	USS-7297
Attachment D	2004_ASLS-2004-22
Attachment E	2006_PLAT_2006-52
Attachment F	USS-5504
Attachment G	RESOLUTION_2296-Home-Depot
Attachment H	2007_PLAT_07-23
Attachment I	2021_PAC20210005_Final-Report
Attachment J	1993_PLAT_93-017
Attachment K	BLD2009-00504
Attachment L	PAC25-014_Final with Attachments
Attachment M	Agency Comments - Division of Lands and Resources
Attachment N	Agency Comments - CBJ Building Division
Attachment O	Agency Comments - Office of the Fire Marshal
Attachment P	Public Notice_Neighborhood Meeting
Attachment Q	Public Notice_Hearing
Attachment R	Public Notice Sign - Posted
Attachment S	Ordinance Map



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 5220 & 5200 COMMERCIAL BLVD	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) SSG W TR 3 & HDK LT 2A	
	Parcel Number(s) 5B1201030030 5B1201360051	
	☐ This property is located in the downtown historic district ☐ This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner GEOFFREY & MARCELLE LARSON	Contact Person GEOFFREY LARSON
	Mailing Address PO BOX 240575 DOUGLAS AK 99824	Phone Number(s) 907-957-2835
	E-mail Address GEOFFMARAK@GMAIL.COM	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.		
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
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 the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
GEOFFREY LARSON LANDOWNER Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
x <u><i>[Signature]</i></u> <u>7/28/25</u> Landowner/Lessee (Signature) Date		
MARCELLE LARSON LANDOWNER Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)		
x <u><i>[Signature]</i></u> <u>7/28/25</u> Landowner/Lessee (Signature) Date		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT		
If same as LANDOWNER, write "SAME"		
Applicant (Printed Name) CHARLES DONART	Contact Person CHARLES DONART	
Mailing Address PO BOX 211071 ANCHORAGE AK 99821	Phone Number(s) 907-500-8936	
E-mail Address CDONART@GMAIL.COM		
x <u><i>[Signature]</i></u> <u>7.28.25</u> Applicant's Signature Date of Application		

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Intake Initials BR 7/29
Case Number AME25-02
Date Received 7/29



ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant	PROJECT SUMMARY <u>REQUEST RE-ZONE FROM INDUSTRIAL TO LIGHT COMMERCIAL, TO DEVELOP MULTI FAMILY HOUSING.</u>	
	IS THIS AN EXPANSION OF AN EXISTING ZONE? ☐ Yes ☒ No	
	Total Land Area of Proposed Change <u>3.79</u> acres	Comprehensive Plan Land Use Designation _____
	Current Zone(s) <u>INDUSTRIAL</u>	Comprehensive Plan Map Letter _____
	New Zone Requested <u>LIGHT COMMERCIAL</u>	
	TYPE OF ZONE CHANGE REQUESTED ☒ Regular ☐ Transition	
	Has this or a similar zone change been requested in the previous 12 months? ☐ Yes Case # _____ ☒ No	
UTILITIES AVAILABLE WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site		
ALL REQUIRED MATERIALS ATTACHED		
☒ Complete application ☒ Pre-Application Conference notes ☒ Narrative including: ☒ Purpose of the requested zone change ☒ Any potential impacts to public infrastructure (streets, water, & sewer) ☒ How the requested zone change comply with the maps and policies of the Comprehensive Plan ☒ Site Plan and/or map of proposed zone change (details on reverse side)		

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>600.⁰⁰</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50.⁰⁰</u>			
Pub. Not. Sign Deposit	\$ <u>100.⁰⁰</u>			
Total Fee	\$ <u>750.⁰⁰</u>			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
AME 25-02	7/29



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Case name

Case Number: PAC2024 0014
 Applicant: Charles Donart
 Property Owner: Geoffrey L Larson; Marcelle A Larson
 Property Address: 5220 & 5200 Commercial Blvd
 Parcel Code Number: 5B1201030030 & 5B1201360051
 Legal Description: SSG IV TR B & HDK LT 2A
 Site Size: 78,632 square feet & 86,401 square feet
 Zoning: Industrial
 Existing Land Use: Vacant

Conference Date: March 19, 2025
 Report Issued: April 17, 2025

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Charles Donart	Applicant	cdonart@gmail.com
Jolene Murphy	Planning	Jolene.murphy@juneau.gov
Theresa Ross	Fire	theresa.ross@juneau.gov
Bridget LaPenter	General Engineering	bridget.lapenter@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

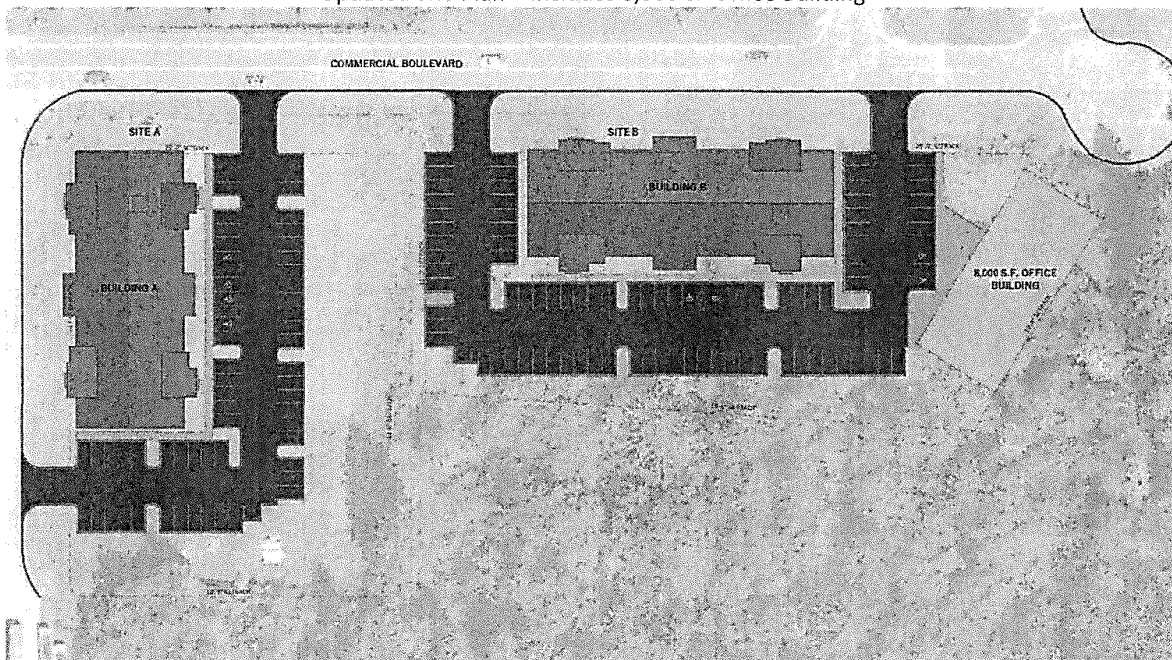
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

- This PAC is a part of the public record and can be viewed by the property owners upon request.
- General Recommendations:
 - Our department would not recommend rezone due to conflict with the Light Industrial Land Use Designation of the Comprehensive Plan
 - However, the planning commission may approve/deny rezone despite CDD's recommendation
 - I would recommend submitting input to Title 49 rewrite website asking why residential uses should be permitted in Industrial zones as a Rezone is not likely. Title 49 rewrites are estimated to be completed in 2027

Project Overview

Rezone request from Industrial (I) to Light Commercial (LC) for 2 parcels. Applicant seeks to combine the parcels then construct a multifamily development.

Updated Site Plan – Includes 8,000 SF Office Building



REZONE PROCESS

- Apply for the rezone by July 29, 2025, or wait until January 2026.
- Work with Community Development on organizing a public meeting. Community Development would present on the regulatory details, and CCTHITA would be able to present based on the vision for the area.
- Modify the proposal as warranted by public comments.
- Present the proposal to the Planning Commission. They will forward to the Assembly, and:

- Recommend approval, OR
 - Recommend approval with conditions, OR
 - Recommend denial, OR
 - If they need more information, they will “continue.”
- The Assembly will most likely consider the rezone:
 - At a subcommittee, probably Lands, Housing and Economic Development.
 - At a Committee of the Whole (work group), then
 - At a regular Assembly Meeting, the rezone will be voted on.

Previous PAC2021 0005 attempted to rezone from Industrial to General Commercial.

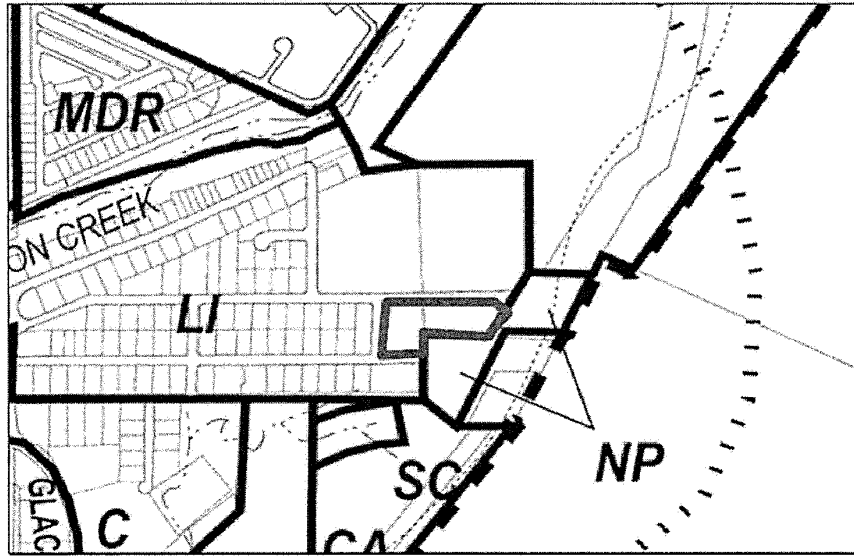
CBJ 49.75.120 Restrictions on Rezoning. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests, which are substantially the same as a rezoning request rejected within the previous 12 months shall not be 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.

In considering re-zoning requests, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration and all new zoning or re-zoning designations are required to be substantially consistent with the Comprehensive Plan and associated land use maps. 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.

The Assembly makes the ultimate decision on rezoning. A strict interpretation of the Comprehensive Plan would make rezone seem unlikely due to the definition of Light Industrial, which is how the property is mapped.

Per the 2013 Comprehensive Plan, both parcels are designated **Light Industrial** which is defined as:

Land to be developed for heavy commercial or light industrial uses such as small- to medium-scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.



Land Use Code definitions:

Industrial: 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.

Light Commercial: The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district.

Planning Division

1. **Zoning – Industrial**
2. **Table of Permissible Uses** – Multifamily units are not permitted in Industrial zoning districts. A rezone to LC would permit a residential development up to 12 units without a USE permit. Development over 12 units would require planning commission approval. With lot consolidation, a development with up to 92 units would be permitted on the 3.07-acre lot.

An office up to 10,500 square feet would not require a USE permit in LC.
3. **Setbacks** – Lot SSG IV TR B is bordered by three rights-of-way and therefore does not have to provide a rear yard setback. Setbacks will be front, street side and side.

	Industrial	Light Commercial
Front	10 feet	25 feet
Rear	10 feet	10 feet
Side	10 feet	10 feet
Side	10 feet	10 feet

4. **Height –**

	Industrial	Light Commercial
Permissible	None	45 feet
Accessory	None	35 feet

5. **Access** – Access for Lot SSG IV TR B can come from either Commercial Blvd. or Charles Way. Per applicant's proposal, development on Site A would be accessible from both streets.
6. **Parking & Circulation**– Parking requirements will be assessed during the Conditional Use Permit (CUP) and/or Building Permit process.
7. **Lot Coverage** – Both zoning restrictions have no lot coverage restrictions.
8. **Vegetative Coverage** – Vegetative coverage would increase with a rezone to LC.
 Industrial: 5%
 Light Commercial: 15%
1. **Lighting** – All on-site lighting must be of full cut-off design. Lighting plans must be submitted with CUP & Building Permit applications.
9. **Noise** – Noise impacts will be assessed during the Conditional Use Permit and/or Building Permit process
10. **Flood** –Flood Zone X Area of Minimal Flood Hazard (Panel 02110C1551E)
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – None mapped
12. **Wetlands** – No known wetlands
13. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – Traffic impacts will be assessed during the Conditional Use Permit and/or Building Permit process.
16. **Nonconforming situations** – N/A

Building Division

17. **Building** – N/A

General Engineering/Public Works

18. **Engineering** – No concerns at this time

Fire Marshal

19. **Fire Items/Access** –No concerns at this time

Other Applicable Agency Review

20. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Two (2) Development Permit Applications (1 for Rezone signed by property owners , 1 for Lot Line Adjustment)
2. Rezone Application (Accepted in July or January)
3. Subdivision Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A preliminary plat for the lot line adjustment and closure report

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Rezone Application Fee: \$600 + \$150 public notice sign fee (\$100 of which is refundable upon return of the sign)
2. Lot line adjustment fee: \$160 (\$110 plus \$25 for each lot changed)

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov
OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street

Pre-Application Conference Final Report

Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.75 Article I - Rezoning

49.15.411 – Preliminary Plat Requirements

Re: Zone Change application -- Industrial to Light Commercial

From Brandon Robinson <Brandon.Robinson@juneau.org>

Date Tue 7/29/2025 11:04 AM

To Charles <cdonart@gmail.com>

Good Morning Charles,

Thank you for the update. I'll sign off on the application and you should hear from our permit staff soon regarding the fees.

Best regards,
Brandon

Brandon Robinson | Planner II

Community Development Department | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139

From: Charles <cdonart@gmail.com>

Sent: Tuesday, July 29, 2025 10:40 AM

To: Brandon Robinson <brandon.robinson@juneau.org>

Subject: Zone Change application -- Industrial to Light Commercial

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

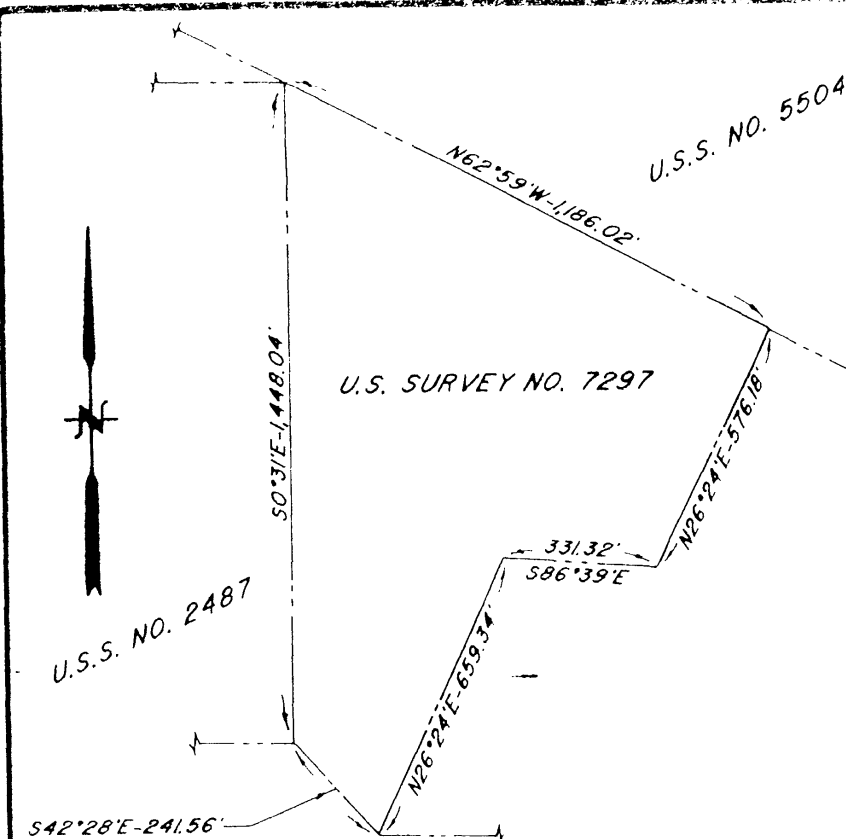
Brandon --

The additional information requested to complete the Zone Change is as follows:

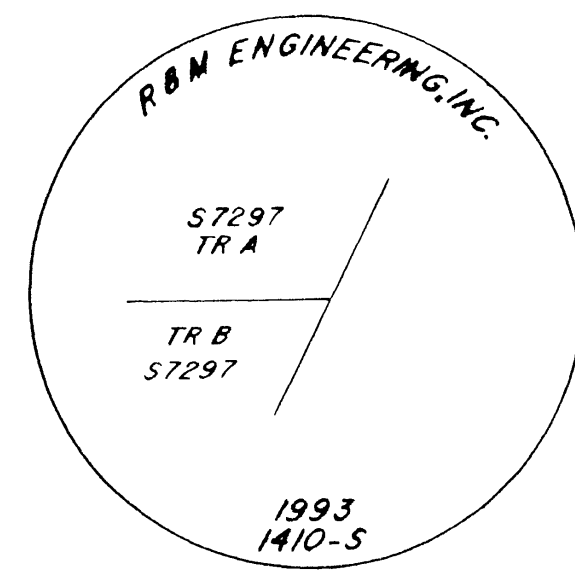
The potential impact to public infrastructure will be an increase in housing in the immediate neighborhood, resulting in additional use of the existing public streets, water, and sewer.

The requested zone change will comply with the overall policies of the comprehensive plan by increasing housing availability -- which is one of the stated policy objectives of the CBJ Assembly.

Thank you -
Charles



ORIGINAL U.S. SURVEY NO. 7297
SCALE: 1"=400'



PRIMARY MONUMENT
3" ALUM. BURNISHED
A. MAGNETIZED CAP ON
2 1/2" x 3/4" SINK SET 24"
IN GROUND

TYPICAL MONUMENTS
(ESTABLISHED THIS SURVEY)

CERTIFICATE OF APPROVAL BY THE DIRECTOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED: Aug 11, 1993

Murray R. B. B.
DIRECTOR
CITY AND BOROUGH OF JUNEAU
DEPARTMENT OF COMMUNITY
DEVELOPMENT

ATTEST:

Evelyn T. Perry
CLERK
CITY AND BOROUGH OF JUNEAU

CERTIFICATION OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SUBJECT TO NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATING. THIS APPROVAL IS BASED ON CRITERIA FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. NOTE RESTRICTIONS CONCERNING WASTEWATER DISPOSAL.

Rob White EST 8-10-93
NAME AND TITLE OF
ALASKA DEPT. OF ENVIRONMENTAL
CONSERVATION
APPROVING OFFICIAL

WASTEWATER DISPOSAL

THIS SUBDIVISION HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR WASTEWATER DISCHARGES TO APPROVED COLLECTOR SEWER SYSTEMS ONLY. OTHER MEANS OF WASTEWATER DISPOSAL ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE August 10, 1993 City & Borough of Juneau
WITNESS Thomas K. Koser Owner Dan B. B.
WITNESS Thomas K. Koser Owner Dan B. B.

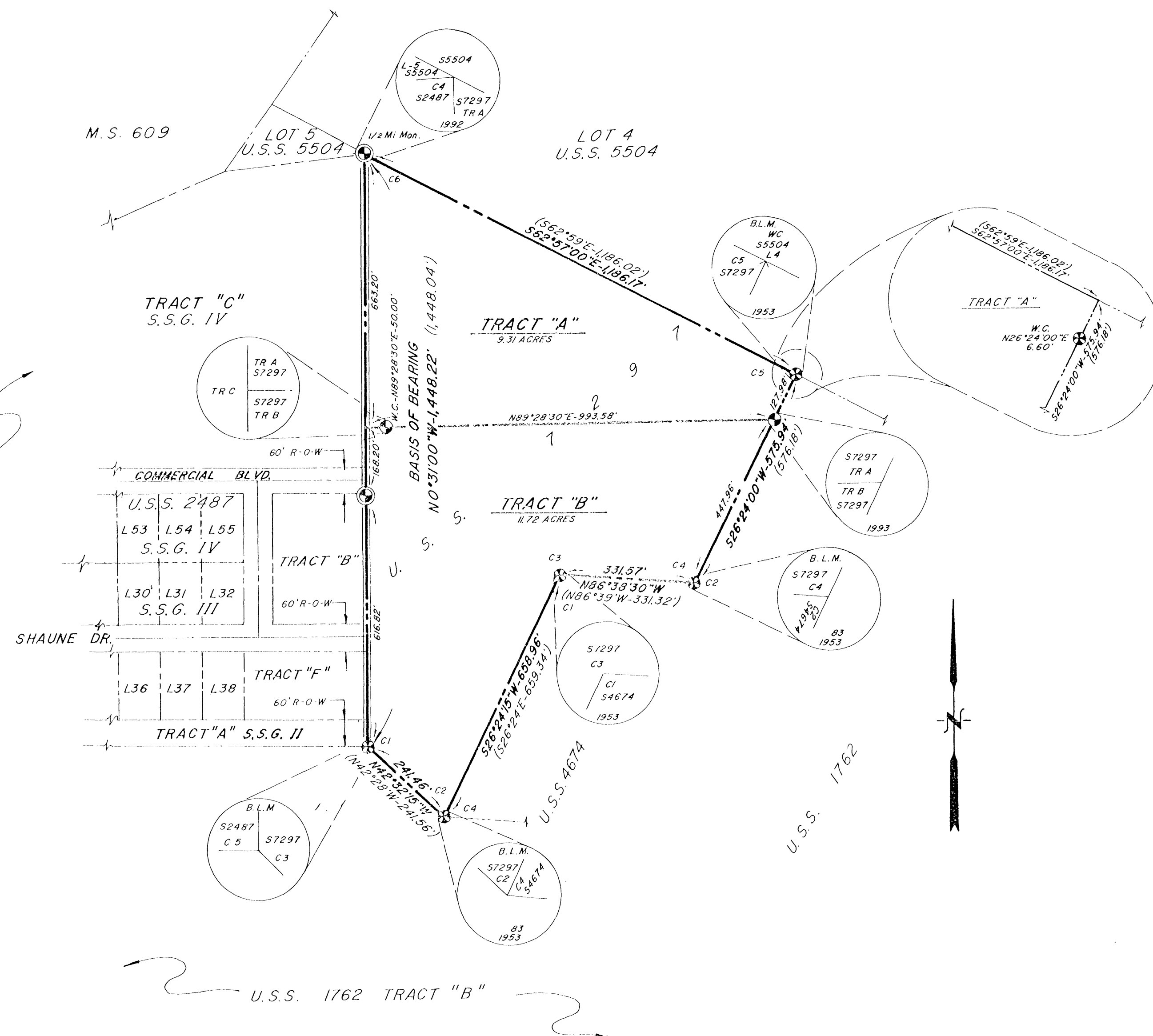
NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA)
STATE OF ALASKA) ss.

THIS IS TO CERTIFY THAT ON THIS 10 DAY OF August, 1993, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, FULLY COMMISSIONED AND SWORN, APPEARED Dan B. B. TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Dan B. B.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 8/6/93

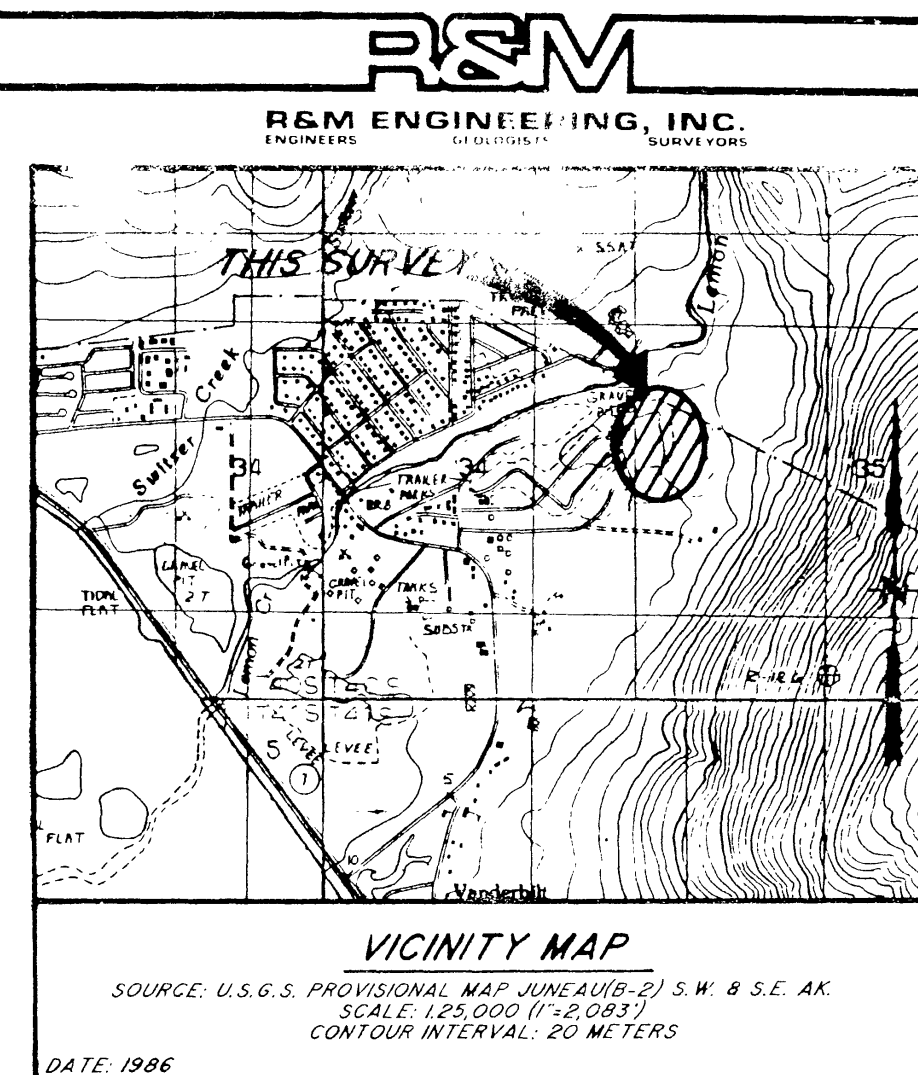


JUNEAU RECORDING DISTRICT
A PLAT DENOTING
TRACTS "A" & "B"
A SUBDIVISION OF
U.S. SURVEY NO. 7297
CITY & BOROUGH OF JUNEAU ALASKA

SCALE: 1"=200'
0 200' 600' 1,000'

GENERAL NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS THE L.I. OF SIGHT BETWEEN RECOVERED MON. 1 AND MON. COR. 6. U.S. SURVEY NO. 1297. THE BEARING OF RECOVERED MON. 1 WAS TAKEN FROM THE ORIGINAL B.L.M. SURVEY FOR U.S. SURVEY NO. 7297 WAS N0°31'00"W.
2. ACCESS TO THIS SUBDIVISION IS BY THE DEDICATED ROADWAY SHAUNE DRIVE AND BY TRACT A, S.S.G. SUBDIVISION NO. 1 AND THE PROPOSED ROAD RIGHT-OF-WAY WITHIN U.S. SURVEY NO. 2487, S.S.G. SUBDIVISION. OTHER ACCESS TO TRACT A, U.S. SURVEY NO. 7297 IS THROUGH THE MANAGEMENT AGREEMENT BETWEEN THE CITY AND BOROUGH OF JUNEAU AND THE OWNER'S OF MINERAL SURVEY NO. 609.
3. WHEN RECORDED PLAT SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THOSE MEASURED AND/OR COMPUTED BY THIS SURVEY, THE RECORD COURSE IS SHOWN WITHIN PARENTHESIS, FOLLOWED BY THE SURVEY COURSE BY THIS SURVEY SHOWN WITHOUT PARENTHESIS, THUSLY (S62°59'E - 1186.02) S62°57'00"E - 1186.17'.
4. ALL BEARINGS DENOTED BY THIS PLAT HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.

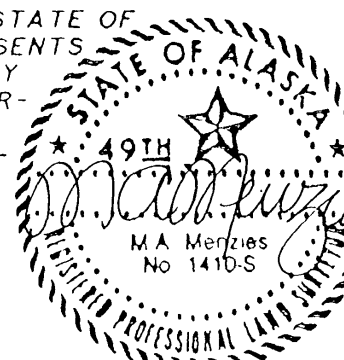


SYMBOLS

- ⊕ ORIGINAL G.L.O./B.L.M. MONUMENT (RECOVERED)
- ⊙ 1410-S PRIMARY MONUMENT (RECOVERED)
- ⊙ 1410-S PRIMARY MONUMENT (ESTABLISHED)
- BOUNDARY/PROPERTY LINE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



JUNEAU RECORDING DISTRICT
A PLAT DENOTING
TRACTS "A" & "B"
A SUBDIVISION OF
U.S. SURVEY NO. 7297
CITY & BOROUGH OF JUNEAU ALASKA

CLIENT:
CITY & BOROUGH OF JUNEAU
125 S. SEWARD ST.
JUNEAU, ALASKA 99801

SURVEYOR:
R. B. M. ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803

DATE: MAY 26, 1993

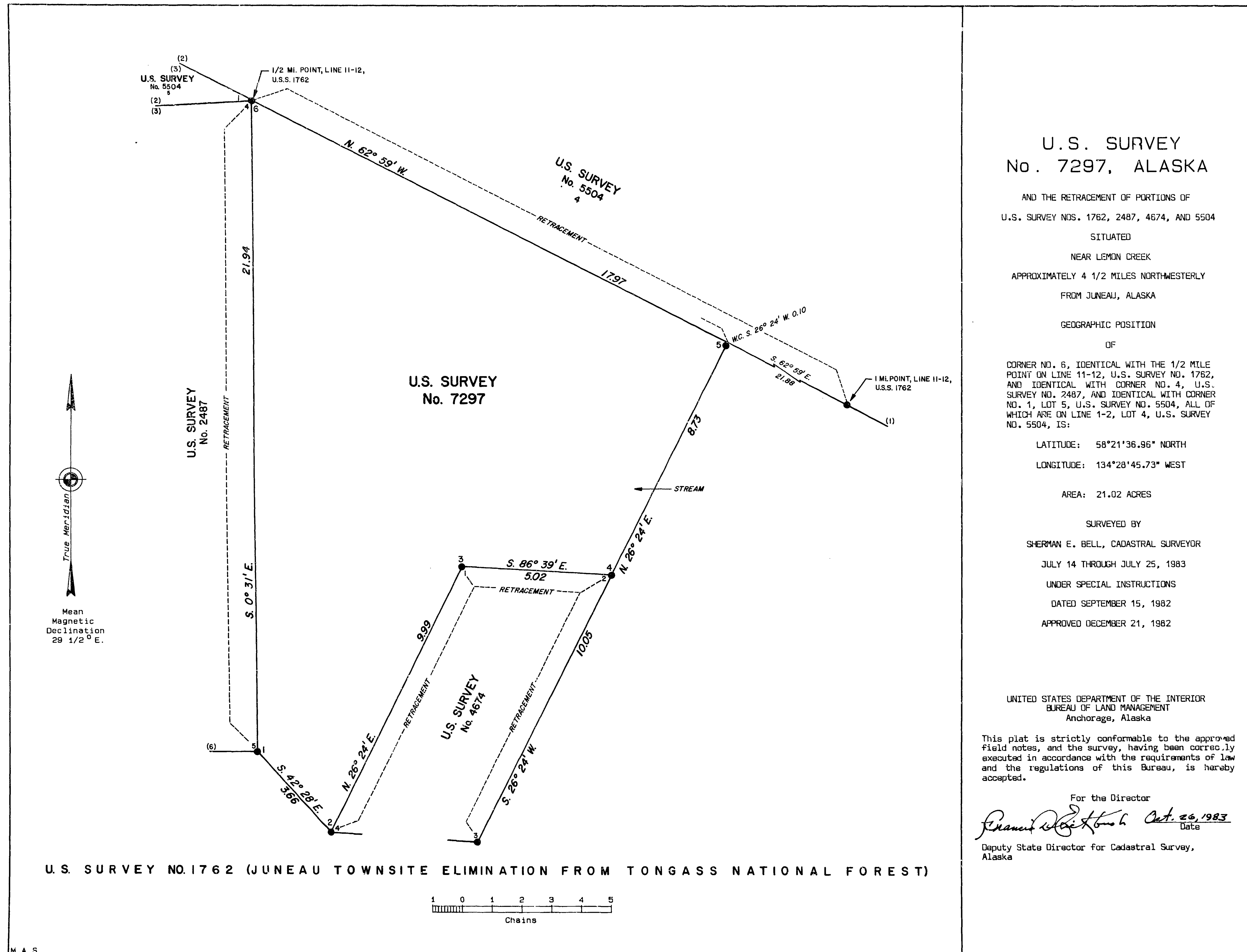
R. B. M. PROJ. 931726

SHEET 1 OF 1

Juneau Plat 93-26

Officially Filed
DATE December 8, 1983

ORIGINAL



Form 9600-9
(December 1979)
(formerly 9180-6)

ORIGINAL
UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

U 147

259

FIELD NOTES

OF

THE SURVEY OF

U.S. SURVEY NO. 7297

AND

THE RETRACEMENT OF PORTIONS OF

U.S. SURVEY NOS. 1762, 2487, 4674, AND 5504

SITUATED NEAR LEMON CREEK

APPROXIMATELY 4 1/2 MILES NORTHWESTERLY FROM JUNEAU

THE GEOGRAPHIC POSITION OF CORNER NO. 6

IDENTICAL WITH THE 1/2 MILE POINT ON LINE 11-12, U.S. SURVEY NO. 1762

AND IDENTICAL WITH CORNER NO. 4, U.S. SURVEY NO. 2487

AND IDENTICAL WITH CORNER NO. 1, LOT 5, U.S. SURVEY NO. 5504

ALL OF WHICH ARE ON LINE 1-2, LOT 4, U.S. SURVEY NO. 5504, IS:

LATITUDE 58°21'36.96" NORTH, LONGITUDE 134°28'45.73" WEST

Of the _____ Meridian,

In the State of _____ ALASKA

EXECUTED BY

Sherman E. Cell, Cadastral Surveyor

Under special instructions dated September 15, 1982, approved December 21, 1982

_____, which provided for the surveys included under U.S. Survey/BLM
Number 7297, and assignment instructions dated June 27, 1983

Survey commenced July 14, 1983

Survey completed July 25, 1983

U.S. SURVEY NO. 7297, ALASKA

CHAINS

The following field notes are those of U.S. Survey No. 7297 and the retracement of portions of U.S. Survey Nos. 1762, 2487, 4674, and 5504.

U.S. Survey No. 1762 was surveyed by E. C. Guerin, Cadastral Engineer, in 1927.

U.S. Survey No. 2487 was surveyed by F. W. Williamson, Cadastral Engineer, in 1939.

U.S. Survey No. 4674 was surveyed by Clifford L. McKay, Supervisory Cadastral Surveyor, in 1963.

U.S. Survey No. 5504 was surveyed by Hobart B. Hyatt, Supervisory Cadastral Surveyor, in 1969.

This survey and the retracements were executed in accordance with the specifications set forth in the Manual of Surveying Instructions, 1973, and the Special Instructions dated September 15, 1982.

The azimuth was obtained from the bearing between the 1/2 and 1 Mile Points on line 11-12, U.S. Survey No. 1762, identical with a portion of line 1-2, Lot 4, U.S. Survey No. 5504, and refers to the true meridian.

The geographic position of corner No. 6, identical with the 1/2 Mile Point, on line 11-12, U.S. Survey No. 1762, and identical with corner No. 4, U.S. Survey No. 2487, and identical with corner No. 1, Lot 5, U.S. Survey No. 5504, all of which are on line 1-2, Lot 4, U.S. Survey No. 5504; as determined from U.S. Survey No. 5504, is:

Latitude 58°21'36.96" North, Longitude 134°28'45.73" West.

The magnetic declination was taken from U.S. Geological Survey quadrangle map "JUNEAU (B-2)," Alaska, 1962 edition, with minor revisions in 1966, and indicates a mean value of 29 1/2° East.

PRELIMINARY STATEMENT

Prior to the execution of U.S. Survey No. 7297, it was necessary to retrace a portion of line 11-12, U.S. Survey No. 1762, identical with a portion of line 1-2, Lot 4, U.S. Survey No. 5504; line 4-5, U.S. Survey No. 2487; and lines 1-2, 2-3, and 4-1, U.S. Survey No. 4674.

The record of the retracements are incorporated into the body of these notes.

Beginning at the point for cor. No. 1, identical with cor. No. 5, U.S. Survey No. 2487; monumented with an iron post, 1 in. diam., firmly set, projecting 5 ins. above ground, with brass cap mkd. S2487 C5 1939

from which the original bearing tree

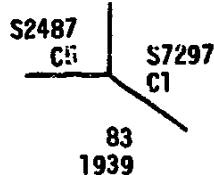
A hemlock, 16 ins. diam., bears N. 17 1/2° W.,
12 lks. dist., with healed blaze.
(Record, N. 18 1/2° W.)

Add marks to now read

261

U.S. SURVEY NO. 7297, ALASKA

CHAIN



and new bearing trees

A spruce, 26 ins. diam., bears N. 65° E.,
68 1/2 lks. dist., mkd. C1 S7297 BT.

A spruce, 12 ins. diam., bears S. 26° W.,
47 1/2 lks. dist., mkd. X BT.

S. 42°28' E., on line 1-2.

Ascend gradual slope through spruce and hemlock.

3.66

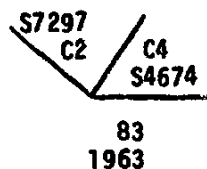
Point for cor. No. 2, identical with cor. No. 4, U.S.
Survey No. 4674; monumented with an iron post, 2 1/2
ins. diam., loosely set, projecting 8 ins. above
ground, with brass cap mkd. S4674 C4 1963

from which the original bearing trees

A hemlock, 16 ins. diam., bears S. 84° E.,
91 lks. dist., mkd. S4674 C4 BT.

A spruce, 24 ins. diam., bears S. 38° E.,
29 lks. dist., mkd. S4674 C4 BT.

Add marks to now read



N. 26°24' E., on line 2-3, identical with line 4-1,
U.S. Survey No. 4674.

Over rolling terrain, through dense brush and devil's
club, with spruce and large alder.

9.99

Point for cor. No. 3, identical with cor. No. 1, U.S.
Survey No. 4674; monumented with an iron post, 2 1/2
ins. diam., firmly set, projecting 6 ins. above ground,
encircled by a mound of stone, with brass cap mkd.
C1 S4674 1963

from which the original bearing trees

An alder, 10 ins. diam., bears S. 76° E.,
16 lks. dist., mkd. S4674 C1 BT.

An alder, 10 ins. diam., bears S. 23° W.,
55 lks. dist., mkd. S4674 C1 BT.

Add marks to now read

U.S. SURVEY NO. 7297, ALASKA

CHAINS

S7297

C3

C1

S4674

83

1963

and new bearing trees

An alder, 12 ins. diam., bears S. $61\frac{1}{2}^{\circ}$ W.,
22 lks. dist., mkd. C3 S7297 BT on the bark.

A hemlock, 19 ins. diam., bears N. $13\frac{1}{2}^{\circ}$ W.,
78 lks. dist., mkd. C3 S7297 BT.

S. $86^{\circ}39'$ E., on line 3-4, identical with line 1-2,
U.S. Survey No. 4674.

Ascend moderate W. slope, through dense brush and timber.

5.02

Point for cor. No. 4, identical with cor. No. 2, U.S.
Survey No. 4674; monumented with an iron post, $2\frac{1}{2}$
ins. diam., firmly set, projecting 8 ins. above ground,
with brass cap mkd. C2 S4674 1963

from which the original bearing trees

A spruce, 18 ins. diam., bears S. 69° W.,
59 lks. dist., mkd. S4674 C2 BT.

A hemlock, 14 ins. diam., bears N. 69° W.,
28 lks. dist., mkd. S4674 C2 BT.

Add marks to new read

S7297

C4

C2

S4674

83

1963

and new bearing trees

A spruce, 25 ins. diam., bears N. 26° E.,
62 lks. dist., mkd. X BT.

A hemlock, 20 ins. diam., bears N. 18° W.,
36 lks. dist., mkd. C4 S7297 BT.

From this point, cor. No. 3, U.S. Survey No. 4674, bears
S. $26^{\circ}24'$ W., 10.05 chs. dist.; monumented with an iron
post, $2\frac{1}{2}$ ins. diam., loosely set, projecting 8 ins.
above ground, with brass cap mkd. S4674 C3 1963

from which the original bearing trees

A hemlock, 14 ins. diam., bears N. 65° E.,
6 lks. dist., mkd. S4674 C3 BT.
(Record, 61 lks. dist.)

A hemlock, 10 ins. diam., bears S. 24° E.,
34 lks. dist., mkd. S4674 C3 BT.

263

U.S. SURVEY NO. 7297, ALASKA

CHAIN	
	A hemlock, 10 ins. diam., bears S. 49° W., 35 lks. dist., mkd. S4674 C3 BT. N. 26°24' E., on line 4-5. Through dense timber and brush, along moderate W. slope. 3.28 Stream, 4 lks. wide, 4 ins. deep, course W. 8.63 Point selected for the witness cor. to cor. No. 5. Set an alum. post, 30 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, and in a collar of stone, with alum. cap mkd. from which A spruce, 23 ins. diam., bears N. 62° E., 106 lks. dist., mkd. X BT. A spruce, 36 ins. diam., bears S. 65° E., 124 lks. dist., mkd. X BT. 8.73 True point for cor. No. 5, on line 11-12, U.S. Survey No. 1762, identical with a portion of line 1-2, Lot 4, U.S. Survey No. 5504, not monumented; falls in small dry creek bed. From this point, the 1 Mile Point, on line 11-12, U.S. Survey No. 1762, and on line 1-2, Lot 4, U.S. Survey No. 5504, bears S. 62°59' E., 21.88 chs. dist.; monumented with an iron post, 2 ins. diam., firmly set, projecting 6 ins. above ground, with brass cap, 2 1/2 ins. diam., mkd. 1M FE S1762 1927 from which the original bearing trees A spruce, 24 ins. diam., bears S. 20° E., 12 lks. dist., with healed blaze. A spruce, 48 ins. diam., bears N. 32° W., 28 lks. dist., with healed blaze. N. 62°59' W., on line 5-6, identical with a portion of line 12-11, U.S. Survey No. 1762, and identical with a portion of line 1-2, Lot 4, U.S. Survey No. 5504. Descend gradual NW slope, through spruce, hemlock, alder, and brush. 17.97 Point for cor. No. 6, identical with the 1/2 Mile Point, on line 11-12, U.S. Survey No. 1762, and identical with cor. No. 4, U.S. Survey No. 2487, and identical with cor. No. 1, Lot 5, U.S. Survey No. 5504, all of which are on line 1-2, Lot 4, U.S. Survey No. 5504; monumented with an iron post, 1 in. diam., loosely set, projecting 8 ins. above ground, with brass cap mkd.

U.S. SURVEY NO. 7297, ALASKA

CHAIN

S5504
L5 C1S5504
L4C4
S2487
C4S1762
1/2 M1927
69

from which the remains of the bearing tree mkd. in 1969

A hemlock stump, 16 ins. diam., bears S. 59° W.,
7 lks. dist., with illegible scribe marks
visible.

and new bearing trees

A spruce, 4 ins. diam., bears N. 32° E.,
21 lks. dist., mkd. X BT.

A hemlock, 16 ins. diam., bears S. 59 1/2° E.,
182 lks. dist., mkd. X BT.

No marks added to brass cap.

S. 0°31' E., on line 6-1, identical with line 4-5, U.S.
Survey No. 2487.

Over level land, with spruce and hemlock, along E. side
of large gravel pit.

21.94

Cor. No. 1, identical with cor. No. 5, U.S. Survey No.
2487, and point of beginning.

GENERAL DESCRIPTION

This survey is situated easterly of Lemon Creek and
adjacent to and east of a large gravel pit, and approx-
imately 4 1/2 miles northwesterly from Juneau, Alaska.

The land is mostly level, unimproved, and densely
wooded with spruce and hemlock.

There are no improvements within this survey.

Access to the survey was by a road to the gravel pit.

**UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT**

265

FIELD ASSISTANTS

[illegible]

266

8
U.S. Department of the Interior
Bureau of Land Management
Alaska State Office Anchorage, AK

CERTIFICATE OF SURVEY

(I) (XX). Sherman E. Bell, Cadastral Surveyor , HEREBY
CERTIFY upon honor that, in pursuance of special instructions bearing date of the 15th day
of September , 1982 , (I) (XX) have surveyed U.S. Survey No. 7297 and
retraced portions of U.S. Survey Nos. 1762, 2487, 4674, and 5504,
situated near Lemon Creek, approximately 4 1/2 miles northwesterly
from Juneau,

of the Meridian, in the State of Alaska , which
are represented in the foregoing field notes as having been executed by (me), (XX) and under (my)
(XX) direction; and that said survey has been made in strict conformity with said special instruc-
tions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in
specific manner described in the foregoing field notes.

Sept 15 1983
(Date)

Sherman E. Bell
(Cadastral Surveyor)

(Date)

(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT
Anchorage, Alaska

The foregoing field notes of the survey of U.S. Survey No. 7297 and the
retracement of portions of U.S. Survey Nos. 1762, 2487, 4674, and 5504,
situated near Lemon Creek, approximately 4 1/2 miles northwesterly
from Juneau, Alaska,

executed by Sherman E. Bell, Cadastral Surveyor,

having been critically examined and found correct, are hereby approved.

Oct. 26, 1983
(Date)

Lance D. Beckwith
(Deputy State Director for Cadastral Survey, Alaska)

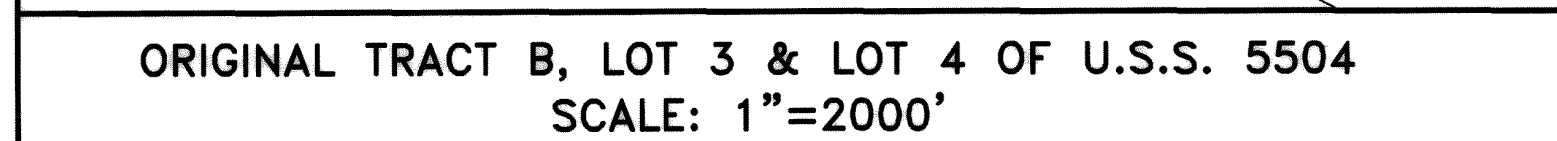
CERTIFICATE OF TRANSCRIPT

I CERTIFY That the foregoing transcript of the field notes of the above-described surveys is
is a true copy of the original field notes.

(Date)

(Deputy State Director for Cadastral Survey, Alaska)

AK 9600-18 (May 1982)



LEGEND

-

SECONDARY MONUMENT
2" DIA. ALUMINUM SURVEY CAP
ON 5/8" DIA. x 30" RE-BAR

SOURCE: N.O.A.A. CHART
No. 17315, GASTINEAU CHANNEL, 1998

LINE	BEARING	DISTANCE
L1	N34°35'30"E	109.41'
L2	N35°05'E	293.83'
L3	N36°34'45"E	147.85'
L4	N53°32'30"E	188.74'
L5	N16°09'45"E	258.93'
L6	N16°02'15"E	177.00'
L7	N13°02'15"E	237.00'
L8	N08°14'E	278.37'
L9	N18°10'30"E	351.34'
L10	N08°33'30"W	245.80'
L11	N05°16'15"E	268.67'
L12	N43°15'15"E	779.00'
L13	N59°49'15"E	489.32'
L14	N24°41'45"W	261.65'
L15	N02°20'30"E	115.53'

A circular seal for the State of Alaska Professional Land Surveyors. The outer ring contains the text "STATE OF ALASKA" at the top and "REGISTERED PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, "40TH" is written with a star on either side. A signature is written across the center. Below the signature, the text reads "MARK A. JOHNSON" and "LS # 7570".

0' 150' 300' 600' 1500'

0m 60m 150m 300m 450m

METER = 3.2808333 U.S. SURVEY FEET
U.S. ACRE = 0.4047 HECTARES

DATE OF SURVEY	NAME OF SURVEYOR
Beginning <u>MAY 4, 2005</u>	R&M ENGINEERING, INC.
Ending <u>FEB. 22, 2006</u>	6205 GLACIER HIGHWAY
	JUNEAU, ALASKA 99801
	R&M PROJ. No. 051703

STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

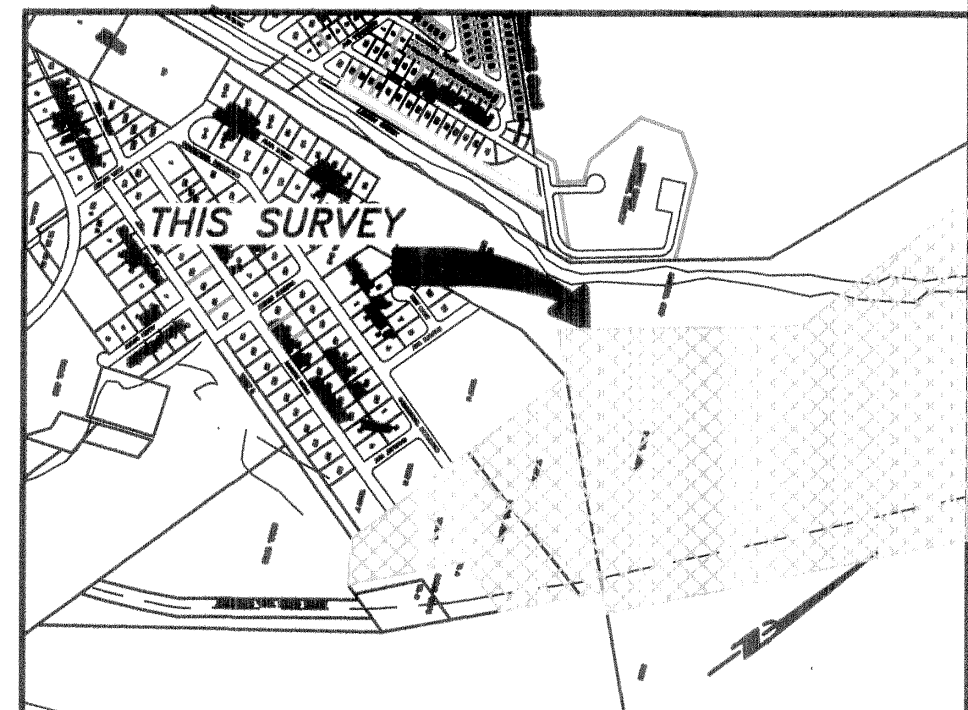
ALASKA STATE LAND SURVEY No. 2004-22

A SUBDIVISION OF U.S.S. 5504, LOT 4 CREATING TRACT 4-A, AND A SUBDIVISION OF ASLS 82-34 CREATING TRACT B CREATING TRACT B-1 & TRACT B-2 LOCATED WITHIN PROTRACTED SECTIONS 26, 27, 34 & 35 T. 40 S., R. 66 E., C.R.M., ALASKA JUNEAL RECORDING DISTRICT

DRAWN BY: C.C./M.L. DATE 07/12/05 REV. _____	APPROVAL RECOMMENDED <i>Scott Jennings</i> Apr 11, 2006 Statewide Platting Supervisor Date	
SCALE 1"=300'	CHECKED M.A.J.	FILE NO. ASLS 20040022

LEGEND

- BLM MONUMENT (RECOVERED THIS SURVEY)
- PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- PRIMARY MONUMENT (SET THIS SURVEY)
- SECONDARY MONUMENT (SET THIS SURVEY)
- PROPERTY / BOUNDARY LINE
- EASEMENT LINE
- PROPERTY LINE VACATED BY THIS PLAT
- EASEMENT LINE VACATED BY THIS PLAT



VICINITY MAP

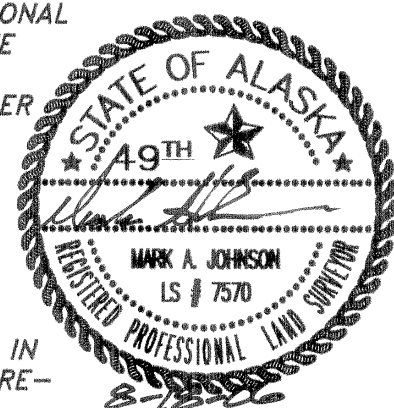
SOURCE: C.B.J./A.E.L. & P. ATLAS MAPPING
SCALE: 1" = 1,000' +/-
JUNEAU, ALASKA

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED MONUMENTS FOR CORNERS 9 AND 1, TRACT 4-A, ALASKA STATE LAND SURVEY 2004-22 HAVING A RECORD BEARING OF N63°12'42"W.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COUSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AN/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
3. THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON 3002 TOTAL STATION AND STANDARD PRISM RANGING METHODS.
4. THE EXISTING 60' WIDE ACCESS / EGRESS EASEMENT IN FAVOR OF THE CITY & BOROUGH OF JUNEAU, PER BOOK 386, PAGE 963, JUNEAU RECORDING DISTRICT IS VACATED BY THIS PLAT.
5. FOR THAT PORTION OF THE 15' LEMON CREEK TRAIL, U.S. FOREST SERVICE R.O.W. DENOTED BY THIS PLAT WITHIN ORIGINAL TRACT 4-A, A.S.L.S. 2004-22 IS AS DENOTED ON PLAT 2006-21 WHILE THAT PORTION WITHIN U.S. SURVEY NO. 7297 IS AS REFERENCED IN BOOK 284, PAGE 966 ALL ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



101	REC DIST
DATE 9/15	2006
TIME 3:44	P.M.
Requested By CBJ	
Address 155 Seward	
JUNEAU 99801	

CBJ FILE COPY

The official recorded copy of this document is on file at the Juneau Recording District as:
Plat No. 2006-52
Recorded on 9/15/2006
CDD No: SUB 2006-21

A PLAT DENOTING
HDK SUBDIVISION
A SUBDIVISION OF
TRACT A & B, US SURVEY 7297
AND
TR 4-A, ASLS 2004-22
WITHIN THE CITY & BOROUGH OF JUNEAU,
JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

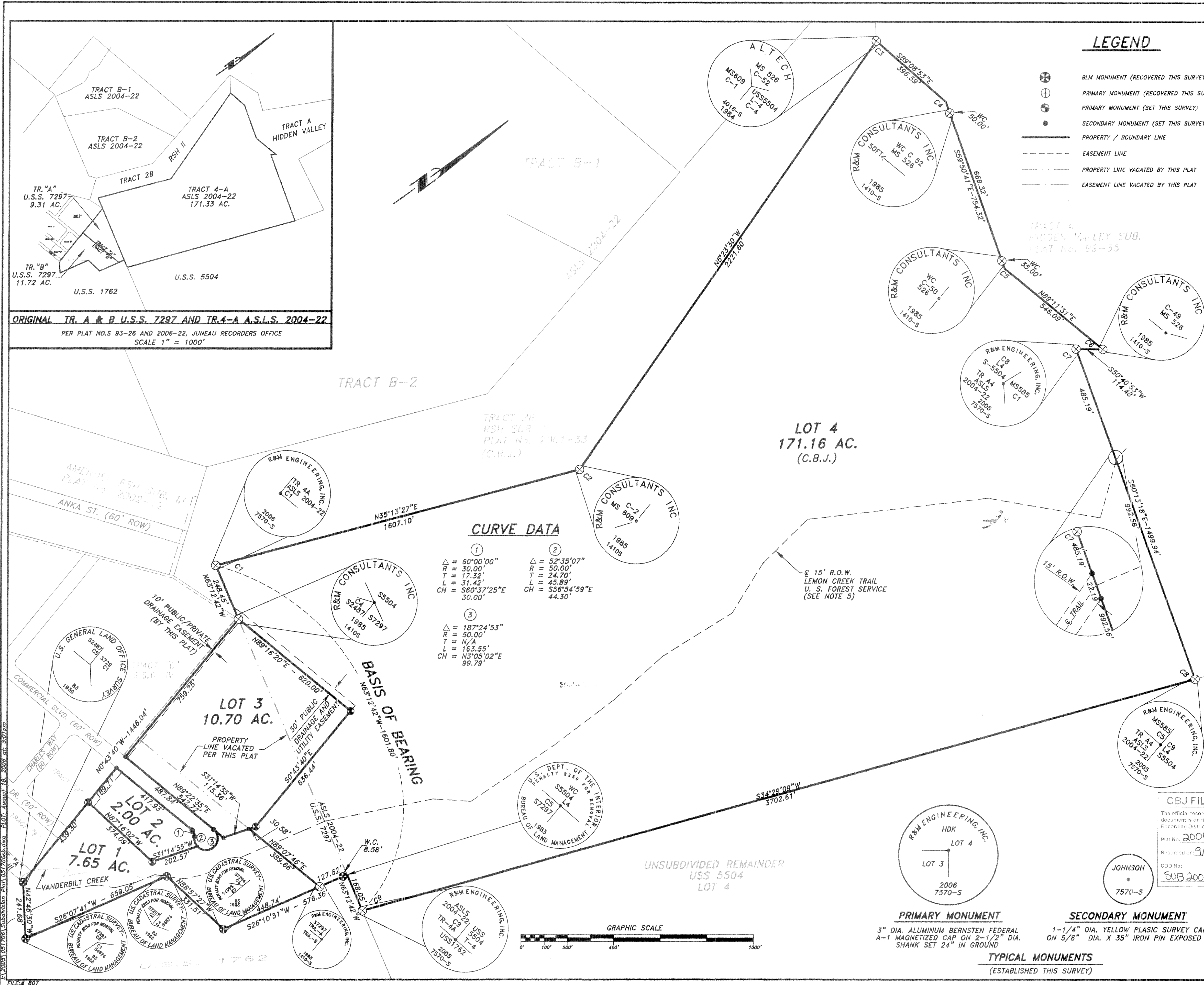
CLIENT:
THE HOME DEPOT, USA
370 CORPORATE DR. N.
TUKWILA, WA 98188

SHEET 1 of 2

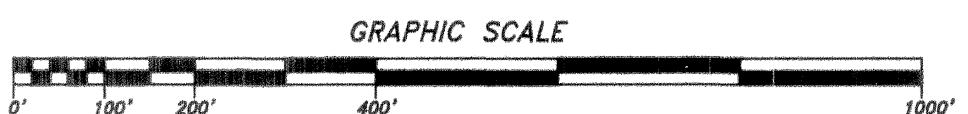
DATE: August 18, 2006

SCALE: 1"=200'

SURVEYOR:
MARK A. JOHNSON, R.L.S.
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. NO. 051706



UNSUBDIVIDED REMAINDER
USS 5504
LOT 4



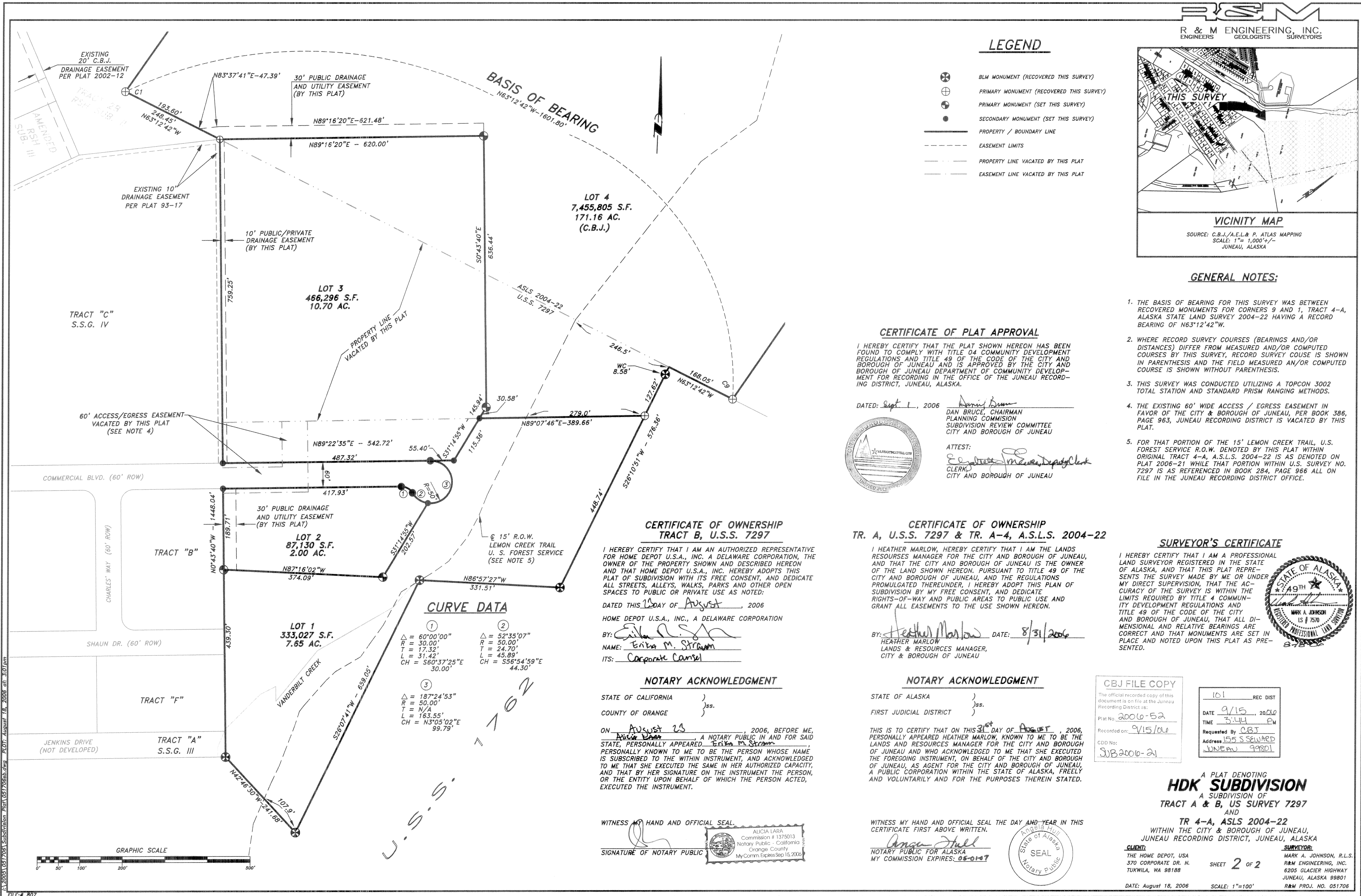
PRIMARY MONUMENT

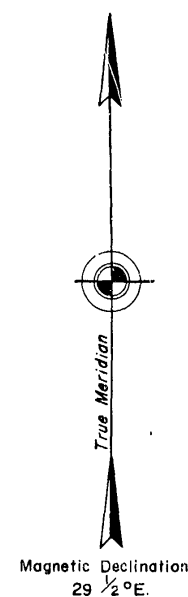
3" DIA. ALUMINUM BERNSTEN FEDERAL
A-1 MAGNETIZED CAP ON 2-1/2" DIA.
SHANK SET 24" IN GROUND

SECONDARY MONUMENT

1-1/4" DIA. YELLOW PLASIC SURVEY CAP
ON 5/8" DIA. X 35" IRON PIN EXPOSED 2"

TYPICAL MONUMENTS
(ESTABLISHED THIS SURVEY)





LOTS 1 THROUGH 6

U.S. SURVEYS NOS. 1762, 2121, 2487, 2557, AND 3801

GEODETIC POSITION AT
CORNER NO. 1, LOT 1

LATITUDE 58° 19' 56.68" N., LONGITUDE 134° 35' 20.55" W.

AREA: 3,276.49 ACRES

SURVEYED BY
HOBART B. HYATT, SUPERVISORY CADASTRAL SURVEYOR
JUNE 5 THROUGH AUGUST 19, 1969
UNDER SPECIAL INSTRUCTIONS

DATED AND APPROVED
APRIL 24, 1968

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. April 9, 1973

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

Clark L. Harmon

Chief, Division of Cadastral Survey

See Sheet No. 1 for survey information.



ORIGINAL

Form 9180-6
(April 1965)
(formerly 4-679)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

35

FIELD NOTES

OF

U. S. SURVEY NO. 5504

LOTS 1 THROUGH 6

AND THE

DEPENDENT RESURVEY OF PORTIONS OF

U.S. SURVEYS NOS. 1762, 2121, 2487, 2557 AND 3801

SITUATED

IN THE VICINITY OF

JUNEAU, ALASKA

GEODETIC POSITION AT

CORNER NO. 1, LOT 1

LATITUDE 58° 19' 56.68" NORTH, LONGITUDE 134° 35' 20.55" WEST

Of the _____ Meridian,

In the State of _____ ALASKA _____

EXECUTED BY

HOBART B. HYATT, SUPERVISORY CADASTRAL SURVEYOR

Under special instructions dated _____ APRIL 24, 19 68, which provided for the surveys
U.S. SURVEY
included under ~~GROUP~~ Number _____ 5504, approved _____ APRIL 24, 1968,
and assignment instructions dated _____ APRIL 29, 19 68 AND AMENDED
ASSIGNMENT INSTRUCTIONS DATED MAY 15, 1969

Survey commenced _____ JUNE 5 _____, 19 69

Survey completed _____ AUGUST 19 _____, 19 69

U. S. SURVEY NO. 5504

CHAINS

This survey was executed in accordance with the specifications as set forth in the Manual of Surveying Instructions, 1947, and the Special Instructions dated April 24, 1968.

Bearings were obtained from geodetic control stations and verified from observations of the sun during the progress of the survey.

The geodetic position of corner No. 1, Lot 1, determined by a closed traverse from U.S. Coast and Geodetic Survey triangulation station BEN (U.S.E.) 1959, is Latitude $58^{\circ} 19' 56.68''$ North, Longitude $134^{\circ} 35' 20.55''$ West.

The observed magnetic declination is $29\frac{1}{2}^{\circ}$ East.

PRELIMINARY STATEMENT

Record bearings and distances in chains are repeated from the official records of Mineral Surveys Nos. 609, 526 and 585. The lines were not retraced except in the areas where remonumented to verify the true locations. The original mineral survey monuments were described as being four-inch square wood posts in a mound of stone.

LOT 1

Begin at cor. No. 1, Lot 1, identical with cor. No. 3, U.S. Survey No. 3559, and cor. No. 2, U.S. Survey No. 1082, monumented with an iron post, $2\frac{1}{2}$ ins. diam., flush with the ground, on the SE. side of road bank, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3559.

I add marks to the brass cap to now read.

S1082	S3559
C2	LOT 1
	C3
LOT 2	
C1	S5504
	L1 C1
	1958-69

from which

U.S. Coast and Geodetic Survey triangulation station BEN (U.S.E.) 1959, monumented with a standard U.S.E. round bronze disk set flush in concrete in the ground, on the extreme point of Hut Point on Fritz Cove at north end of Douglas Island, bears N. $63^{\circ} 19' W.$, 40.00 chs. dist.

Cor. No. 1, Lot 3, hereinafter described, computed through ties to triangulation stations, bears N. $39^{\circ} 57' E.$, 221.12 chs. dist.

S. $83^{\circ} 18' E.$, on line 1-2, Lot 1, identical with a portion of line 3-2, U.S. Survey No. 3559.

Over rolling ground, through spruce and hemlock timber and berrybrush undergrowth. Topography of this line and

U. S. SURVEY NO. 5504, LOT 1

CHAINS	
	monument descriptions are given in the official record of U.S. Survey No. 3559. Marks were added to the witness points on this line to read S5504 L1 1969 on the S. portion of the brass caps.
99.65	Witness point No. 4, monumented with an iron post, 2½ ins. diam., extending 2 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3559. I add marks to the brass cap to now read: S3559 WP 4 S5504 L1 1958-69
127.00	Point for cor. No. 2, Lot 1. Set an iron post, 28 ins. long, 2½ ins. diam., 10 ins. in the ground and in a mound of stone, 3 ft. base to top, with brass cap mkd. S3559 L1 S5504 L1 C2 1969 from which A hemlock, 12 ins. diam., bears N. 44° E., 47 lks. dist., mkd. X BT. A hemlock, 7 ins. diam., bears S. 30° W., 24 lks. dist., mkd. S5504 L1 C2 BT. Witness point No. 3, on line 3-2, U.S. Survey No. 3559, monumented with an iron post, 2½ ins. diam., extending 2 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3559, bears S. 83° 18' E., 12.79 chs. dist.
	SOUTH, on line 2-3, Lot 1. Ascend gradual N. slope through timber and undergrowth. 9.45 Line tree, a hemlock, 26 ins. diam., with two hack marks on N. and S. sides. 11.70 Creek, 5 lks. wide, 3 ins. deep, course NW.; ascend steep N. slope through timber. 23.87 Line tree, a hemlock, 16 ins. diam., with two hack marks on N. and S. sides. 24.36 Point selected for witness point No. 1, Lot 1, on trail alongside an old flume. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 34 ins. in the ground, with brass cap mkd.

U. S. SURVEY NO. 5504, LOT 1

CHAINS	
	WP 1 S5504 L1 1969 from which A spruce, 10 ins. diam., bears S. 83° E., 15 lks. dist., mkd. X BT. A spruce, 8 ins. diam., bears N. 52° W., 27 lks. dist., mkd. S5504 L1 WP1 BT.
24.45	Flume, 6 ft. wide, 4 ft. deep, extends S. 60° E. and N. 60° W.; continue ascending steep N. slope through timber and undergrowth.
40.40	Top of ascent, spur slopes NW.; descend SW. slope through timber and undergrowth.
45.75	Same flume, 6 ft. wide, 4 ft. deep, extends S. 32° E. and N. 32° W.; descend SW. slope through timber and undergrowth.
50.10	Line tree, a hemlock, 24 ins. diam., with two hack marks on N. and S. sides; continue descent.
55.80	Point for cor. No. 3, Lot 1.
	Set an iron post, 28 ins. long, 2½ ins. diam., 22 ins in the ground and in a mound of stone, 3 ft. base to top, with brass cap mkd. S5504 L1 C3 1969 from which A spruce, 14 ins. diam., bears S. 4° W., 10 lks. dist., mkd. X BT. A spruce, 8 ins. diam., bears N. 47° W., 42 lks. dist., mkd. S5504 L1 C3 BT.
	WEST, on line 3-4, Lot 1: Descend SW. slope through timber and undergrowth.
14.60	Creek, 2 lks. wide, 1 in. deep, course NW.
15.50	Creek, 2 lks. wide, 1 in. deep, course NW.
19.05	Intersect station 85+02 on survey line of proposed road; extends approximately N. and S.; thence over nearly level land through scattered timber and dense berrybrush.
27.00	Descend broken W. slope through timber and undergrowth.
40.00	Point selected for witness point No. 2, Lot 1.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam.,

U. S. SURVEY NO. 5504, LOT 1

CHAINS	
	30 ins. in the ground, with brass cap mkd.
	WP 2 S5504 <u>L1</u> 1969
	from which
	A hemlock, 12 ins. diam., bears N. 48° E., 53 lks. dist., mkd. S5504 L1 WP2 BT.
	A hemlock, 10 ins. diam., bears N. 12° W., 35 lks. dist., mkd. S5504 L1 WP2 BT.
	Continue descending SW. slope through timber and undergrowth.
48.00	Center of E. Fork Fish Creek, 20 lks. wide, 1 ft. deep, in 40 ft. rock canyon, course NW.
50.10	Top of narrow spur between E. and W. Fork of Fish Creek.
51.30	Center of W. Fork Fish Creek, 20 lks. wide, 1 ft. deep, in 50 ft. rock canyon, course N.; ascend left bank through timber and undergrowth.
53.40	Top of bank; thence over near level ground through timber and dense berrybrush.
66.85	Line tree, a hemlock, 18 ins. diam., with two hack marks on E. and W. sides.
70.20	Line tree, a spruce, 20 ins. diam., with two hack marks on E. and W. sides; ascend gradual NE. slope through timber and undergrowth.
80.00	Point selected for witness point No. 3, Lot 1.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd.
	WP 3 S5504 <u>L1</u> 1969
	from which
	A spruce, 16 ins. diam., bears S. 16° E., 46 lks. dist., mkd. X BT.
	A spruce, 16 ins. diam., bears N. 50° W., 11 lks. dist., mkd. S5504 L1 WP3 BT.
95.70	Ascend NE. slope through timber and undergrowth.
105.50	Creek, 6 lks. wide, 4 ins. deep, course N. 30° E.
120.00	Point selected for witness point No. 4, Lot 1.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 28 ins. in the ground, with brass cap mkd.

U. S. SURVEY NO. 5504, LOT 1

CHAINS	
	WP 4 S5504 <u>L1</u> 1969
	from which
	A hemlock, 18 ins. diam., bears N. 40° E., 34 lks. dist., mkd. S5504 L1 WP4 BT.
	A hemlock, 16 ins. diam., bears S. 8° E., 36 lks. dist., mkd. X BT.
130.20	Creek, 2 lks. wide, 1 in. deep, course NW.
139.98	Line tree, a hemlock, 20 ins. diam., with two hack marks on E. and W. sides.
159.00	Point selected for witness point No. 5, Lot 1. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd.
	WP 5 S5504 <u>L1</u> 1969
	from which
	A hemlock, 12 ins. diam., bears N. 31° E., 24 lks. dist., mkd. S5504 L1 WP5 BT.
	A hemlock, 12 ins. diam., bears N. 35° W., 68 lks. dist., mkd. S5504 L1 WP5 BT.
168.80	Creek, 6 lks. wide, 2 ins. deep, course N.
187.30	Line tree, a hemlock, 26 ins. diam., with two hack marks on E. and W. sides.
199.00	Point for cor. No. 4, Lot 1. Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd.
	S5504 <u>L1 C4</u> 1969
	from which
	A hemlock, 28 ins. diam., bears N. 39½° E., 35 lks. dist., mkd. S5504 L1 C4 BT.
	A spruce, 24 ins. diam., bears S. 46° W., 29 lks. dist., mkd. X BT.
	NORTH, on line 4-5, Lot 1.
	Descend steep rocky N. slope through timber and under- growth.

41

U. S. SURVEY NO. 5504, LOT 1

CHAINS	
6.00	Base of steep slope; continue descending N. slope.
9.70	Line tree, a spruce, 38 ins. diam., with two hack marks on N. and S. sides.
15.60	Line tree, a hemlock, 14 ins. diam., with two hack marks on N. and S. sides.
19.24	Center of N. Douglas Road, gravel surfaced, bears S. 80° E. and N. 80° W.; descend N. bank through narrow strip of timber.
20.50	Point selected for witness meander cor. No. 5, Lot 1. Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. WCMC └───┐ S5504 L1 C5 1969 from which A spruce, 3 ins. diam., bears N. 66½° E., 23 lks. dist., mkd. S5504 L1 WCMC5 BT. A spruce, 6 ins. diam., bears N. 68½° W., 22 lks. dist., mkd. X BT.
20.90	Leave timber, extends S. 80° E. and N. 80° W.; thence descend gradual slope over rocky ground and low grass.
21.30	True point for meander cor. No. 5, Lot 1, on the southerly shore of Fritz Cove at line of mean high tide, an unsafe place for permanency of monument due to tidal action.
Thence with meanders of the southerly shore of Fritz Cove. Along gravel beach at edge of grass vegetation. . 80° 00' E., 9.41 chs. At 7.50 chs., mouth of creek, 1 lk. wide, 2 ins. deep, course from S. N. 87° 00' E., 5.00 chs. At 1.70 chs., mouth of creek, 3 lks. wide, 3 ins. deep, course from SE. N. 63° 00' E., 20.00 chs. At 1.70 chs., mouth of creek, 2 lks. wide, 2 ins. deep, course from SE. At 7.30 chs., mouth of creek, 20 lks. wide, 4 ins. deep, course from SE. At 10.30 chs., mouth of creek, 2 lks. wide, 3 ins. deep, course from SE. At 17.70 chs., mouth of creek, 3 lks. wide, 3 ins. deep, course from SE.	

U. S. SURVEY NO. 5504, LOT 1

CHAINS

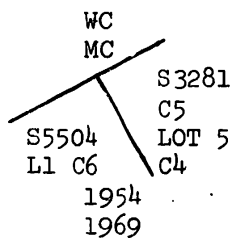
At end of course, true point for meander cor. No. 6, Lot 1 identical with the true point for meander cor. No. 5, U.S. Survey No. 3281.; unsuitable for monumentation.

S. 49° 03' E., on line 6-7, Lot 1, identical with line 5-4, U.S. Survey No. 3281 and line 6-5, U.S. Survey No. 3559.

Topography of this line and monument descriptions are given in the official records of U.S. Surveys Nos. 3281 and 3559.

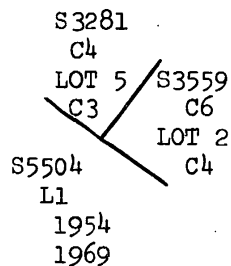
0.48 Point selected for witness meander cor. No. 6, Lot 1, identical with witness meander cor. No. 5, U.S. Survey No. 3281, monumented with an iron post, 2½ ins. diam., extending 1 in. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3281.

I add marks to the brass cap to now read:



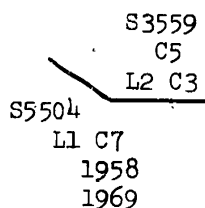
5.99 Cor. No. 4, U.S. Survey No. 3281, identical with cor. No. 6, U.S. Survey No. 3559, monumented with an iron post, 2½ ins. diam., extending 2 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3559.

I change and add marks to the brass cap to now read:



9.99 Point for cor. No. 7, Lot 1, identical with cor. No. 5, U.S. Survey No. 3559, monumented with an iron post, 2½ ins. diam., extending 2 ins. above ground, firmly set, mkd. and witnessed as described in the official record.

I change and add marks to the brass cap to now read:



U. S. SURVEY NO. 5504, LOT 1

CHAINS

EAST, on line 7-8, Lot 1, identical with line 5-4, U.S. Survey No. 3559.

Topography of this line is given in the official record of U.S. Survey No. 3559.

33.19

Point for cor. No. 8, Lot 1, identical with cor. No. 4, U.S. Survey No. 3559, monumented with an iron post, 2½ ins. diam., extending 2 ins. above ground, firmly set, mkd. and witnessed as described in the official record.

I change and add marks to the brass cap to now read:

S3559	
C4	S5504
L2 C2	L1
	C8

1958

1969

NORTH, on line 8-1, Lot 1, identical with line 4-3, U.S. Survey No. 3559.

Topography of this line and the witness point description are given in the official record of U.S. Survey No. 3559. Marks were added to the witness point on this line to read S5504 L1 1969 on the E. portion of the brass cap.

48.49

Cor. No. 1, Lot 1, identical with cor. No. 3, U.S. Survey No. 3559, and cor. No. 2, U.S. Survey No. 1082, point of beginning of Lot 1, containing 965.09 acres.

ADDITIONAL MEANDERS, LOT 1

From the true point for meander cor. No. 5, Lot 1, the southerly shore of Fritz Cove extends:

N. 80° 00' W., 5.40 chs. At 2.10 chs., mouth of Cove Creek, 6 lks. wide, 3 ins. deep, course from SW.

At 2.20 chs., base of filled parking and camping area.

N. 88° 00' W., 6.00 chs. Along base of fill.

LOT 2

Begin at cor. No. 1, Lot 2, identical with cor. No. 14, Tract B, H.E. Survey No. 52 (U.S. Survey No. 1053) and cor. No. 5, U.S. Survey No. 1536, monumented with an iron-capped iron pipe, 4 ins. diam., extending 2 ft. above the ground, firmly set and mkd. S1536 4 HES 52 on sides. A scattered mound of stone was found at the base of the pipe. Rebuilt a flat mound of stone, 2 ft. base, around the cor. No additional marks were added to the side of the pipe.

from which the remains of the original bearing trees:

U. S. SURVEY NO. 5504, LOT 2

CHAINS	
	A spruce stump, 30 ins. diam., bears S. 70° W., 88 lks. dist., no marks visible. (Record bearing S. 69° 55' W.). There is no remaining evidence of the original NW. bearing tree. and bearing trees marked by Clifford L. McKay, Supervisory Cadastral Surveyor, in 1963: A hemlock, 8 ins. diam., bears S. 62° W., 51 lks. dist., mkd. S1536 C5 BT. A spruce, 14 ins. diam., bears N. 66° W., 82 lks. dist., mkd. HES 52 C14 BT. U.S. Coast and Geodetic Survey triangulation station EDDIE 1959, monumented with a standard bronze disk set in a 1½ in. pipe extending 3 ins. above ground on the E. end of an inside dike near the E. end of the main runway of the Juneau Airport, bears S. 5° 43' E., 94.48 chs. dist. Cor. No. 2, Lot 3, hereinafter described, computed through ties to triangulation stations, bears S. 45° 00' E., 82.34 chs. dist. N. 20° 27½' E., on line 1-2, identical with line 14-13, Tract B, H.E. Survey No. 52 (U.S. Survey No. 1053) and 5-4, U.S. Survey No. 1536, recording the record bearing and dist. Over level land through spruce, hemlock, alder timber and dense undergrowth. Topography of this line is given in the official records.
42.06	Cor. No. 2, Lot 2, identical with cor. No. 13, Tract B, H.E. Survey No. 52 (U.S. Survey No. 1053), cor. No. 4, U.S. Survey No. 1536, and cor. No. 6, U.S. Survey No. 2100, monumented with an iron pipe, 1½ ins. diam., extending 18 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2100. No additional marks were added to the side of the pipe described as 3 ins. in diam. in U.S. Survey No. 2100.
	N. 26° 41' E., on line 2-3, Lot 2, identical with a portion of line 4-3, U.S. Survey No. 1536 and lines 6-5, 1-4, 4-3, and 9-1 of U.S. Surveys Nos. 2100, 3751, 2084, and 3752, respectively, recording the record bearings and dists. Over rolling ground through timber and dense undergrowth. Topography of this line and monument descriptions are given in the official records. Marks were added to the monuments on this line to read S5504 L2 1969 on the SE. portion of the brass caps.
132.35	Cor. No. 3, Lot 2, identical with cor. No. 2, U.S. Survey No. 2385 and cor. No. 1, U.S. Survey No. 3752, monumented with an iron post, 1 in. diam., extending 12 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2385. I add marks to the brass cap to now read:

NOTE: The distance 132.35 should be 132.26. See memo 9183.4 (420) U.S.S. No. 5504 dated July 5, 1973.

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U. S. SURVEY NO. 5504, LOT 2

CHAINS	
	S2385 C2 S3752 / S5504 C1 L1 / L2 C3 C1 1939-69
	EAST, on line 3-4, Lot 2. Ascend gradual W. slope through dense timber and undergrowth.
9.70	Graded road, bears N. 25° E. and S. 25° W.
12.00	Ascend steep W. slope through dense timber and undergrowth.
24.00	Point for cor. No. 4, Lot 2.
	Set an iron post, 28 ins. long, 2½ ins. diam., 12 ins. in the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. S5504 L2 C4 1969
	from which A spruce, 24 ins. diam., bears S. 17° W., 79 lks. dist., mkd. X BT. A hemlock, 12 ins. diam., bears N. 40° W., 44 lks. dist., mkd. X BT.
	S. 25° 12' W., on line 4-5, Lot 2. Along broken NW. slope through timber and dense undergrowth.
12.10	Creek, 3 lks. wide, 1 in. deep, course NW.
19.40	Creek, 3 lks. wide, 2 ins. deep, course NW.
23.00	Creek, 2 lks. wide, 2 ins. deep, course NW.
33.30	Rocky draw, dense alders, drains W.
37.20	Creek, 3 lks. wide, 2 ins. deep, course W.
38.00	Point selected for witness point No. 1, Lot 2.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 18 ins. in the ground, and in a mound of stone, 3 ft. base, to top, with brass cap mkd. WP 1 S5504 L2 1969
	Located in dense alders, no suitable bearing objects available. Cut a clearing, 50 ft. in diam. around the

U. S. SURVEY NO. 5504, LOT 2

CHAINS	
	monument.
54.00	Creek, 2 lks. wide, 2 ins. deep, course N. 80° W.
57.50	Creek, 3 lks. wide, 2 ins. deep, course NW.
67.50	Leave dense timber; enter slide area and dense alders, drains NW.
69.20	Leave slide area; re-enter timber and dense undergrowth.
77.30	Creek, 3 lks. wide, 3 ins. deep, course NW.
80.00	Point selected for witness point No. 2, Lot 2. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 28 ins. in the ground, and in a mound of stone, 2 ft. base, to top, with brass cap mkd. WP 2 S5504 / L2 1969
	from which A spruce, 14 ins. diam., bears S. 76° W., 33 lks. dist., mkd. S5504 L2 WP2 BT. A hemlock, 8 ins. diam., bears N. 8° W., 85 lks. dist., mkd. S5504 L2 WP2 BT.
81.30	Creek, 3 lks. wide, 3 ins. deep, course NW.
93.60	Creek, 4 lks. wide, 3 ins. deep, course NW.
96.90	Creek, 2 lks. wide, 3 ins. deep, course NW.
101.20	Creek, 4 lks. wide, 4 ins. deep, course NW.
107.70	Creek, 8 lks. wide, 3 ins. deep, course NW.
115.00	Point selected for witness point No. 3, Lot 2. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 32 ins. in the ground, with brass cap mkd. WP 3 S5504 / L2 1969
	from which A hemlock, 10 ins. diam., bears N. 44° E., 23 lks. dist., mkd. X FT. A hemlock, 14 ins. diam., bears N. 57° W., 61 lks. dist., mkd. S5504 L2 WP3 BT.
123.00	Creek, 3 lks. wide, 1 in. deep, course SW.; continue through dense timber and berrybrush undergrowth along NW. slope.
125.50	Forks of creek, 8 lks. wide, 4 ins. deep, course NW. from E. and SE.
131.60	Creek, 6 lks. wide, 3 ins. deep, course NW.

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U. S. SURVEY NO. 5504, LOT 2

NOTE: The area 407.75 acres. should be 407.64 acres.
See memos in file of U.S. No. 5504.

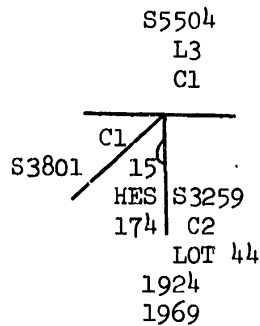
CHAINS	
148.80	Creek, 2 lks. wide, 2 ins. deep, course NW.
150.00	Point selected for witness point No. 4, Lot 2. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd. WP 4 S5504 / L2 1969 from which A hemlock, 8 ins. diam., bears S. 75° E., 26 lks. dist., mkd. X BT. A hemlock, 14 ins. diam., bears N. 4° W., 24 lks. dist., mkd. S5504 L2 WP4 BT.
154.90	Creek, 1 lk. wide, 1 in. deep, course W.
167.90	Creek, 3 lks. wide, 2 ins. deep, course SW.
169.41	Line tree, a hemlock, 18 ins. diam., with two hack marks on SW. and NE. sides.
169.90	Creek, 2 lks. wide, 2 ins. deep, course W.
173.62	Point for cor. No. 5, Lot 2. Set an iron post, 28 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, with brass cap mkd. S5504 / L2 C5 1969 from which A hemlock, 14 ins. diam., bears S. 12° W., 44 lks. dist., mkd. X BT. A hemlock, 10 ins. diam., bears N. 79° W., 71 lks. dist., mkd. S5504 L2 C5 BT.
	WEST, on line 5-1, Lot 2. Descend NW. slope through timber and berrybrush under- growth.
9.40	Creek, 3 lks. wide, 2 ins. deep, course NW.
24.00	Cor. No. 1, Lot 2, identical with cor. No. 14, Tract B, H.E. Survey No. 52, (U.S. Survey No. 1053), and cor. No. 5, U.S. Survey No. 1536, point of beginning of Lot 2. Containing 407.75 acres.
	LOT 3 Begin at cor. No. 1, Lot 3, identical with cor. No. 15,

U. S. SURVEY NO. 5504, LOT 3

CHAINS

H.E. Survey No. 174 (U.S. Survey No. 1568); cor. No. 2, U.S. Survey No. 3259; and cor. No. 1, U.S. Survey No. 3801, monumented with an iron post, 2 ins. diam., 4 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 3801.

I add marks to the brass cap to now read:



from which

U.S. Coast and Geodetic Survey triangulation station EDDIE 1959, hereinbefore described in Lot 2, bears S. $65^{\circ} 47'$ W., 86.83 chs. dist.

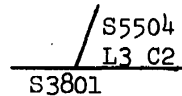
Cor. No. 1, Lot 1, hereinbefore described, computed through ties to triangulation stations, bears S. $39^{\circ} 59'$ W., 221.12 chs. dist.

N. $89^{\circ} 40'$ W., on line 1-2, Lot 3, identical with the dependent resurvey of a portion of line 1-2, U.S. Survey No. 3801.

Ascend over southerly slope, through dense spruce, hemlock, and alder timber with dense berrybrush undergrowth. Topography of this line is given in the official record of U.S. Survey No. 3801.

30.35 Point for cor. No. 2, Lot 3.

Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd.



1969

from which

A spruce, 24 ins. diam., bears N. 53° E., 69 lks. dist., mkd. S5504 L3 C2 BT.

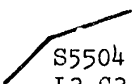
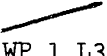
A spruce, 8 ins. diam., bears N. 24° W., 73 lks. dist., mkd. X BT.

Witness point at 42.50 chs., line 1-2, U.S. Survey No. 3801, monumented with an iron post, $2\frac{1}{2}$ ins. diam., firmly set, mkd. and witnessed as described in the official record, bears N. $89^{\circ} 40'$ W., 12.15 chs. dist.

Cor. No. 1, Lot 2, hereinbefore described, computed through ties to triangulation stations, bears N. $45^{\circ} 00'$ W., 82.34 chs. dist.

49

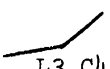
U. S. SURVEY NO. 5504, LOT 3

CHAINS	N. 32° 30' E., on line 2-3. Ascend over southerly slope, through spruce, hemlock, and alder timber, with berrybrush undergrowth. 5.23 Line tree, a hemlock, 14 ins. diam., with two hack marks on NE. and SW. sides. 6.32 Line tree, a hemlock, 20 ins. diam., with two hack marks on NE. and SW. sides. 8.90 Creek, 3 lks. wide, 2 ins. deep, course SE. 15.90 Creek, 1 lk. wide, 4 ins. deep, course SE. 16.08 Point for cor. No. 3, Lot 3. Set an iron post, 28 ins. long, 2½ ins. diam., 14 ins. in the ground, and in a mound of stone, 3 ft. base, to top, with brass cap mkd.  S5504 L3 C3 1969 from which A hemlock, 8 ins. diam., bears N. 85½° E., 31 lks. dist., mkd. S5504 L3 C3 BT. A hemlock, 34 ins. diam., bears S. 8° E., 8 lks. dist., mkd. S5504 L3 C3 BT. A hemlock, 12 ins. diam., bears N. 50½° W., 26 lks. dist., mkd. X BT. N. 82° 00' E., on line 3-4, Lot 3. Ascend steep southerly slope through spruce and hemlock timber with berry brush undergrowth. 2.55 Creek, 2 lks. wide, 2 ins. deep, course S. 6.95 Creek, 1 lk. wide, 1 in. deep, course S. 13.90 Creek, 2 lks. wide, 2 ins. deep, course S. 22.55 Creek, 2 lks. wide, 2 ins. deep, course S. 27.80 Top of ascent; begin gradual descent over SE. slope. 36.20 Creek, 5 lks. wide, 2 ins. deep, course SE. 39.00 Point selected for witness point No. 1, Lot 3, on moderately level ground. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd.  WP 1 L3 S5504 1969 from which A hemlock, 26 ins. diam., bears N. 44½° E.,
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U. S. SURVEY NO. 5504, LOT 3

CHAINS	
	7 lks. dist., mkd. X BT.
	A hemlock, 18 ins. diam., bears S. 14° E., 33½° lks. dist., mkd. S5504 WP1 L3 BT.
39.50	Line tree, a hemlock, 40 ins. diam., with two hack marks on E. and W. sides.
43.56	Line tree, a hemlock, 42 ins. diam., with two hack marks on E. and W. sides.
44.75	Creek, 1 lk. wide, 1 in. deep, course S.
46.00	Begin gradual descent.
49.48	Line tree, a hemlock, 30 ins. diam., with two hack marks on E. and W. sides.
50.32	Line tree, a hemlock, 44 ins. diam., with two hack marks on E. and W. sides.
55.30	Creek, 6 lks. wide, 2 ins. deep, course SE.
61.25	Creek, 6 lks. wide, 2 ins. deep, course SE.
66.50	Creek, 6 lks. wide, 1 in. deep, course SE.
75.10	Creek, 4 lks. wide, 2 ins. deep course SE.
80.00	Point selected for witness point No. 2, Lot 3, on SE. slope.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 28 ins. in the ground, with brass cap mkd.
	WP 2 L3 S5504 1969
	from which
	A hemlock, 12 ins. diam., bears N. 65° E., 13 lks. dist., mkd. X BT.
	A hemlock, 24 ins. diam., bears S. 8° E., 51 lks. dist., mkd. S5504 L3 WP2 BT.
	Continue descent.
91.00	Creek, 5 lks. wide, 6 ins. deep, course S.; thence ascend S. slope through timber and undergrowth.
110.80	Creek, 2 lks. wide, 2 ins. deep, course S. 30° W.
114.00	Point selected for witness point No. 3, Lot 3, on nearly level land.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd.
	WP 3 L3 S5504 1969
	from which

U. S. SURVEY NO. 5504, LOT 3

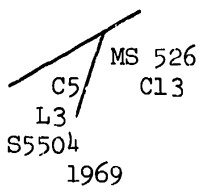
CHAINS	
	A hemlock, 28 ins. diam., bears N. 29° E., 41 lks. dist., mkd. X BT. A hemlock, 24 ins. diam., bears S. 55° W., 53 lks. dist., mkd. S5504 L3 WP3 BT.
115.02	Line tree, a hemlock, 40 ins. diam., with two hack marks on E. and W. sides.
117.39	Line tree, a hemlock, 34 ins. diam., with two hack marks on E. and W. sides.
122.03	Creek, 2 lks. wide, 1 in. deep, course SE.
124.80	Creek, 6 lks. wide, 4 ins. deep, course S.
126.75	Line tree, a hemlock, 40 ins. diam., with two hack marks on E. and W. sides.
144.00	Point for cor. No. 4, Lot 3.
	Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.  L3 C4 S5504 1969 from which A hemlock, 10 ins. diam., bears S. 9° E., 74 lks. dist., mkd. S5504 L3 C4 BT. A hemlock, 36 ins. diam., bears S. 60° W., 34 lks. dist., mkd. S5504 L3 C4 BT. A hemlock, 28 ins. diam., bears N. 22° W., 33 lks. dist., mkd. X BT.
	N. 56° 08' E., on line 4-5, Lot 3. Descend SE. slope through dense timber and undergrowth.
0.22	Line tree, a hemlock, 36 ins. diam., with two hack marks on NE. and SW. sides.
3.00	Draw, drains SE.
13.10	Creek, 2 lks. wide, 2 ins. deep, course SE.
14.21	Line tree, a hemlock, 40 ins. diam., with two hack marks on NE. and SW. sides.
20.48	Line tree, a hemlock, 36 ins. diam., with two hack marks on NE. and SW. sides.
31.50	Draw, drains S.; ascend along S. slope.
42.00	Point selected for witness point No. 4, Lot 3.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 28 ins. in the ground, with brass cap mkd.

U. S. SURVEY NO. 5504, LOT 3

CHAINS	
	WP 4 S5504 L3 1969 from which A hemlock, 8 ins. diam., bears S. 22° W., 39 lks. dist., mkd. S5504 L3 WP4 BT. A spruce, 8 ins. diam., bears N. 28° W., 38 lks. dist., mkd. X BT.
44.10	Ascend steep SW. slope.
44.80	Top of slope; continue ascending over S. slope through timber and undergrowth.
51.25	Line tree, a hemlock, 36 ins. diam., with two hack marks on NE. and SW. sides.
56.06	Line tree, a spruce, 40 ins. diam., with two hack marks on NE. and SW. sides.
57.60	Creek, 2 lks. wide, 1 in. deep, course SE.; ascend steep SW. slope.
61.80	Top of ascent; descend over E. slope through timber and undergrowth.
67.40	Creek, 6 lks. wide, 6 ins. deep, course S.
71.30	Creek, 6 lks. wide, 4 ins. deep, course SE.
73.00	Creek, 2 lks. wide, 2 ins. deep, course SE.
75.40	Creek 3 lks. wide, 2 ins. deep, course S.; ascend SW. slope through timber and undergrowth.
76.57	Line tree, a spruce, 16 ins. diam., with two hack marks on NE. and SW. sides.
84.00	Point selected for witness point No. 5, Lot 3.
	Set a steel rod monument, 36 ins. long, 5/8 in. diam., 30 ins. in the ground, with brass cap mkd. WP 5 S5504 L3 1969 from which A hemlock, 30 ins. diam., bears S. 65° E., 29 lks. dist., mkd. S5504 L3 WP5 BT. A spruce, 10 ins. diam., bears N. 29° W., 35 lks. dist., mkd. X BT. Ascend SW. slope through timber and undergrowth.
87.70	Descend NE. slope through timber and undergrowth.
92.00	Creek, 2 lks. wide, 2 ins. deep, course SE.
102.00	Creek, 3 lks. wide, 2 ins. deep, course E.

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U. S. SURVEY NO. 5504, LOT 3

CHAINS 105.40	Creek, 2 lks. wide, 1 in. deep, course SE.										
112.70	Creek, 10 lks. wide, 8 ins. deep, course S.										
126.40	Point for cor. No. 5, Lot 3, identical with cor. No. 13, Mineral Survey No. 526, mkd. by a scattered mound of stones. This position is harmoniously related to topographical features as shown on the original plat. The corner is located on top and approximately one chain northwesterly from the vertical right cut bank of Lemon Creek, and is accepted as the best existing evidence of the position of the original cor. At the cor. point. Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.  MS 526 C13 C5 L3 S5504 1969 from which A hemlock, 16 ins. diam., bears S. 41° E., 11 lks. dist., mkd. X BT. A hemlock, 12 ins. diam., bears S. 3° E., 51 lks. dist., mkd. X BT. A hemlock, 10 ins. diam., bears S. 74° W., 39 lks. dist., mkd. X BT. Rebuild the mound of stone, 2 ft. base, around the post to top. Thence southwesterly along the westerly boundary of Mineral Surveys Nos. 526 and 609 with record bearings and distances repeated from the official records as follows: <table border="0"> <tr> <td>S. 45° 04' W., 2.70 chs.</td><td>To point for cor. No. 6, Lot 3, identical with cor. No. 12, Mineral Survey No. 526.</td></tr> <tr> <td>S. 33° 58' W., 3.17 chs.</td><td>To point for cor. No. 7, Lot 3 identical with cor. No. 11, Mineral Survey No. 526.</td></tr> <tr> <td>S. 23° 00' W., 3.05 chs.</td><td>To point for cor. No. 8, Lot 3, identical with cor. No. 10, Mineral Survey No. 526.</td></tr> <tr> <td>S. 9° 36' W., 3.06 chs.</td><td>To point for cor. No. 9, Lot 3, identical with cor. No. 9, Mineral Survey No. 526.</td></tr> <tr> <td>S. 17° 51' W., 3.03 chs.</td><td>To point for cor. No. 10, Lot 3, identical with cor. No. 8, Mineral Survey No. 526.</td></tr> </table>	S. 45° 04' W., 2.70 chs.	To point for cor. No. 6, Lot 3, identical with cor. No. 12, Mineral Survey No. 526.	S. 33° 58' W., 3.17 chs.	To point for cor. No. 7, Lot 3 identical with cor. No. 11, Mineral Survey No. 526.	S. 23° 00' W., 3.05 chs.	To point for cor. No. 8, Lot 3, identical with cor. No. 10, Mineral Survey No. 526.	S. 9° 36' W., 3.06 chs.	To point for cor. No. 9, Lot 3, identical with cor. No. 9, Mineral Survey No. 526.	S. 17° 51' W., 3.03 chs.	To point for cor. No. 10, Lot 3, identical with cor. No. 8, Mineral Survey No. 526.
S. 45° 04' W., 2.70 chs.	To point for cor. No. 6, Lot 3, identical with cor. No. 12, Mineral Survey No. 526.										
S. 33° 58' W., 3.17 chs.	To point for cor. No. 7, Lot 3 identical with cor. No. 11, Mineral Survey No. 526.										
S. 23° 00' W., 3.05 chs.	To point for cor. No. 8, Lot 3, identical with cor. No. 10, Mineral Survey No. 526.										
S. 9° 36' W., 3.06 chs.	To point for cor. No. 9, Lot 3, identical with cor. No. 9, Mineral Survey No. 526.										
S. 17° 51' W., 3.03 chs.	To point for cor. No. 10, Lot 3, identical with cor. No. 8, Mineral Survey No. 526.										

U. S. SURVEY NO. 5504, LOT 3

CHAINS	
S. 24° 40' E., 4.06 chs.	To point for cor. No. 11, Lot 3, identical with cor. No. 7, Mineral Survey No. 526.
N. 73° 00' W., 3.83 chs.	To point for cor. No. 12, Lot 3, identical with cor. No. 6, Mineral Survey No. 526.
S. 20° 52' E., 9.43 chs.	To point for cor. No. 13, Lot 3, identical with cor. No. 5, Mineral Survey No. 526.
S. 15° 40' W., 13.03 chs.	To point for cor. No. 14, Lot 3, identical with cor. No. 4, Mineral Survey No. 526.
S. 66° 30' E., 1.52 chs.	To point for cor. No. 15, Lot 3, identical with cor. No. 3, Mineral Survey No. 526.
S. 20° 17' W., 26.44 chs.	To point for cor. No. 16, Lot 3, identical with cor. No. 2, Mineral Survey No. 526.
S. 45° 23' W., 2.31 chs.	To point for cor. No. 17, Lot 3, identical with cor. No. 1, Mineral Survey No. 526.
S. 89° 17' W., 8.23 chs.	To point for cor. No. 18, Lot 3, identical with cor. No. 55, Mineral Survey No. 526.
N. 55° 19' W., 10.12 chs.	To point for cor. No. 19, Lot 3, identical with cor. No. 54, Mineral Survey No. 526.
S. 82° 34' W., 10.75 chs.	To point for cor. No. 20, Lot 3, identical with cor. No. 53, Mineral Survey No. 526 and cor. No. 10, Mineral Survey No. 609.
S. 0° 59' W., 38.07 chs.	To point for cor. No. 21, Lot 3, identical with cor. No. 9, Mineral Survey No. 609.
S. 35° 13' W., 18.72 chs.	To point for cor. No. 22, Lot 3, identical with cor. No. 8, Mineral Survey No. 609.
S. 66° 30' W., 2.54 chs.	To true point for cor. No. 23, Lot 3, and cor. No. 2, U.S. Survey No. 2557 determined at proportionate distance, falls in a fill area near right bank of Lemon Creek, an unsafe place for permanency of the cor. There is no remaining evidence of the original cor.
N. 62° 59' W., on line 23-24, Lot 3, identical with the dependent resurvey of a portion of line 2-1, U.S. Survey No. 2557 and with line ½ mile cor. and cor. No. 11, U.S. Survey No. 1762.	
Over level fill area.	

55

U. S. SURVEY NO. 5504, LOT 3

CHAINS
1.50

Point selected for the witness cor. No. 23, Lot 3, and witness cor. No. 2, U.S. Survey No. 2557.

Set an iron post, 28 ins. long, 2 $\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd.

S5504
L3 C23
S2557 WC
C2 MS 609
1969

from which

A spruce, 4 ins. diam., bears N. 48° W., 61 lks. dist., mkd. X BT.

SE. cor. of State of Alaska Correctional Detention concrete building, 120 x 280 ft., long side extends N. 45° W., bears N. 47° E., 6.75 chs. dist.

Raise a mound of stone, 2 ft. base, 1 ft. high, NW. on line, 3 ft. dist.

Enter timber and brush er nearly level land.

7.20 Graded road, extends S. 67° W. and curves easterly.

28.55 Point for cor. No. 24, Lot 3, identical with cor. No. 11, U.S. Survey No. 1762, cor. No. 1, U.S. Survey No. 2557, and cor. No. 4, U.S. Survey No. 204, monumented with an iron post, 2 ins. diam., extending 10 ins. above ground, firmly set, mkd. as described in the official record of U.S. Survey No. 2557.

There is no remaining evidence of the original bearing trees.

I add marks to the brass cap to now read:

S5504
L3 C24
C11 S2557
FE C1
S1762
S204 1941
C4
1927
1969

from which new bearing trees

A spruce, 10 ins. diam., bears N. 20° E., 127 lks. dist., mkd. S5504 L3 C24 BT.

A spruce, 14 ins. diam., bears S. 65° E., 41 lks. dist., mkd. S5504 L3 C24 BT.

WEST, on line 24-25, Lot 3, identical with line 4-3, U.S. Survey No. 204 and 11-10, U.S. Survey No. 1762, recording the record bearing and dist.

U. S. SURVEY NO. 5504, LOT 3

CHAINS	Over nearly level land through dense timber and undergrowth. Topography of this line is given in the official records.														
40.00	Point for cor. No. 25, Lot 3, identical with cor. No. 19, U.S. Survey No. 1762 and cor. No. 3, U.S. Survey No. 204, monumented with an iron post, 2 ins. diam., extending 10 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 1762. I add marks to the brass cap to now read: <table> <tr><td colspan="2">S5504</td></tr> <tr><td>L3</td><td>C10</td></tr> <tr><td>C25</td><td>FE</td></tr> <tr><td></td><td>S1762</td></tr> <tr><td></td><td>S204</td></tr> <tr><td></td><td>C3</td></tr> <tr><td colspan="2">1927-69</td></tr> </table> SOUTH, on line 25-26, Lot 3, identical with line 10-9, U.S. Survey No. 1762, and a portion of line 3-2, U.S. Survey No. 204, recording the record bearing and dist. Over nearly level land through dense timber and undergrowth. Topography of this line is given in the official records.	S5504		L3	C10	C25	FE		S1762		S204		C3	1927-69	
S5504															
L3	C10														
C25	FE														
	S1762														
	S204														
	C3														
1927-69															
5.00	Point for cor. No. 26, Lot 3, identical with cor. No. 9, U.S. Survey No. 1762 and cor. No. 4, U.S. Survey No. 2121, monumented with an iron post, 2 ins. diam., extending 10 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2121. I add marks to the brass cap to now read: <table> <tr><td colspan="2">S5504</td></tr> <tr><td>L3</td><td></td></tr> <tr><td>C26</td><td>C9</td></tr> <tr><td></td><td>FE</td></tr> <tr><td>C4</td><td>S1762</td></tr> <tr><td>S2121</td><td></td></tr> <tr><td colspan="2">1927-69</td></tr> </table> from which U.S. Coast and Geodetic Survey triangulation station GRAVEL 1959, monumented with a standard bronze disk in a concrete monument on a grassy knoll on the W. bank near the mouth of Lemon Creek on the east shore of Gastineau Channel, bears S. 2° 04' 30" W., 48.25 chs. dist. S. 83° 11' W., on line 26-27, Lot 3, identical with the dependent resurvey of line, cor. No. 4 - ½ mile post, U.S. Survey No. 2121 and cor. No. 9 - ½ mile post, U.S. Survey No. 1762.	S5504		L3		C26	C9		FE	C4	S1762	S2121		1927-69	
S5504															
L3															
C26	C9														
	FE														
C4	S1762														
S2121															
1927-69															
9.84	Point for cor. No. 27, Lot 3, identical with the ½ mile post on line 8-9, U.S. Survey No. 1762, (and ½ mile post on line 3-4, U.S. Survey No. 2121) monumented with an iron post, 1 in. diam., extending 10 ins. above ground, firmly set, mkd. and witnessed as described in the														

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U. S. SURVEY NO. 5504, LOT 3

	CHAINS	official record of U.S. Survey No. 1762. I add marks to the brass cap to now read: S5504 L3 C27 $\frac{1}{2}$M FE S1762 1927-69 S. 83° 22' W., on line 27-28, Lot 3, identical with the dependent resurvey of a portion of line $\frac{1}{2}$ mile post-cor. No. 3, U.S. Survey No. 2121, and $\frac{1}{2}$ mile post-cor. No. 8, U.S. Survey No. 1762. Ascend gentle S. slope through dense timber and undergrowth. Topography of this line is given in the official records. 22.00 Point for cor. No. 28, Lot 3 and cor. No. 4, Lot 6. Set an iron post, 28 ins. long, 2$\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd. S5504 L6 L3 C4 C28 S2121 1969 from which A spruce, 34 ins. diam., bears N. 29° E., 45 lks. dist., mkd. S5504 L3 C28 BT. A hemlock, 10 ins. diam., bears N. 50° W., 91 lks. dist., mkd. S5504 L6 C4 BT. Cor. No. 3, U.S. Survey No. 2121, identical with cor. No. 4, U.S. Survey No. 3258 and cor. No. 8, U.S. Survey No. 1762, hereinafter described, bears S. 83° 22' W., 17.94 chs. dist. NORTH, on line 28-29, Lot 3, identical with line 4-3, Lot 6. Ascend gentle SE. slope through dense timber and undergrowth. 7.00 Left bank creek, 6 lks. wide, 2 ins. deep, course SW. from NW. 12.49 Point for cor. No. 29, Lot 3, and cor. No. 3, Lot 6. Set an iron post, 28 ins. long, 2$\frac{1}{2}$ ins. diam., 24 ins. in the ground, with brass cap mkd. S5504 L3 L6 C29 C3 1969
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U. S. SURVEY NO. 5504, LOT 3

CHAINS						
	from which A hemlock, 16 ins. diam., bears S. 30° E., 19 lks. dist., mkd. S5504 L3 C29 BT. A hemlock, 10 ins. diam., bears S. 86° W., 32 lks. dist., mkd. S5504 L6 C3 BT.					
	WEST, on line 29-30, Lot 3, identical with line 3-2, Lot 6. Ascend general S. slope through dense timber and under- growth.					
0.30	Creek, 2 lks. wide, 1 in. deep, course S.					
2.35	Line tree, a spruce, 16 ins. diam., with two hack marks on N. and S. sides.					
2.80	Creek, 6 lks. wide, 2 ins. deep, course S.					
9.60	Creek, 4 lks. wide, 2 ins. deep, course SE.; ascend NE. slope through timber and undergrowth.					
13.00	Point for cor. No. 30, Lot 3, and cor. No. 2, Lot 6.					
	Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd. S5504 <table><tr><td>L3</td><td rowspan="2">┌</td><td>L6</td></tr><tr><td>C30</td><td>C2</td></tr></table> 1969	L3	┌	L6	C30	C2
L3	┌	L6				
C30		C2				
	from which A spruce, 22 ins. diam., bears S. 57° E., 39 lks. dist., mkd. S5504 L6 C2 BT. A hemlock, 8 ins. diam., bears S. 18° W., 19 lks. dist., mkd. S5504 L3 C30 BT.					
	SOUTH, on line 30-31, Lot 3, identical with line 2-1, Lot 6. Descend SW. slope through timber and undergrowth.					
5.30	Leave large timber; enter dense undergrowth.					
12.50	Creek, 6 lks. wide, 2 ins. deep, course SE.; continue descending through dense small size hemlock, scattered alders, and dense berry brush and devil's clubs.					
13.10	Logging trail, extends NE. and SW.					
14.00	Intersect line cor. No. 3 - ½ mile post, U.S. Survey No. 2121 and cor. No. 8 - ½ mile post, U.S. Survey No. 1762.					
	Point for cor. No. 31, Lot 3, and cor. No. 1, Lot 6. Set an iron post, 28 ins. long, 2½ ins. diam., 20 ins. in the ground and in a mound of stone, 3 ft. base, to top, with brass cap mkd.					

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U. S. SURVEY NO. 5504, LOT 3

CHAINS

S5504
L3 L6
C31 C1
S2121
1969

from which

A hemlock, 6 ins. diam., bears N. $34\frac{1}{2}^{\circ}$ E.,
40 lks. dist., mkd. S5504 L6 C1 BT.

A hemlock, 4 ins. diam., bears S. 25° W.,
17 lks. dist., mkd. X BT.

A hemlock, 8 ins. diam., bears N. $48\frac{1}{2}^{\circ}$ W.,
36 lks. dist., mkd. S5504 L3 C31 BT.

Cor. No. 8, Lot 3, identical with cor.
No. 4, Lot 6, hereinbefore described, bears
N. $83^{\circ} 22'$ E., 13.09 chs. dist.

S. $83^{\circ} 22'$ W., on line 31-32, Lot 3, identical with the
dependent resurvey of a portion of line $\frac{1}{2}$ mile post cor.
No. 3, U.S. Survey No. 2121 and $\frac{1}{2}$ mile post cor. No. 8,
U.S. Survey No. 1762.

Ascend SE. slope through timber and undergrowth. Topog-
raphy of this line is given in the official records.

4.85 Point for cor. No. 32, Lot 3, identical with cor. No. 3,
U.S. Survey No. 2121, cor. No. 4, U.S. Survey No. 3258,
and cor. No. 8, U.S. Survey No. 1762, monumented with an
iron post, 2 ins. diam., extending 3 ins. above ground,
firmly set, mkd. and witnessed as described in the
official record of U.S. Survey No. 3258.

I add marks to the brass cap to now read.

S5504
L3 C32
S3258 C8
C4 FE
LOT 32 S1762
C3 C3
S2121
1927
1969

N. $81^{\circ} 26'$ W., on line 32-1, Lot 3, identical in part
with line 4-3, U.S. Survey No. 3258 and line 3-2, U.S.
Survey No. 3259, recording the record bearings and dists.

Ascend over broken S. slope through timber and under-
growth. Topography of this line and monument descrip-
tions are given in the official records. No additional
marks were added to the monuments along this line.

52.65 Cor. No. 1, Lot 3, identical with cor. No. 15, H.E.
Survey No. 174 (U.S. Survey No. 1568); cor. No. 2, U.S.
U.S. Survey No. 3259; and cor. No. 1, U.S. Survey No.
3801, point of beginning of Lot 3.

Containing 855.21 acres.

U. S. SURVEY NO. 5504, LOT 4

CHAINS

LOT 4

Begin at cor. No. 1, Lot 4, identical with cor. No. 12, U.S. Survey No. 1762 on top of a rocky outcrop on top of Blackerby Ridge, elevation 2800 ft., monumented with a brass cap from a 1 in. iron post cemented in bedrock and in a mound of stone.

I add marks to the brass cap to now read:

S5504
L4
C1
C12
FES 1762
1927
1969

Lat. 58° 21' 04.10" N., Long. 134° 26' 43.06" W.

from which

U.S. Coast and Geodetic Survey triangulation station SALMON 1936, monumented with a standard bronze disk cemented in a boulder extending 3 ins. above flat grass-covered ground on the SW. side of Gastineau Channel, bears S. 32° 56' 12" W., 181.10 chs. dist.

U.S. Coast and Geodetic Survey triangulation station BILL (U.S.E.) 1959, monumented with a standard U.S.E. round bronze disk set in a concrete and rock cairn, flush with the ground on a prominent point about 25 ft. from high water, bears S. 83° 49' 58" W., 406.39 chs. dist.

U.S. Coast and Geodetic Survey triangulation station EDDIE 1959, hereinbefore described in Lot 2, bears N. 85° 05' 56" W., 356.84 chs. dist.

Cor. No. 7, U.S. Survey No. 1762, identical with cor. No. 2, meander cor., U.S. Survey No. 2121, monumented with an iron post, 2 ins. diam., 10 ins. above ground, mkd. and witnessed as described in the official record of U.S. Survey No. 2121, bears N. 79° 16' 34" W., 228.25 chs. dist.

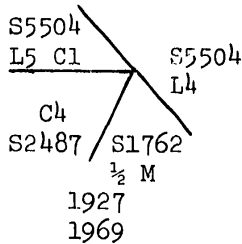
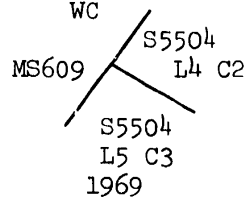
Cor. No. 9, U.S. Survey No. 1762, identical with cor. No. 4, U.S. Survey No. 2121, and cor. No. 26, Lot 3; this survey, hereinbefore described, bears N. 69° 56' 11" W., 186.06 chs. dist.

Rebuild the mound of stone, 5 ft. diam., 4 ft. high, around the cor.

N. 62° 59' W., on line 1-2, identical with a portion of line 12-11, U.S. Survey No. 1762.

Descend over NW. mountainous slopes through timber and undergrowth. Topography of this line and the description of the 1-mile and 1½-mile cors. are given in the official record of U.S. Survey No. 1762.

U. S. SURVEY NO. 5504, LOT 4

CHAINS 111.27 114.15 115.04	Cor. No. 1, Lot 5, this survey hereinafter described, identical with the $\frac{1}{2}$-mile cor. from cor. No. 11, U.S. Survey No. 1762 and cor. No. 4, U.S. Survey No. 2487, monumented with an iron post, 1 in. diam., 10 ins. above ground, firmly set, mkd. and witnessed as described in the official record of U.S. Survey No. 2487. I add marks to the brass cap to now read.  Descend W. slope through clearing and undergrowth. Point selected for the witness cor. No. 2, Lot 4, and witness cor. No. 3, Lot 5. Set an iron post, 28 ins. long, $2\frac{1}{2}$ ins. diam., 20 ins. in the ground, with brass cap mkd.  from which A hemlock, 12 ins. diam., bears N. 54° E., 49 lks. dist., mkd. S5504 C2 L4 WC BT. Raise a mound of stone, 3 ft. base, 2 ft. high, SE. on line, 3 ft. dist. True point for cor. No. 2, Lot 4, identical with the true point for cor. No. 3, Lot 5 determined at intersection of line $\frac{1}{2}$-mile cor. to cor. No. 11, U.S. Survey No. 1762, with the record bearing, of line 3-2, Mineral Survey No. 609 produced N. $35^{\circ} 08'$ E. from cor. No. 3, Mineral Survey No. 609, identical to cor. No. 3. U.S. Survey No. 2487 hereinafter described. Point falls on rim of a cut bank of Lemon Creek; an unsafe place for a monument. Thence northeasterly along the southeasterly boundary of Mineral Surveys Nos. 609, 526, 585 and 582 with record bearings and dist. repeated from the official records as follows: <table border="0"> <tr> <td>N. $35^{\circ} 08'$ E., 24.34 chs.</td><td>To point for cor. No. 3, Lot 4, identical with cor. No. 2, Mineral Survey No. 609.</td></tr> <tr> <td>N. $5^{\circ} 30'$ W., 33.67 chs.</td><td>To point for cor. No. 4, Lot 4, identical with cor. No. 1, Mineral Survey No. 609 and cor. No. 52, Mineral Survey No. 526.</td></tr> <tr> <td>S. $89^{\circ} 16'$ E., 6.01 chs.</td><td>To point for cor. No. 5, Lot 4, identical with cor. No. 51,</td></tr> </table>	N. $35^{\circ} 08'$ E., 24.34 chs.	To point for cor. No. 3, Lot 4, identical with cor. No. 2, Mineral Survey No. 609.	N. $5^{\circ} 30'$ W., 33.67 chs.	To point for cor. No. 4, Lot 4, identical with cor. No. 1, Mineral Survey No. 609 and cor. No. 52, Mineral Survey No. 526.	S. $89^{\circ} 16'$ E., 6.01 chs.	To point for cor. No. 5, Lot 4, identical with cor. No. 51,
N. $35^{\circ} 08'$ E., 24.34 chs.	To point for cor. No. 3, Lot 4, identical with cor. No. 2, Mineral Survey No. 609.						
N. $5^{\circ} 30'$ W., 33.67 chs.	To point for cor. No. 4, Lot 4, identical with cor. No. 1, Mineral Survey No. 609 and cor. No. 52, Mineral Survey No. 526.						
S. $89^{\circ} 16'$ E., 6.01 chs.	To point for cor. No. 5, Lot 4, identical with cor. No. 51,						

U. S. SURVEY NO. 5504, LOT 4

CHAINS	Mineral Survey No. 526.
S. 59° 58' E., 11.43 chs.	To point for cor. No. 6, Lot 4, identical with cor. No. 50, Mineral Survey No. 526.
N. 89° 17' E., 8.23 chs.	To point for cor. No. 7, Lot 4, identical with cor. No. 49, Mineral Survey No. 526.
S. 50° 24' W., 1.73 chs.	To point for cor. No. 8, Lot 4, identical with cor. No. 1, Mineral Survey No. 585.
S. 60° 30' E., 22.73 chs.	To point for cor. No. 9, Lot 4, identical with cor. No. 5, Mineral Survey No. 585.
N. 29° 30' E., 10.00 chs.	To point for cor. No. 10, Lot 4, identical with cor. No. 4, Mineral Survey No. 585.
N. 66° 56' W., 18.36 chs.	To point for cor. No. 11, Lot 4, identical with cor. No. 3, Mineral Survey No. 585 and cor. No. 47, Mineral Survey No. 526.
N. 20° 17' E., 26.44 chs.	To point for cor. No. 12, Lot 4, identical with cor. No. 46, Mineral Survey No. 526.
S. 66° 30' E., 2.00 chs.	To point for cor. No. 13, Lot 4, identical with cor. No. 45, Mineral Survey No. 526.
N. 14° 53' E., 16.57 chs.	To point for cor. No. 14, Lot 4, identical with cor. No. 44, Mineral Survey No. 526.
N. 1° 01' E., 22.60 chs.	To point for cor. No. 15, Lot 4, identical with cor. No. 43, Mineral Survey No. 526.
S. 60° 39' E., 8.60 chs.	To point for cor. No. 16, Lot 4, identical with cor. No. 42, Mineral Survey No. 526.
S. 57° 55' E., 12.14 chs.	To point for cor. No. 17, Lot 4, identical with cor. No. 41, Mineral Survey No. 526.
S. 80° 10' E., 13.45 chs.	To point for cor. No. 18, Lot 4, identical with cor. No. 40, Mineral Survey No. 526.
S. 12° 45' W., 4.00 chs.	To point for cor. No. 19, Lot 4, identical with cor. No. 39, Mineral Survey No. 526.
N. 88° 33' E., 23.69 chs.	To point for cor. No. 20, Lot 4, identical with cor. No. 38, Mineral Survey No. 526.
N. 51° 53' E., 6.47 chs.	To point for cor. No. 21, Lot 4, identical with cor. No. 1, Mineral Survey No. 582,

U. S. SURVEY NO. 5504, LOT 4

CHAINS

mkd. by a scattered mound of stones. This position is harmoniously related to adjacent scattered mounds of stone at cors. 2 and 33, Mineral Survey No. 582 and is additionally evidenced by:

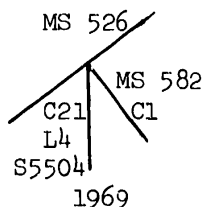
The NE. end of an open cut, 6 x 20 ft., 50 ft. long, which bears N. 61°16' E., 8.64 chs. dist.

A placer ditch, 6 x 3 ft., course W., which bears S. 51° 24' E., 6.63 chs. dist.

And is accepted as the best existing evidence of the position of the original cor.

At the cor. point.

Set an iron post, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.



from which

A spruce, 8 ins. diam., bears S. 65° E., 33 lks. dist., mkd. X BT.

A spruce, 12 ins. diam., bears S. 30° W., 54 lks. dist., mkd. S5504 L4 C21 BT.

A spruce, 24 ins. diam., bears N. 52° W., 61 lks. dist., mkd. X BT.

Rebuild the mound of stone, 2 ft. base, around the cor. to top.

S. 10° 22½' W., on line 21-22, Lot 4.

Over nearly level land through timber and undergrowth.

2.70	Base of slope, extends N. 60° E. and S. 60° W.; ascend NW. slope through timber and undergrowth.
3.20	Top of slope; over level land through dense undergrowth.
8.00	Ascend NW. slope through timber and undergrowth.
10.40	Creek, 10 lks. wide, 3 ins. deep, course NW.
14.80	Creek, 3 lks. wide, 2 ins. deep, course N. 10° W.
21.50	Ascend steep N. slope through timber and undergrowth.
30.00	Ascend steep NE. rocky slope through timber and under-

U. S. SURVEY NO. 5504, LOT 4

CHAINS	
	growth.
32.00	Point selected for witness point No. 1, Lot 4. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 26 ins. in the ground, and in a mound of stone, 3 ft. base to top, with brass cap mkd. WP 1 S5504 / L4 1969 from which A spruce, 8 ins. diam., bears S. 29° E., 33 lks. dist., mkd. X BT. A hemlock, 10 ins. diam., bears S. 87° W., 10 lks. dist., mkd. S5504 L4 WP1 BT. Continue ascent over broken N. rocky slopes through timber and undergrowth.
65.30	Top of rock outcrop at timber line; raise a mound of stone, 2 ft. base, 1 ft. high. Ascend broken NW. slope through scrub hemlock and brush.
68.50	Leave scrub timber and brush; thence ascend along broken NE. rocky slope of ridge to top.
75.19	Point for cor. No. 22, Lot 4, on E. slope of knoll. Set an iron post, 28 ins. long, 2 1/2 ins. diam., 18 ins. in the ground to solid rock, with brass cap mkd. S5504 L4 C22 1969 Raise a mound of stone, 4 ft. base, around the cor. to top, and set a wood post, 5 ft. high, alongside.
	SOUTH, on line 22-1, Lot 4. Along top and broken E. slopes of knoll.
7.00	Enter low brush and alders.
9.60	Point selected for witness point No. 2, Lot 4, in an open area on SE. slope. Set a steel rod monument, 36 ins. long, 5/8 in. diam., 24 ins. in the ground, and in a mound of stone, 2 ft. base, to top, with brass cap mkd. WP 2 S5504 L4 1969 Set a wood post, 5 ft. high alongside.

65

U. S. SURVEY NO. 5504, LOT 4

CHAINS	Descend S. slope through scattered patches of alder and brush. 45.00 Base of slope in narrow saddle; ascend N. broken slope. 46.20 Point selected for witness point No. 3, Lot 4, on narrow ridge, bears SE. and NW. Set a steel rod monument, 36 ins. long, ^{5/8 in. diam.} 20 ins. in the ground, and in a mound of stone, 3 ft. base, to top, with brass cap mkd. WP 3 S5504 L4 1969 Ascend broken N. slope over moss-covered ground. 63.00 Raise a mound of stone, 3 ft. base, 2 ft. high, on top of narrow moss covered ridge, bears E. and W.; descend S. slope. 67.00 Ascend rocky spur, slopes N. 72.00 Top of ascent; thence along rocky and broken W. slope. 80.00 Cor. No. 1, Lot 4, identical with cor. No. 12, U.S. Survey No. 1762, point of beginning of Lot 4. Containing 1030.80 acres.
LOT 5	
5.04	Begin at cor. No. 1, Lot 5, identical with the 1/2-mile cor. from cor. No. 11, U.S. Survey No. 1762, and cor. No. 4, U.S. Survey No. 2487, monumented with an iron post, 1 in. diam., hereinbefore described in Lot 4. S. 82° 58' W., on line 1-2, Lot 5, identical with the dependent resurvey of line 4-3, U.S. Survey No. 2487. Descend gradual SW. slope through clearing and undergrowth. Cor. No. 2, Lot 5, identical with cor. No. 3, U.S. Survey No. 2487, and cor. No. 3, Mineral Survey No. 609, monumented with the remains of the original iron post, 1 in. diam., bent with top missing. Original bearing trees destroyed. At the cor. point. Set an iron post, 28 ins. long, 2 1/2 ins. diam., 24 ins. in the ground, with brass cap mkd. S5504 MS 609 / L5 C2 C3 / S2487 C3 1969 from which new bearing trees A hemlock, 6 ins. diam., bears N. 83° E.,

U. S. SURVEY NO. 5504, LOT 5

CHAINS	42 lks. dist., mkd. X BT. A hemlock, 10 ins. diam., bears S. 47° E., 41 lks. dist., mkd. X BT. Deposit the remains of the original monu- ment inverted and alongside the iron post and raise a flat mound of stone, 2 ft. base, around the cor. N. 35° 08' E., on line 2-3, Lot 5, identical with a portion of line 3-2, Mineral Survey No. 609. Over nearly level land through clearing and undergrowth. 2.85 True point for cor. No. 3, Lot 5, identical with the true point for cor. No. 2, Lot 4, falls on top edge of cut bank of Lemon Creek, hereinbefore described and witnessed in Lot 4. S. 62° 59' E., on line 3-1, Lot 5, identical with a portion of line 11-12, U.S. Survey No. 1762, hereinbefore described in Lot 4. Ascend NW. slope through undergrowth. 0.89 Witness cor. No. 2, Lot 4, and witness cor. No. 3, Lot 5, hereinbefore described in Lot 4. 3.77 Cor. No. 1, Lot 5, identical with the ½-mile point from cor. No. 11, U.S. Survey No. 1762, and cor. No. 4, U.S. Survey No. 2487, point of beginning of Lot 5. Containing 0.53 acres. LOT 6 Bearings, distances, and monument descriptions of Lot 6 are hereinbefore described in Lot 3. The area within Lot 6 contains 17.22 acres. AREA The area contained within the survey is as follows: <table> <tr> <td>Lot 1-----</td><td>965.09 Acres</td></tr> <tr> <td>Lot 2-----</td><td>407.64 "</td></tr> <tr> <td>Lot 3-----</td><td>855.21 "</td></tr> <tr> <td>Lot 4-----</td><td>1,030.80 "</td></tr> <tr> <td>Lot 5-----</td><td>0.53 "</td></tr> <tr> <td>Lot 6-----</td><td>17.22 "</td></tr> <tr> <td>Total -----</td><td>3,276.49 Acres</td></tr> </table>	Lot 1-----	965.09 Acres	Lot 2-----	407.64 "	Lot 3-----	855.21 "	Lot 4-----	1,030.80 "	Lot 5-----	0.53 "	Lot 6-----	17.22 "	Total -----	3,276.49 Acres
Lot 1-----	965.09 Acres														
Lot 2-----	407.64 "														
Lot 3-----	855.21 "														
Lot 4-----	1,030.80 "														
Lot 5-----	0.53 "														
Lot 6-----	17.22 "														
Total -----	3,276.49 Acres														

67

U. S. SURVEY NO. 5504

CHAINS	GENERAL DESCRIPTION
	This survey consists of six lots in three separate areas northwest of Juneau, Alaska. Lot 1 is located on the northern end of Douglas Island with a portion consisting of meanders along Fritz Cove. The area drains northerly. Fish Creek, the main creek, flows northwesterly through the central portion of the lot. The North Douglas Road passes through the western portion and a survey line for a proposed road extends southerly through the easterly portion of the lot. Lot 2 is located along the mountain base and side on the easterly side of Mendenhall River Valley north of the Juneau airport. The area drains easterly into Jordan and Duck Creeks. Lots 3, 4, 5 and 6 are located in the Lemon Creek Valley area. Lot 3 extends along the mountain base and side on the northerly side of Glacier Highway near the airport to the mineral surveys along Lemon Creek. The area drains southerly and southeasterly into Gastineau Channel and Lemon Creek. Lot 6 adjoins Lot 3. Lot 4 extends along the easterly side of the Lemon Creek mineral surveys to the top of Blackerby Ridge. The area drains northwesterly into Lemon Creek. Sawmill Creek, the main creek, flows northwesterly through the central portion of the lot. Lot 5 adjoins Lot 4 on the left bank of Lemon Creek. All lots are densely timbered with hemlock and spruce. The undergrowth consists of berry brush, willow, alders, and devil's clubs. The soil consists of black vegetation mold loam over gravel subsoil.

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

FIELD ASSISTANTS

[illegible]

69

CERTIFICATE OF SURVEY

(I) ~~(We)~~ Hobart B. Hyatt

, HEREBY

CERTIFY upon honor that, in pursuance of special instructions bearing date of the 24th day of April, 19 68 (I) ~~(We)~~ have executed U.S. Survey No. 5504, Lots 1 through 6, and the dependent resurvey of portions of U.S. Surveys Nos. 1762, 2121, 2487, ²⁵⁵⁷ and 3801 situated in the vicinity of Juneau, Alaska.

of the Meridian, in the State of Alaska, which are represented in the foregoing field notes as having been executed by (me), ~~(us)~~ and under (my) ~~(our)~~ direction; and that said survey has been made in strict conformity with said special instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in specific manner described in the foregoing field notes.

Sept. 30, 1970
(Date)

Hobart B. Hyatt
(Cadastral Surveyor)

Hobart B. Hyatt
Supervisory Cadastral Surveyor

(Date)

(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

SUBMITTED FOR APPROVAL
Date FEB 9 1973

BUREAU OF LAND MANAGEMENT
Washington, D.C.

The foregoing field notes of the survey of U.S. Survey No. 5504, Lots 1 through 6, and the dependent resurvey of portions of U.S. Surveys Nos. 1762, 2121, 2487, 2557 and 3801 situated in the vicinity of Juneau, Alaska.

executed by Hobart B. Hyatt, Supervisory Cadastral Surveyor having been critically examined and found correct, are hereby approved.

APR 9 1973
(Date)

Clark F. Shuman
(Chief, Division of Cadastral Survey)

CERTIFICATE OF TRANSCRIPT

I CERTIFY That the foregoing transcript of the field notes of the above-described surveys in _____, is a true copy of the original field notes.

(Date)

(Chief, Division of Cadastral Survey) GPO 849-626

Presented by: The Manager
Introduced: 01/10/2005
Drafted by: J.W. Hartle

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2296

A Resolution Authorizing the Manager to Negotiate the Disposal of Approximately Ten Acres of Land in the Lemon Creek Area to Home Depot, U.S.A., Inc.

WHEREAS, CBJ 53.09.260(a) provides authority for the Manager to negotiate land sales, if so directed by the Assembly; and

WHEREAS, the City and Borough owns approximately 30 acres of land in the Lemon Creek area which, since 1983, has been used as a gravel pit supplying gravel for CBJ construction projects; and

WHEREAS, the gravel reserves at the existing pit will likely be depleted in one to one and a half years, and CBJ is taking action now to begin developing new gravel sources further up Lemon Creek valley; and

WHEREAS, the 1999 Land Management Plan designated the existing gravel pit as land to be sold for private development once the gravel was removed; and

WHEREAS, portions of the existing gravel pit have already been depleted and could be made available for sale now; and

WHEREAS, Home Depot U.S.A., Inc., has examined the Juneau market, found the economic conditions favorable and has expressed its interest in building a store in Juneau; and

WHEREAS, Home Depot has submitted a letter to the City Manager requesting the opportunity to purchase approximately ten acres of the parcel; and

WHEREAS, the timing of Home Depot's request coincides with CBJ's plans to move its gravel operations to other locations and prepare to sell its existing gravel pit; and

WHEREAS, it is in CBJ's best interest that its property, when sold, be developed rapidly rather than held for speculation; and

WHEREAS, a negotiated land sale to Home Depot allows CBJ to respond in a timely way to a unique opportunity that will allow for rapid commercial development, generate sales and property taxes; and

WHEREAS, negotiations with Home Depot do not preclude CBJ's option to sell land to other businesses in the future, as CBJ has twenty additional acres in the same area that will soon be ready for sale and development; and

WHEREAS, the Assembly Lands Committee has considered this matter, and recommended to the Assembly that it consider a resolution authorizing the Manager to negotiate a sale to Home Depot, U.S.A., Inc.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Authorization to Negotiate the Sale of City Land. The Manager is authorized to negotiate with Home Depot U.S.A., Inc., the sale of approximately ten acres of land within the City and Borough's existing gravel pit at Lemon Creek, consisting of portions of Lots 4 and 5, U.S. Survey 5504, and Tract A, a subdivision of U.S. Survey 7297, for the development of a Home Depot store.

Section 2. Purchase Price. The purchase price shall be fair market value.

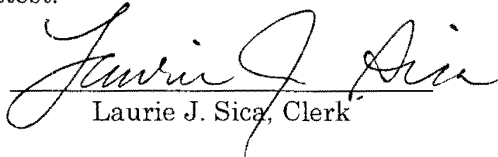
Section 3. Terms and Conditions of Sale. Upon completion of negotiations, the Manager shall forward the proposed terms and conditions of the sale to the Planning Commission and the Assembly for review in accordance with the provisions of CBJ 53.09. The conveyance shall be as authorized by the Assembly by ordinance.

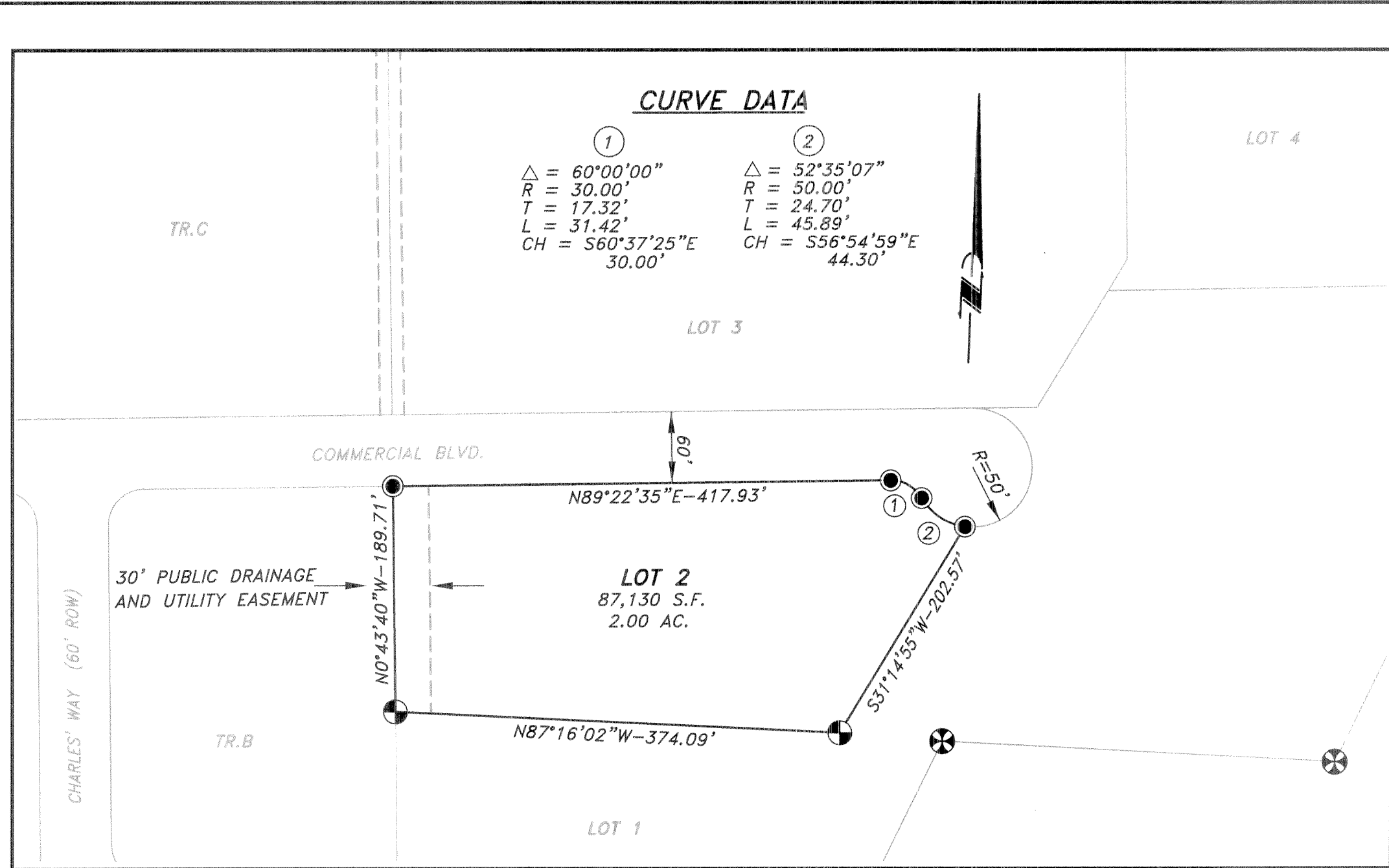
Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 10th day of January, 2005.


Bruce Botelho, Mayor

Attest:


Laurie J. Sica, Clerk

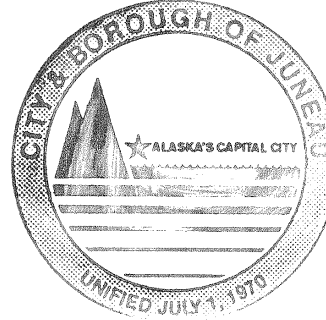


ORIGINAL LOT 2, HDK SUBDIVISION
PER PLAT 2006-52, JUNEAU RECORDING DISTRICT
SCALE: 1"=100'

CERTIFICATE OF PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE TITLE 04 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED: 4/10, 2007



ATTEST:

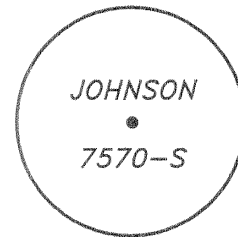
DALE PERNULA, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT
CITY AND BOROUGH OF JUNEAU

CLERK,
CITY AND BOROUGH OF JUNEAU

LEGEND

- BLM MONUMENT (OF RECORD)
- 7570-S PRIMARY MONUMENT (RECOVERED THIS SURVEY)
- 7570-S SECONDARY MONUMENT (OF RECORD)
- 7570-S SECONDARY MONUMENT (SET THIS SURVEY)
- PROPERTY / BOUNDARY LINE
- EASEMENT LIMITS

TYPICAL MONUMENT
(ESTABLISHED THIS SURVEY)



SECONDARY MONUMENT
1-1/4" DIA. YELLOW PLASTIC SURV-CAP
ON 5/8" DIA. x 36" IRON PIN EXPOSED 2"

**CERTIFICATE OF OWNERSHIP
LOT 2, HDK SUBDIVISION**

I HEREBY CERTIFY THAT I AM AN AUTHORIZED REPRESENTATIVE FOR HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT HOME DEPOT U.S.A., INC. HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

DATED THIS 10 DAY OF April, 2007

HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION

BY: Erika M. Strawn
NAME: Erika M. Strawn
ITS: Corporate Counsel

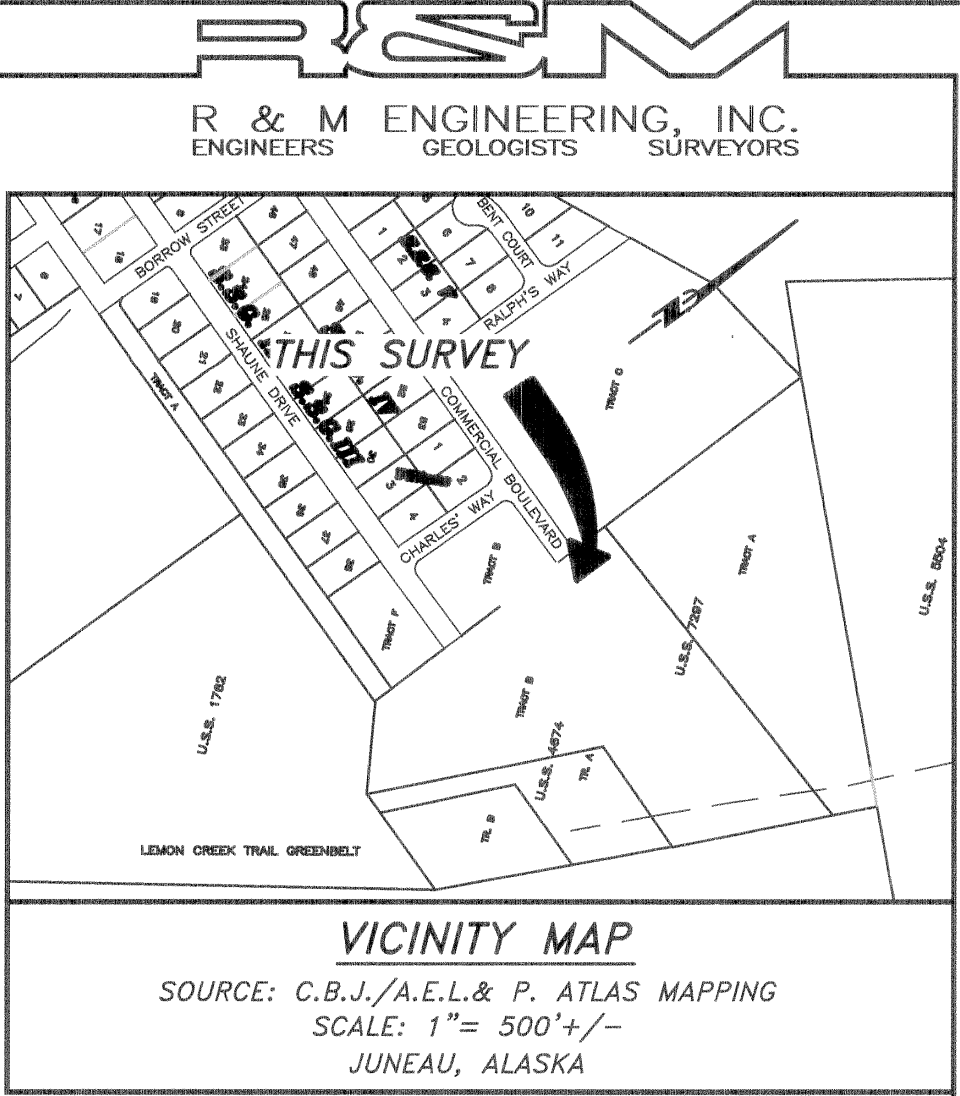
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss.

ON April 10, 2007, BEFORE ME, Lisa M. Smith, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Erika M. Strawn, PERSONALLY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Lisa M. Smith
SIGNATURE OF NOTARY PUBLIC

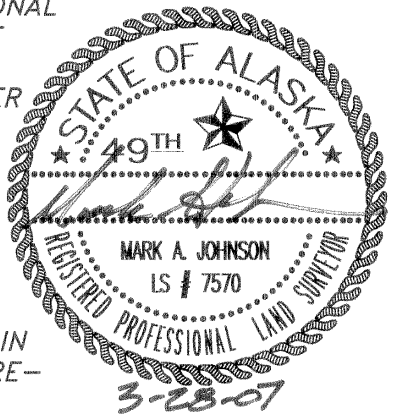


GENERAL NOTES:

- 1.) THE BASIS OF BEARING FOR THIS SURVEY WAS BETWEEN RECOVERED 7570-S PRIMARY MONUMENTS FOR THE SOUTHEAST AND SOUTHWEST CORNERS OF LOT 2, HDK SUBDIVISION HAVING A RECORD BEARING OF N87°16'02"W AS DENOTED BY PLAT NO. 2006-52 ON FILE IN THE JUNEAU RECORDING DISTRICT OFFICE.
- 2.) WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM MEASURED AND/OR COMPUTED COURSES BY THIS SURVEY, RECORD SURVEY COUSE IS SHOWN IN PARENTHESIS AND THE FIELD MEASURED AN/OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESIS.
- 3.) THIS SURVEY WAS CONDUCTED UTILIZING A TOPCON 3002 TOTAL STATION AND STANDARD PRISM RANGING METHODS.
- 4.) DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC FACILITIES.
- 5.) RECORD INFORMATION UTILIZED TO PRODUCE THIS PLAT WAS "A PLAT DENOTING HDK SUBDIVISION, A SUBDIVISION OF TRACT A & B, US SURVEY 7297 AND TR 4-A, ASLS 2004-22, WITHIN THE CITY & BOROUGH OF JUNEAU, JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA" ON FILE IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT AS PLAT NO. 2006-52.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



CBJ FILE COPY

The official recorded copy of this document is on file at the Juneau Recording District as:
Plat No. 2007-23
Recorded on: 4/10/07
CDD No: SUB2007-15

REC DIST	
DATE	20
TIME	M
Requested By	
Address	

**A PLAT DENOTING
LOT 2A,
HDK SUBDIVISION**

A LOT LINE ADJUSTMENT OF
LOT 2, HDK SUBDIVISION
WITHIN U.S. SURVEY NO. 7297
CITY & BOROUGH OF JUNEAU,
JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

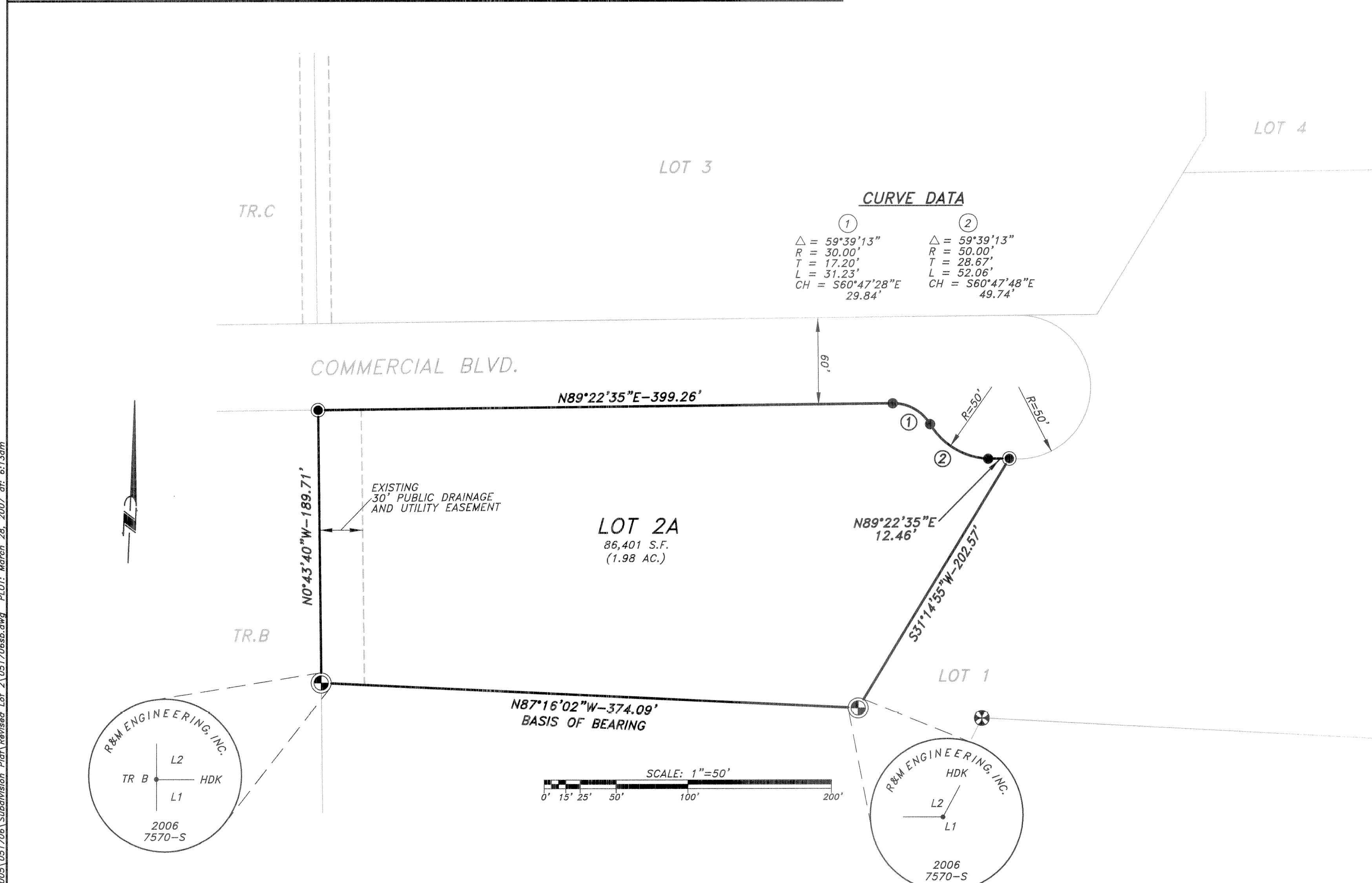
OWNER:
THE HOME DEPOT, USA
370 CORPORATE DR. N.
TUKWILA, WA 98188

SHEET 1 OF 1

DATE: March 28, 2007

SCALE: 1"=50'

SURVEYOR:
MARK A. JOHNSON, R.L.S.
R&M ENGINEERING, INC.
6205 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
R&M PROJ. NO. 051706R



FILE: 8 807-1



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

Commercial Blvd. Rezone for Lot SSG IV TR B & Lot Line Adjustment btw

Lot SSG IV TR B & HDK Lot 2A

Case Number: PAC2021 0005

Applicant: Charles Donart

Property Owner: AKBEV Group LLC

Property Address: 5220 & 5200 Commercial Blvd

Parcel Code Number: 5B1201030030 & 5B1201360051

Site Size: 78,632 square feet & 86,401 square feet

Zoning: Industrial

Existing Land Use: Vacant

Conference Date: 3/3/2021

Report Issued: 3/10/2021

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Charles Donart	Applicant	cdonart@gmail.com
Shawn Boyle	Applicant's Architect	sean@northwindarch.com
Allison Eddins	Planning	allison.eddins@juneau.org
Charlie Ford	Building	Charlie.ford@juneau.org
Dan Jager	CCFR	dan.jager@juneau.org

Revised 01/29/18

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

The applicant is seeking a rezone request from Industrial to General Commercial for 5B1201030030 SSG IV TR B (1.8 acres). The rezone request will be proceeded by a Lot Line Adjustment between SSG IV TR B & HDK LT 2A. The lot line adjustment is required to meet to 2 acre minimum lot size for a rezone request. Rezone applications are only accepted in January and July, per CBJ 49.75.110.

CBJ 49.75.120 Restrictions on Rezoning.

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.

2013 Comprehensive Plan – Chapter 11 Land Use

Light Industrial – Land to be developed for heavy commercial or light industrial uses such as small-to-medium scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.

Planning Division

1. **Zoning** – The current zoning district is Industrial. The applicant is requesting a rezone to General Commercial. Rezone request must be at least two acres or an extension of an existing zoning district. The two lots that are part of this rezone request are 3.78 acres combined. The lots are surrounded by Industrial and Rural Reserve zoning districts.
2. **Setbacks** – Lot SSG IV TR B is bordered by three rights-of-way and therefore does not have to provide a rear yard setback. Setbacks will be front, street side and side.
 - General Commercial:
 - Front, Rear, Street Side and Side = 10'
 - Industrial:
 - Front, Rear and Street Side = 10'
 - Side = 0'
3. **Height** –
 - Industrial:
 - No maximum height restriction
 - General Commercial:
 - 55' feet for primary use
 - 45' for accessory use

4. **Access** –Access for Lot SSG IV TR B can come from either Commercial Blvd. or Charles Way. Access can also come from Shaune Drive when the road is extended and improved to CBJ Street Standards in CBJ 49.35.
5. **Parking & Circulation**– Parking and circulation requirements will be assessed during the CUP (if required) or Building Permit process.
6. **Lot Coverage** – Industrial and General Commercial zoning districts have no maximum lot coverage requirements.
7. **Vegetative Coverage** – Industrial: 5%; General Commercial: 10%
8. **Lighting** – All on-site lighting must be of full cut-off design. Lighting plans must be submitted with CUP & Building Permit applications.
9. **Noise** – Noise impacts will be evaluated during a CUP process, if applicable.
10. **Flood** – Flood Zone X Area of Minimal Flood Hazard (Panel 02110C1551E)
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – None known.
12. **Wetlands** – No known wetlands.
13. **Habitat** — Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** –
15. **Traffic** – Traffic will be evaluated during the CUP and/or Building Permit process.
16. **Nonconforming situations** – There are no nonconforming situations present on either lot.

Building Division

17. **Building** – No comments at this point. Building will comment during the CUP and/or Building Permit process.
18. **Outstanding Permits** - None

General Engineering/Public Works

19. **Engineering** – No comments at this point. General Engineering will comment during the CUP and/or Building Permit process.
20. **Drainage** – A drainage plan will be required during the Building Permit process.
21. **Utilities** – Public water and sewer utilities will be required. A full utility construction plan will be required during the Building Permit and/or Subdivision process.

Fire Marshal

22. **Fire Items/Access** –No comments at this point. Fire will comment during the CUP and/or Building Permit Process.

Other Applicable Agency Review

23. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. [Development Permit application](#) (required for both a Rezone and Lot line adjustment)
2. [Rezone application](#) (Only accepted in January and July)
3. [Subdivision application](#) (Accepted any time)

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A preliminary plat for the lot line adjustment and closure report
3. [Preliminary Plat Checklist](#)

Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Lot line adjustment fee - \$160.00
2. Rezone Application fee - \$\$600.00 + \$50.00 public notice sign fee and \$100.00 sign deposit (refundable after the public hearing)

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

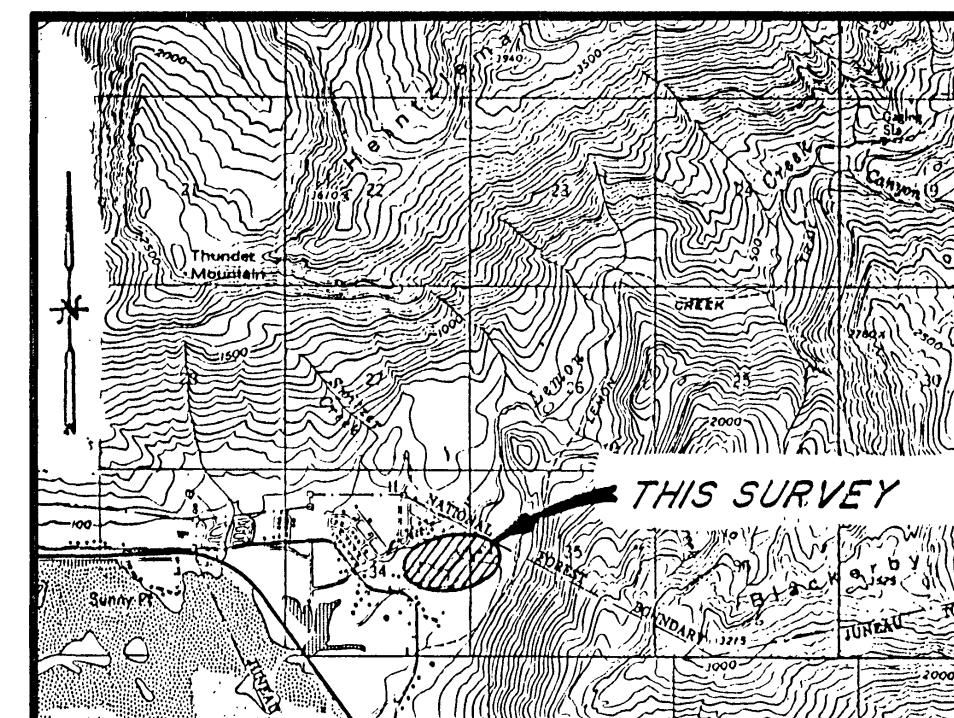
You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

Attachments:

49.75 Article I. REZONINGS



VICINITY MAP

SOURCE: U.S.G.S. QUADRANGLE JUNEAU (8-2), ALASKA
SCALE: 1" = 1 MILE

DATE: 1962

REV: 1974

SYMBOLS

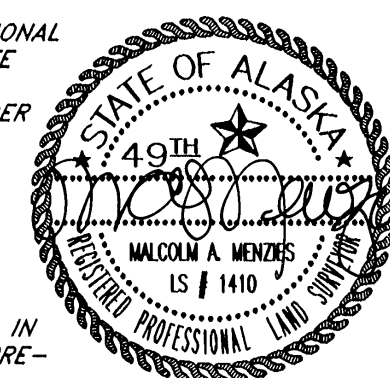
- 1410-S PRIMARY MONUMENT ESTABLISHED
- 1410-S SECONDARY MONUMENT ESTABLISHED
- G.L.O./B.L.M. BRASS CAP MON. (RECOVERED)
- PRIMARY MONUMENT BY OTHERS (RECOVERED)
- 1410-S PRIMARY MONUMENT (RECOVERED)
- 1410-S SECONDARY MONUMENT (RECOVERED)
- BOUNDARY /PROPERTY LINE
- BOUNDARY/PROPERTY LINE VACATED THIS PLAT

GENERAL NOTES

- THE BASIS OF BEARING UTILIZED TO CONDUCT THIS SURVEY WAS THE LINE OF SIGHT BETWEEN RECOVERED CORNER NO. 1 AND 2, U.S. SURVEY NO. 2487, HAVING A RECORD BEARING OF N 0°06'00"E.
- WHERE MEASURED OR COMPUTED SURVEY COURSES (BEARING AND / OR DISTANCES) BY THIS SURVEY DIFFER FROM RECORDED BEARING AND / OR DISTANCES, THE MEASURED OR COMPUTED COURSE IS SHOWN WITHOUT PARENTHESES, WHILE THE RECORDED COURSE IS SHOWN WITHIN PARENTHESES, THUS: N 0°06'00"E-513.67' (513.81').
- ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.
- ADJACENT PROPERTY LINES DEPICTED HEREON, REFLECT THE CONCURRENT PLATTING OF GLACIER INDUSTRIAL II SUBDIVISION AND THE RE-PLAT OF LOT 2A, HORN SUBDIVISION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



JUNEAU RECORDING DISTRICT A PLAT DENOTING S.S.G. SUBDIVISION PHASE IV

WITHIN THE UN-SUBDIVIDED REMAINDER OF
U.S. SURVEY NO. 2487

CITY & BOROUGH OF JUNEAU, ALASKA

CLIENT:
RED SAMM CONST.
P.O. BOX 3097
BELLEVUE, WA. 98009

SURVEYOR:
R&M ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803
R&M PROJ. NO. 921799

DATE: DEC., 1992

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE June 24, 1993
WITNESS [Signature] OWNER Phil S. Healey
By: Kim J. Thurston
WITNESS _____ OWNER AS ATTORNEY IN FACT

NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA } ss.
STATE OF ALASKA }

THIS IS TO CERTIFY THAT ON THIS 24 DAY OF June, 1993 BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED Phil S. Healey

TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: 7-19-94

STATE OF ALASKA
OFFICIAL SEAL
Malcolm A. Menzies
NOTARY PUBLIC
My Commission Expires July 19, 1994

WASTEWATER DISPOSAL

THIS SUBDIVISION HAS BEEN APPROVED BY ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR WASTEWATER DISCHARGES TO APPROVED COLLECTOR SEWER SYSTEMS ONLY. OTHER MEANS OF WASTEWATER DISPOSAL ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SUBJECT TO NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING. THIS APPROVAL IS BASED ON CRITERIA FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. NOTE RESTRICTIONS CONCERNING WASTEWATER DISPOSAL.

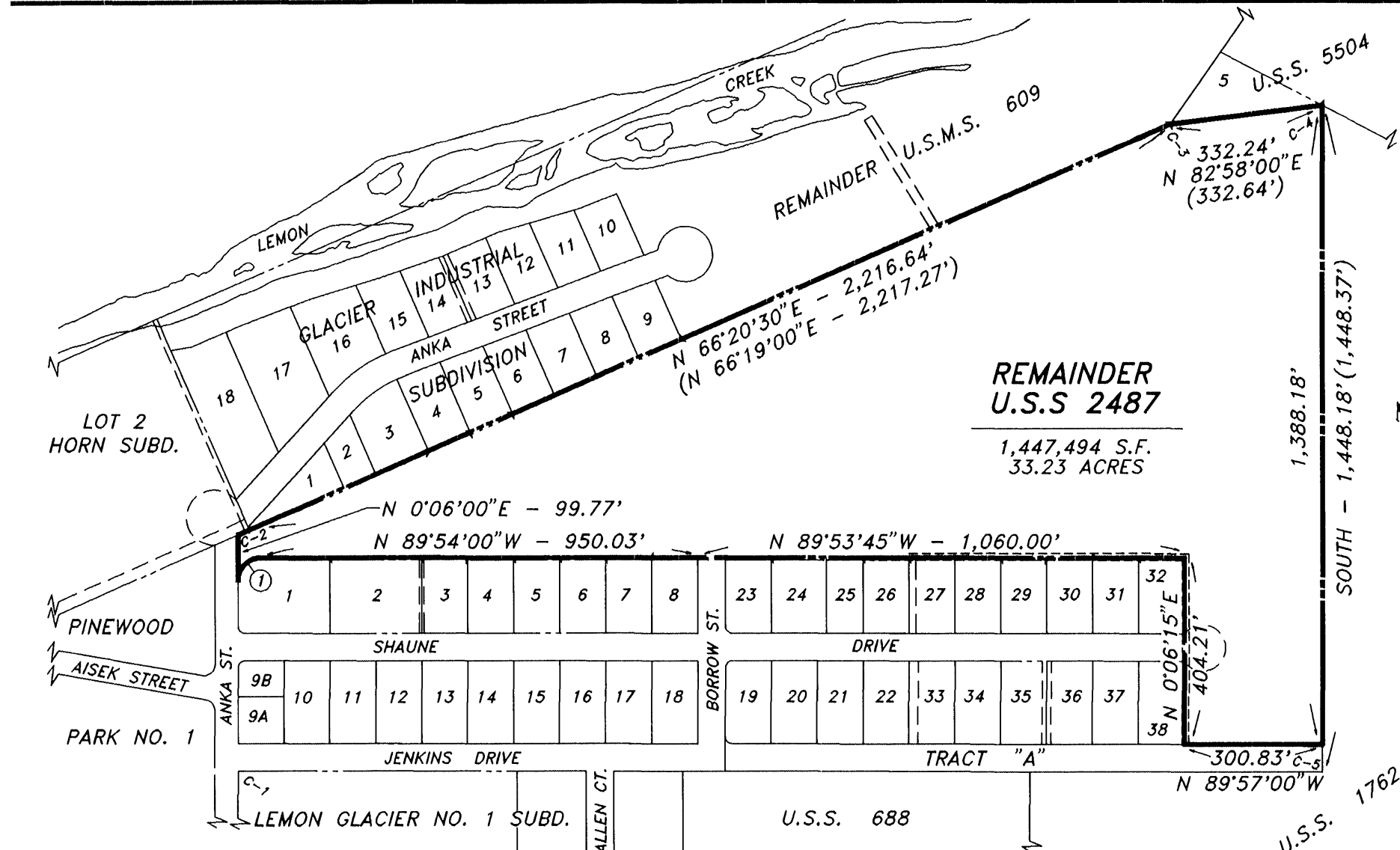
NAME AND TITLE OF
ALASKA DEPT. OF ENVIRONMENTAL
CONSERVATION
APPROVING OFFICIAL

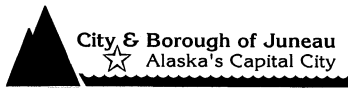
DATE 6-23-93

PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF JUNEAU, ALASKA AND THAT SAID PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION BY PLAT RESOLUTION NO. EP-92-93 DATED May 25, 1993 AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT RECORDING OFFICE, JUNEAU, ALASKA. DATED: June 30, 1993

ATTEST:
[Signature]
CLERK CITY AND BOROUGH OF JUNEAU
PLANNING COMMISSION





BUILDING PERMIT

Permit No.
BLD2009-00504
Proj #: BLD2009-00504

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspection, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Your special attention is called to the following:

This permit is granted on the express conditions that the construction shall, in all respects, conform to the ordinances of the City and Borough of Juneau. It may be revoked at any time upon violation of any of said ordinances.

The granting of this permit does not authorize the violation of any federal, state or local law regulating construction for the violation of the terms of any deed or covenant or any zoning or other regulation.

If plan review was required, this permit must be attached to the approved drawings. The permit, plans and record of inspections must be available on site at all times while the construction is in progress and before final inspection.

The yellow posting notice must be prominently displayed to show a permit has been issued and to assist the inspectors in location of the project. This permit becomes null and void if work or construction authorized is not commenced within one year or if work or construction is suspended or abandoned for a period of one year at any time after work has commenced.

Note: City Ordinances REQUIRE a Final Inspection be approved for every Building Permit.

Inspections

Inspections can be arranged by telephoning **586-1703** or by written or faxed notification.

The Online Building Inspection Request Form is at: www.juneau.org/permits/inspect_request.php.

Work shall not proceed until the inspector has approved the various stages of construction. An approved Final Inspection is required.

Call before 7:30 AM for same day inspections.

Please provide the following information: 1 Permit Number, 2 Address, 3 Type of Inspection, 4 Date and Time and 5 Contact Name and Phone Number.

Job Address: 5220 COMMERCIAL BLVD		Issued Date: 8/14/2009																
Permit Number: BLD2009-00504	THRHA GRADING	Parcel No: 5B1201030030																
Project Description: Removal of 4500 cy and 600 cy of fill brought on site. Partial grading within Shaune Drive and Jenkins Drive undeveloped right of way.																		
Parcel Identification: SSG IV TR B																		
Setbacks: Zone: Front: Side 1: Rear: Side 2:																		
Comments: Grading only, no buildings or structures proposed at this time. Unmapped wetlands have been delineated - see COE permit in file # POA -2006-2030-D. AUP required for actual project.																		
Owner: TLINGIT HAIDA REGIONAL HOUSING Address: City: JUNEAU, AK 99803		Applicant: TLINGIT HAIDA REGIONAL HOUSING AUTH Address: City: JUNEAU, AK 99803																
<table border="1"><thead><tr><th>Fee Type</th><th>Date</th><th>Receipt</th><th>Amount Paid</th></tr></thead><tbody><tr><td>1 Grading Plan Review</td><td>8/10/2009</td><td>28145</td><td>49.25</td></tr><tr><td>1 Grading Permit Fee</td><td>8/10/2009</td><td>28145</td><td>124.50</td></tr><tr><td colspan="3">Total Fees Paid:</td><td>173.75</td></tr></tbody></table>		Fee Type	Date	Receipt	Amount Paid	1 Grading Plan Review	8/10/2009	28145	49.25	1 Grading Permit Fee	8/10/2009	28145	124.50	Total Fees Paid:			173.75	Valuation for Permit Fee Calculations: Total Valuation: 10752700
Fee Type	Date	Receipt	Amount Paid															
1 Grading Plan Review	8/10/2009	28145	49.25															
1 Grading Permit Fee	8/10/2009	28145	124.50															
Total Fees Paid:			173.75															
Project Conditions and Holds: 1 Will require a maintenance agreement for final approval.																		
Inspections Required: Call for inspection before covering or concealing any of the work described below. Inspections may be combined. 200 Insp - Grading Final																		

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Site: www.juneau.org/permits

Planner
ESF

FIRE ZONE ENG WAT SEW ARCH STRUC PLUM MECH ELEC ACCESS SPEC/INSP

Desc: Removal of 4500 cy and 600 cy of fill brought on site. Partial grading within Shaune Drive and Jenkins Drive undeveloped right of way.

Residential	MIS	GR	New Dwelling Units: _____		
FCC Code: _____			Existing Dwelling Units: _____		
Type of Construction: _____			Occupancy Class: _____		
Sprinkler Substitute for Type A Construction:			YES	NO	
Sprinkler System:	FULL	PARTIAL	NONE	Required: YES	NO
Alarm System:	FULL	PARTIAL	NONE	Required: YES	NO
Code Edition: _____	Code Review by: _____			Date: _____	

<u>Fee Type</u>	<u>Amount</u>
1 Grading Plan Review	49.25
1 Grading Permit Fee	124.50
Total Fees:	<u>173.75</u>

<u>S.F.</u>	<u>Type</u>	<u>Rate</u>	<u>Amount</u>
--	VALUE	--	

<u>DatePaid</u>	<u>Receipt</u>	<u>Check</u>	<u>Paid</u>
8/10/2009	28145	V02598D	173.75
1 Grading Plan Review			49.25
1 Grading Permit Fee			124.50
		Total Fees Paid:	173.75

LAND USE

ZONE/UNITS	1 /
WETLAND	NO Unknown
FLOOD ELEV	
FIRM ZONE	
FIRM MAP	88513
LOT SIZE	78,632 SF
	<u>1.8 ACRES</u>

SETBACKS

Front	10
Rear	10
Side	10 0
Other	10

PARKING

ANADROMOUS

EAGLES NEST

CITY WATER Units: _____
 Case No: _____
 Service Size: _____
 Fire Line Size: _____
 Metered: _____
 Extended Pmt #: _____
 CITY SEWER Units: _____
 Case No: _____
 Bond Case No: _____
 Other Case No: _____
 ADEC Sewer No: _____

	Initials	Date
Fire		
X Zoning	CSF	8/13/09
X Engineering	RDK	8/14/09
Water		
Sewer		
Architectural		
Structural		
Plumbing		
Mechanical		
Electrical		
Access		
Spcl Insp Form		

Grading Plan Review Fee	\$
Adjusted Plan Review Fee	\$
Fast Track Fee	\$
Early Start Fee	\$
Building Permit Fee	\$
Water Assessment Fee	\$
Sewer Assessment Fee	\$
Sewer Inspection Fee	\$
Grading Permit Fee	\$
Driveway Permit Fee	\$
Bond for	\$
Other	\$
Total Issuance Fees	\$

I hereby acknowledge receipt of
a _____ inch meter yoke.

X _____

Date _____

Signature
8/14/05
Date

Date	Receipt	Check	Amount
			\$
			\$
			\$

PARCEL TAGS:

CONDITIONS AND HOLDS ON PERMIT: (Continued on back of sheet)

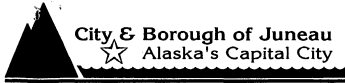
Will require a maintenance agreement ~~as~~ for final approval

TYPES OF INSPECTIONS

The inspections indicated below are normally required for each permit type. (Staff marks applicable items)

BU (Commercial Buildings)	SF (Single Family - 4 Units)	PB (Plumbing)	WC (Water Connection)
BI (Com. Building Safety Inspection)	BI (Res. Building Safety Inspection)	J100 Underground Utilities	WE (Water Extended)
C100 Setback	D100 Setbacks	J110 Water Piping	WI (Water Inspection)
C110 Excavation/Footing	D110 Excavation/Footing	J120 DWV Piping	FC (Fire Connection)
C120 Forms & Rebar	D115 Stem Walls/Forms/Rebar	J130 Hydronic System	D100 Water Meter/Yoke
C130 Steel/Masonry	D120 Temporary Power	J135 Combustion Air	D105 Water Meter Required
C140 Framing	D140 Rough Framing	J140 Water Heater	D110 Size of Water Service
C145 Special Inspection	D145 Special Inspection	J160 Water Service	D120 Depth (Water) Depth
C150 Insulation/Drywall	D150 Rough Electrical	J165 Specialty Piping	D130 Cross Connection Control
C160 Rated Walls & Assemblies	D160 Rough Plumbing	J170 Oil & Gas Piping	D140 Pressure Test
C170 Smoke Detect. & Alarm Systems	D170 Underslab Utilities	J180 Cross Connection Control	D145 Access to Curb Stop Valve
C175 Carbon Monoxide	D180 Vents (Bath, Dryer, Kitchen, etc.)	J200 Smoke and CO Detection	D147 Thaw Wire
C180 Underground Utilities	D190 Firewall Separation	J500 Plumbing Final	D150 Thaw Waiver
C190 Water Piping Test	D210 Yellow Tag Electrical		D155 ROW Restoration
C210 DWV Piping Test	D220 Appliance/Chimney	MC (Mechanical)	D500 Turn Water OFF
C215 Hydronic System	D230 Smoke and CO Detection	H110 Plenums & Ducts	D510 Seasonal Water Turn Off
C220 Plumbing Fixtures Final	D240 Insulation	H120 Furnace/Boiler	D550 Hold
C250 Cross Connection Control	D250 Cross Connection Control	H130 Inlets & Outlets	D600 Turn Water ON
C255 Meter Yoke with Meter	D255 Meter Yoke	H140 Combustion Air	D610 Seasonal Water Turn On
C265 Oil & Gas Piping/Tanks	D256 Meter Yoke w/ Meter	H150 Compressor	Z080 Billing Authorization - Water
C285 Specialty Piping	D257 Oil & Gas Piping/Tanks	H160 Appliance/Chimney	D800 Water Final
C300 Appliance/Chimney	D260 Grading/Drainage	H165 Specialty Piping	
C301 Combustion Air	D266 ADEC On-Site Sewer Final	H170 Smoke and CO Detection	SC (Sewer Connection)
C400 Ventilation/Plenums & Ducts	D270 Repair/Rehab Exemption	H190 Commercial Hood	SI (Sewer Inspection)
C410 Fire Dampers/Sprinklers	D280 Res Zoning Final	H195 Repair/Rehab Exemption	C100 Depth
C420 Commercial Hoods	D850 Residential Fire Final	H500 Mechanical Final	C110 Soil
C430 Temporary Power	D800 Residential Final		C120 Material
C440 Service/Panel		WS (Wood Stove)	C125 Grade
C450 Conduit & Raceway Systems		K100 Approved Model	C130 Cleanouts
C470 Grading/Drainage		K110 Stove Clearances	
C600 Zoning Final	MS (Install Mobile Home)	K120 Chimney Clearances	
C800 Commercial Fire Final	I100 Setbacks	K130 Hearth	C140 Sewer Connection
C800 Commercial Final	I110 Foundation	K150 Smoke and CO Detection	C150 Sewer Disconnect
	I120 Electrical Hookup	K200 Woodstove Final	Z070 Billing Authorization - Sewer
	I130 Plumbing Hookup		C500 Sewer Final
FS (Fire Sprinkler)	I140 Porches & Stairs	DM (Demolition)	
FA (Fire Alarm)	I150 Skirting	E100 Sewer/Water Capped	GR (Grading)
L100 Pressure Test	I500 Mobile Home Final	E110 Debris Filled	G100 Retaining Walls, etc.
L110 Underground Flush		E120 Excavation Filled	G120 Drainage
L120 Proper Bracing	EC (Electrical)	E130 Electric Safed Off	G130 Slopes
L130 Return Bends	F100 Temporary Power	E500 Demolition Final	G140 Compaction
L140 Head Placement	F110 Building Service		G150 Material
L150 FDC Location	F120 Conduit & Raceway Systems	DW (Driveway)	<u>G200</u> Grading Final
L160 Alarm Panel/Transmitter	F160 Bonding	N160 Location	
L170 Alarm Zones	F170 Grounding	N200 Grade	OW (OWTDS)
L180 Battery/Backup	F180 Devices & Equipment	N210 Width	H100 ADEC On-Site Sewer Final
L190 Phone Connection	F190 Smoke and CO Detection	N330 Headwalls	H110 Asbuilt Survey Required
L200 Reset Procedures	F195 Repair/Rehab Exemption	N350 Culvert	H120 OWTDS Inspection
L210 System Test	F500 Electrical Final	N400 Curb Cut	H130 Installation of Insulation
L220 Detectors Spare		N410 Curb Box/Thaw Wire	H140 Installation of Access and Por
L500 Fire Final		N420 Bond Return Request	
		N800 Driveway Final	

ADDITIONAL CONDITIONS AND HOLDS (STAFF)

Application Date: **August 10, 2009**

BUILDING PERMIT APPLICATION

NOTE: THIS IS NOT A BUILDING PERMIT

* NOTE: "Building Permit" is a generic term which includes Building Safety Inspections, Grading Permits, and permits for Electrical, Plumbing and Mechanical work.

Project Name: **THRHA GRADING**Case No: **BLD2009-00504**

Project No: BLD2009-00504

Case Description: Removal of 4500 cy and 600 cy of fill brought on site. Partial grading within Shaune Drive and Jenkins Drive undeveloped right of way.

Site Address: **5220 COMMERCIAL BLVD**Check No. of Existing Dwelling Units: Parcel No: **5B1201030030**No. of New Dwelling Units: Legal Description: **SSG IV TR B**Applicant: **TLINGIT HAIDA REGIONAL HOUSING A**
Address: **PO BOX 032237**
City: **JUNEAU, AK 99803**Keith Bell
PH1 780-3113 Keith Bell
FAX 780-6253
CEL 723-9220Owner: **TLINGIT HAIDA REGIONAL HOUSING**
Address: **PO BOX 032237**
City: **JUNEAU, AK 99803**
PH1 20050318Contractor: **SOURCE LLC**Address: **PO BOX 020834**
City: **JUNEAU, AK 99802**
License No: **AA-26576****Valuation for Permit Fee Calculations:**

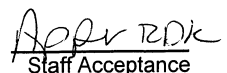
Description	S.F	Type	Amount
Total Valuation: _____			

Permit Fees Paid at Application:

Fee Type	Date Paid	Receipt	Check or Credit #	Amount Paid
1 Grading Plan Review	8/10/2009	28145	V02598D	49.25
1 Grading Permit Fee	8/10/2009	28145	V02598D	124.50
Total Fees Paid:				173.75

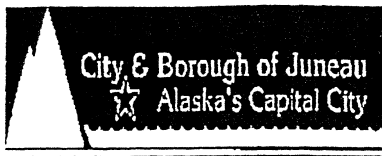
Associated Cases:

None.

Parcel Tags:**Notes and Conditions:**
Applicant's Signature
(Owner, Contractor or Authorized Agent)9-10-09
Date
Staff Acceptance

I hereby certify that I have read and examined this application and know the same to be true and correct. I further certify that all provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any other federal, state or local law regulating construction or the performance of construction.

JUNEAU PERMIT CENTER - 230 S. Franklin Street - 4th Floor, Marine View Center - Mail: 155 S. Seward Street, Juneau, AK 99801
Phone: 586-0770 - FAX: 586-3365 - Inspection Requests: 586-1703 - Email: permits@ci.juneau.ak.us
Web Page: [HTTP://WWW.JUNEAU.ORG/PERMITS](http://WWW.JUNEAU.ORG/PERMITS)



4. GRADING PERMIT CHECKLIST

JUNEAU PERMIT CENTER, 4TH FLOOR MARINE VIEW CENTER, (907) 586-5230

All grading must conform with Chapter 18 and Appendix Chapter 33 of the 1997 Uniform Building Code.

Section I:

Case Number: _____

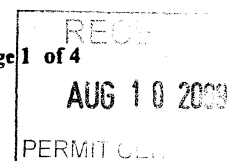
Applicant's Name TLINGIT Haida REGIONAL HOUSING AUTHORITY
Mailing Address P.O. BOX 32237 JUNEAU ALASKA 99803
Phone Number CRAIG MOORE - 780-3130
Project Address CHARLES WAY
Project Parcel Number TRACT B SSG IV SUBDIVISION

Section II:

GRADING PLAN REQUIREMENTS

Grading permit applications must be accompanied by a drawing which graphically shows the grading site and the proposed grading changes. The plan shall show the following features:

- ☒ A. Name, address and phone number of applicant
- ☒ B. Lot number, legal description, and street address of grading site
- ☒ C. Lot boundary lines
- ☒ D. Buildings (existing and proposed)
- ☒ E. All easements affecting lot
- ☒ F. Location of driveway, including width and size of culvert
- ☒ G. Streams, ditches, swales and all other drainage features including locations where drainage leaves the grading site. (PLAN SHALL SHOW ALL DRAINAGE FLOWING INTO AN APPROVED DRAINAGE WAY)
- ☒ H. Location of underground utilities (water, sewer, phone, power, tv)
- ☒ I. Limits of all proposed cuts and fills
- ☒ J. Elevations and dimensions of proposed grading and buildings
- ☒ K. All structures within 15 feet of the boundaries of the site
- ☒ L. Survey of existing terrain shown with, elevations, cross sections or contours



The Building Official may require a more detailed plan and/or survey by licensed professionals for grading on sites with steep slopes, large excavations or fills (greater than 5,000 cubic yards), or for structural fills.

Section III:

Will excavation

☒ YES ☐ NO

How many cubic yards?

APPROX 4800 Cubic Yards

What type of material will be excavated? LOAMY PEAT SOIL

Will excavated material be removed from the site?

☒ YES ☐ NO

How many cubic yards of material will be removed?

4500 Cubic Yards

What is the location of the disposal site? STOCK PILE AT CONCRETE WAY

Has a permit been obtained for the disposal site?

N/A ☐ YES ☒ NO

Will fill be brought on to site?

☒ YES ☐ NO

How many cubic yards?

600 Cubic Yards

What type of material? PITLUM MATERIAL ON SITE - DRABIN ROCK IMPORTED

From where will the material be obtained?

HIDDER VALLEY

Will stumps need to be removed?

☒ YES ☐ NO

Describe method of disposal: HAUL TO APPROVED 545 DISPOSAL SITE

Will erosion protection be required?

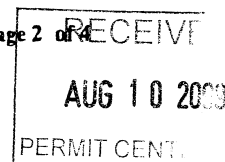
☒ YES ☐ NO

Describe method: SLOPED BANKS REVEGETATED W/ SALVAGED MATERIAL

Will a retaining wall be required to hold the cut or fill?

☐ YES ☒ NO

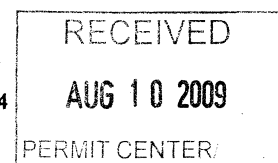
(Note: Walls four feet or greater in height must be designed by a professional engineer licensed in the State of Alaska.)



Section III:

Has a grading plan been stapled to this checklist? (Note: See Grading Plan Requirements on the back of this page.)	YES ✓	NO
If a driveway is to be constructed to a State of Alaska Department of Transportation right-of-way, attach a copy of the ADOT driveway permit. (Note: Glacier Highway, Mendenhall Loop Road, and other major arterial roads in the CBJ are ADOT rights-of-way.) Are ADOT permits required and attached to this checklist?	YES	NO ✓
If grading project will require a well or on-site sanitary sewer disposal, permits from the State of Alaska Department of Environmental Conservation are required. Are ADEC permits required and attached to this checklist?	YES	NO ✓
CBJ Land Use Code may require a Conditional Use Permit be issued by the Planning Commission for Sand and Gravel Extraction. Please respond to the following questions in order to determine if the extraction is exempt from a planning permit.		
Is the extraction a necessary incident to work authorized under a valid building permit for a proposed permitted use?	YES	NO ✓
Has a building permit been issued for the proposed permitted use?	YES	NO ✓
Is the extraction a necessary incident to improvements which are part of an approved subdivision plat?	YES	NO ✓
If associated with subdivision improvement, will the material excavated remain entirely on the property or original tract or parcel subdivided?	YES	NO ✓
Is the extraction less than two feet in depth and not creating a slope greater than five feet in height or steeper than one and one-half horizontal to one vertical?	YES	NO ✓
Does the extraction involve the removal of less than two hundred cubic yards from the lot?	YES	NO ✓
Is the extraction a necessary incident to the location or placement of work located primarily in the public way which is exempt from the building code?	YES	NO ✓
Is the extraction for cemetery graves, excavations for wells or tunnels, utilities or exploratory excavation totaling less than two hundred cubic yards?	YES	NO ✓

A NO answer to one or more of the questions A through H above may indicate that a Conditional Use Permit is required.



DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

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

PROJECT / APPLICANT INFORMATION	Project Description <u>DEVELOPMENT OF SITE AND ASSOCIATED OFF-SITE DRAINAGE IMPROVEMENTS TO FACILITATE CONSTRUCTION OF AN OFFICE/WAREHOUSE COMPLEX</u>																
	PROPERTY LOCATION																
	Street Address <u>CHARLES WAY</u>		City / Zip <u>JUNEAU 99801</u>														
	Subdivision (if known)	Survey (if known) <u>SSG IV</u>	Block / Tract (if known) <u>TRACT B</u>	Lot (if known)													
	Assessor's Parcel Number (if known)																
	LANDOWNER / LESSEE																
	Property Owner's Name <u>THANA</u>		Contact by E-Mail: ☒ <u>CMOORE@thna.org</u>	Contact Person <u>CRAIG MOORE</u>													
	Mailing Address <u>P.O. BOX 32237 - JUNEAU AK 99803</u>		Home Phone No.	Work Phone No. <u>780-3130</u>													
	FAX No.																
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY														
I am (we are) the owner(s) or Lessee 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. _____ Landowner/Lessee Signature _____ Date _____ 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 and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.		<table border="1"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER <u>DH</u></td> <td></td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER <u>DH</u>	
APPLICATION TYPE	OWNER'S INITIALS																
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CONDITIONAL USE																	
VARIANCE																	
DESIGN REVIEW																	
SUBDIVISION																	
OTHER <u>DH</u>																	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)																	
Applicant's Name <u>DAVE HANNA</u>		Contact by E-Mail: ☒ <u>hannaco@gci.net</u>	Contact Person														
Mailing Address <u>P.O. BOX 20834 JUNEAU AK 99802</u>		Home Phone No.	Work Phone No.														
FAX No.																	
X <u>[Signature]</u> Applicant's Signature		X <u>8-4-09</u> Date of Application															

(OFFICE USE ONLY BELOW THIS LINE)

STAFF APPROVALS	C	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	K	ALLOWABLE USE APPROVAL				K	WATER PERMIT		
		CONDITIONAL USE APPROVAL					SEWER PERMIT		
		VARIANCE					GRADING PERMIT		
		DESIGN REVIEW APPROVAL	MINOR MAJOR				DRIVEWAY PERMIT		
		SUBDIVISION	MINOR MAJOR PUD				RIGHT-OF-WAY PERMIT		
		STREET VACATION					PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
		SIGN APPROVAL ☐ YES ☐ NO					OTHER - (Describe)		
		BUILDING PERMIT					Permit Intake Initials		
	Zone		Total Lot Area	Required Setbacks					
			Front _____ Back _____ Side _____ Other _____						
COMMENTS:									

(J:\FORMS\CD\FORMS\PERMFORM.XLS REV. 2/18/99)

NOTE: DEVELOPMENT PERMIT APPLICATION FORM MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

RECEIVED
AUG 10 2009
PERMIT C

U.S. Army Corps of Engineers, Alaska District
PRECONSTRUCTION NOTIFICATION FORM

May be used instead of Form ENG 4345 to request authorization under a Nationwide Permit (NWP)

Applicant: Tlingit Haida Regional Housing Authority	Phone: 907-780-3130
Address: PO Box 32237	Fax:
City, State, Zip: Juneau Alaska 99803	Cell/Direct Line: 723-7421
Point of Contact: Craig Moore	e-mail:

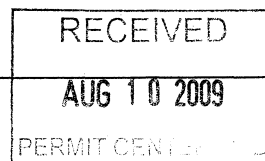
Agent: Dave Hanna	Phone: 907-789-1902
Address: PO Box 20834	Fax: 907-790-4901
City, State, Zip: Juneau Alaska 99802	Cell/Direct Line: 723-1902
Point of Contact:	e-mail: hannaco@gci.net

Location of the Proposed Project Site:

Nearest Waterway: Vanderbilt Creek	
Section, Township, Range, and Meridian: Sec 35, T 40 S, R. 66E, Copper River Meridian	
Latitude and Longitude (Decimal Degrees, NAD-83): Latitude 58.358 degrees N, Longitude 134.480 degrees W	
Nearest City: Juneau	Subdivision: Tract B, SSG IV Subdivision
Borough: City Borough of Juneau	USGS Quad(s):
Driving Directions to Site: Take Glacier Highway to Anka intersection, turn up Anka and turn right on Shaune Dr, proceed to Charles Way. Property lies between Commercial Drive and Shaune Drive ROW	

Project Description:

To ensure your project meets the requirements for a NWP, read all of the NWP General Conditions and Regional Conditions, which can be found on our website at http://www.poa.usace.army.mil/reg/NWPs.htm.
Description of the proposed project, including the area of impacts and the volume of fill material to be used (If there is a NWP that you think would apply to your proposed project, please include that in this section): Project involves the excavation and backfill of wetlands to facilitate the construction of building, parking and drainage improvements for a new THRHA office and warehouse complex. Approximately 18000 Sq. Ft. of wetlands fill will be for building pad and parking areas. Approximately 8500 Sq. Ft. of wetlands fill will be for drainage improvements that also serve as on site mitigation. Approximately 4300 Cu. Yds. Of NFS gravel fill will be used for pads and parking areas. Approximately 600 Cu. Yds. Of drain rock will be used for approximately 650 lineal feet of drainage improvements. Approximately 600 Cu. Yds. Of impervious soil will be used for slope of drainage improvements. Part of the site is an already developed ¾ acre uplands site that will serve as a staging area for the work. All excavated material will be loaded directly into trucks and removed to an approved uplands storage and disposal area. See attached project letter for additional details. We feel that the re-issuance of our Nationwide 39 permit is the most appropriate method to permit this project. Project purpose: Project will facilitate the construction of a new complex large enough to allow the much needed consolidation of all the activities of THRHA. (see attached letter from Craig Moore)
Describe any direct and/or indirect adverse environmental effects that may result from the proposed project: While filling of wetlands will occur as a direct environmental effect we feel that the completed storm water improvements will actually be an overall improvement to the health of Vanderbilt Creek. Please see attached project letter for more details



Do you intend to use any other authorizations for any part of the proposed project or any related activity, for example, a NWP, General Permit (GP), or Individual Permit (IP)?

YES or NO X

If YES, specify what permit type (NWP, GP, IP) and for what aspect of the project:

Will your proposed project result in the loss of greater than 1/10 of an acre of wetlands?

YES X or NO

If YES, describe how you will satisfy the mitigation requirement in Nationwide Permit General Condition 20 (attached). If additional space is needed, please attach sheets.

See attached project description

Are there any threatened or endangered species that may be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work? Contact USFWS or NMFS...

YES or NO X

If YES, list all species:

Are there any historic properties that may be affected by the proposed work? Contact SHPO...

YES or NO X

If YES, state which property or properties may be affected and/or attach a vicinity map indicating the location of the historic property or properties.

Will the proposed work involve ground disturbing activities?

YES X or NO

If YES, attach a short narrative describing the topsoil or organic materials (including seed) that you intend to use for rehabilitation. If you intend to use other locally-obtained native materials, identify the source.

Attach the following in addition to the above applicable items:

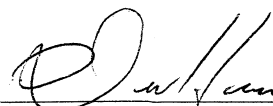
- Drawings of the site and project plans (For more information on acceptable drawings and plans, please visit our website at <http://www.poa.usace.army.mil/reg/permitapp.htm> and click on "Guide to Drawings")
- Delineation of special aquatic sites including wetlands, riffle and pool complexes, sanctuaries and refuges, mudflats, vegetated shallows, and/or coral reefs. You may request a delineation from the Corps. Please visit our website for the Request Jurisdictional Determination from the Corps Form at <http://www.poa.usace.army.mil/reg/JD%20Request%20Form%20Web.pdf>.

Note: If you request a Corps delineation, you may be delayed in receiving authorization for your proposed project.

Application is hereby made for a permit or permits to authorize the work described in this preconstruction notification form. I certify the information in this preconstruction notification form is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.


SIGNATURE OF APPLICANT

6-18-09
DATE


SIGNATURE OF AGENT

RECEIVED DATE

AUG 10 2009

PERMIT CENTER ADD



(907) 586-0715
 CDD_Admin@juneau.gov
 www.juneau.org/community-development
 155 Heritage Way • Juneau, AK 99801

Case name

Case Number: PAC2024 0014
 Applicant: Charles Donart
 Property Owner: Geoffrey L Larson; Marcelle A Larson
 Property Address: 5220 & 5200 Commercial Blvd
 Parcel Code Number: 5B1201030030 & 5B1201360051
 Legal Description: SSG IV TR B & HDK LT 2A
 Site Size: 78,632 square feet & 86,401 square feet
 Zoning: Industrial
 Existing Land Use: Vacant

Conference Date: March 19, 2025
 Report Issued: April 17, 2025

DISCLAIMER: Pre-application conferences are conducted for the purpose of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application and are not a guarantee of final project approval.

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Charles Donart	Applicant	cdonart@gmail.com
Jolene Murphy	Planning	Jolene.murphy@juneau.gov
Theresa Ross	Fire	theresa.ross@juneau.gov
Bridget LaPenter	General Engineering	bridget.lapenter@juneau.gov

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

- This PAC is a part of the public record and can be viewed by the property owners upon request.
- General Recommendations:
 - Our department would not recommend rezone due to conflict with the Light Industrial Land Use Designation of the Comprehensive Plan
 - However, the planning commission may approve/deny rezone despite CDD's recommendation
 - I would recommend submitting input to Title 49 rewrite [website](#) asking why residential uses should be permitted in Industrial zones as a Rezone is not likely. Title 49 rewrites are estimated to be completed in 2027

Project Overview

Rezone request from Industrial (I) to Light Commercial (LC) for 2 parcels. Applicant seeks to combine the parcels then construct a multifamily development.

Updated Site Plan – Includes 8,000 SF Office Building



REZONE PROCESS

- Apply for the rezone by July 29, 2025, or wait until January 2026.
- Work with Community Development on organizing a public meeting. Community Development would present on the regulatory details, and CCTHITA would be able to present based on the vision for the area.
- Modify the proposal as warranted by public comments.
- Present the proposal to the Planning Commission. They will forward to the Assembly, and:

- Recommend approval, OR
- Recommend approval with conditions, OR
- Recommend denial, OR
- If they need more information, they will “continue.”
- The Assembly will most likely consider the rezone:
 - At a subcommittee, probably Lands, Housing and Economic Development.
 - At a Committee of the Whole (work group), then
 - At a regular Assembly Meeting, the rezone will be voted on.

Previous PAC2021 0005 attempted to rezone from Industrial to General Commercial.

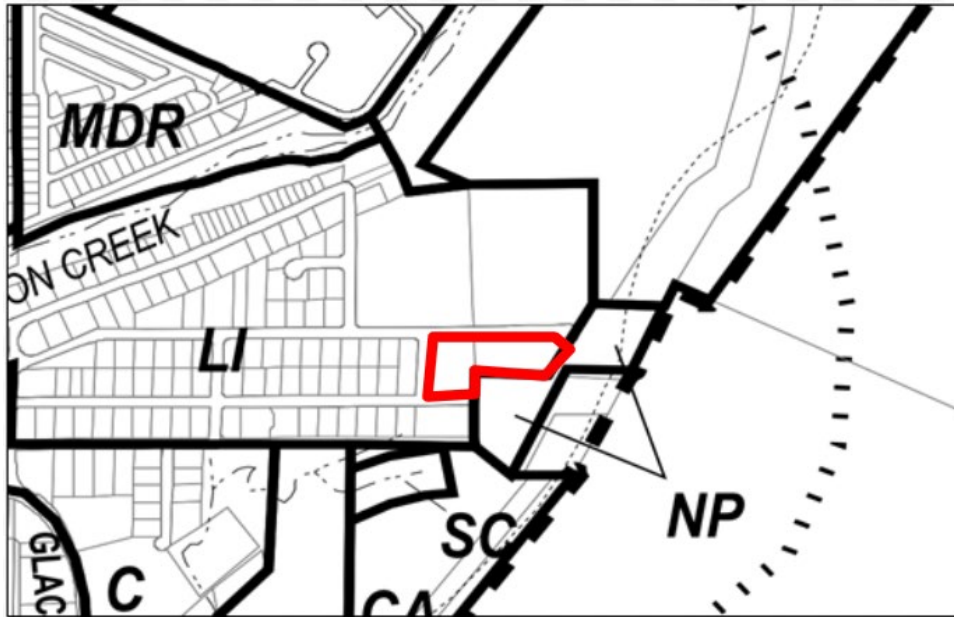
CBJ 49.75.120 Restrictions on Rezoning. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezoning requests, which are substantially the same as a rezoning request rejected within the previous 12 months shall not be 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.

In considering re-zoning requests, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration and all new zoning or re-zoning designations are required to be substantially consistent with the Comprehensive Plan and associated land use maps. 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.

The Assembly makes the ultimate decision on rezoning. A strict interpretation of the Comprehensive Plan would make rezone seem unlikely due to the definition of Light Industrial, which is how the property is mapped.

Per the 2013 Comprehensive Plan, both parcels are designated **Light Industrial** which is defined as:

Land to be developed for heavy commercial or light industrial uses such as small- to medium-scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities. Residential units should be limited to caretaker units where the occupant works directly for or owns the business for which the occupant is caretaking.



Land Use Code definitions:

Industrial: 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.

Light Commercial: The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district.

Planning Division

1. **Zoning – Industrial**
2. **Table of Permissible Uses** – Multifamily units are not permitted in Industrial zoning districts. A rezone to LC would permit a residential development up to 12 units without a USE permit. Development over 12 units would require planning commission approval. With lot consolidation, a development with up to 92 units would be permitted on the 3.07-acre lot.

An office up to 10,500 square feet would not require a USE permit in LC.

3. **Setbacks** – Lot SSG IV TR B is bordered by three rights-of-way and therefore does not have to provide a rear yard setback. Setbacks will be front, street side and side.

	Industrial	Light Commercial
Front	10 feet	25 feet
Rear	10 feet	10 feet
Side	10 feet	10 feet
Side	10 feet	10 feet

4. **Height –**

	Industrial	Light Commercial
Permissible	None	45 feet
Accessory	None	35 feet

5. **Access** – Access for Lot SSG IV TR B can come from either Commercial Blvd. or Charles Way. Per applicant's proposal, development on Site A would be accessible from both streets.
6. **Parking & Circulation**– Parking requirements will be assessed during the Conditional Use Permit (CUP) and/or Building Permit process.
7. **Lot Coverage** – Both zoning restrictions have no lot coverage restrictions.
8. **Vegetative Coverage** – Vegetative coverage would increase with a rezone to LC.

Industrial: 5%

Light Commercial: 15%

1. **Lighting** – All on-site lighting must be of full cut-off design. Lighting plans must be submitted with CUP & Building Permit applications.
9. **Noise** – Noise impacts will be assessed during the Conditional Use Permit and/or Building Permit process
10. **Flood** –Flood Zone X Area of Minimal Flood Hazard (Panel 02110C1551E)
11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – None mapped
12. **Wetlands** – No known wetlands
13. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject parcel, or within 50 feet.
14. **Plat or Covenant Restrictions** – N/A
15. **Traffic** – Traffic impacts will be assessed during the Conditional Use Permit and/or Building Permit process.
16. **Nonconforming situations** – N/A

Building Division

17. **Building** – N/A

General Engineering/Public Works

18. **Engineering** – No concerns at this time

Fire Marshal

19. **Fire Items/Access** –No concerns at this time

Other Applicable Agency Review

20. N/A

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Two (2) Development Permit Applications (1 for Rezone signed by property owners , 1 for Lot Line Adjustment)
2. Rezone Application (Accepted in July or January)
3. Subdivision Application

Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. A preliminary plat for the lot line adjustment and closure report

Exceptions to Submittal Requirements

Submittal requirements that staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Rezone Application Fee: \$600 + \$150 public notice sign fee (\$100 of which is refundable upon return of the sign)
2. Lot line adjustment fee: \$160 (\$110 plus \$25 for each lot changed)

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/community-development.

Submit your Completed Application

You may submit your application(s) online via email to permits@juneau.gov

OR in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street

Fourth Floor Marine View Center
Juneau, AK 99801

Phone: (907) 586-0715

Web: www.juneau.org/community-development

Attachments:

49.75 Article I - Rezoning

49.15.411 – Preliminary Plat Requirements

49.15.411 - Preliminary plat requirements.

- (a) The preliminary plat shall be prepared by a professional land surveyor, registered in the State of Alaska.
- (b) The preliminary plat shall be submitted on 22- by 34-inch sheets. The director of engineering and public works may approve alternate sheet sizes.
- (c) The preliminary plat shall be drawn with black ink to a scale of one-inch to 100 feet or less, or other suitable scale approved by the director of engineering and public works.
- (d) The preliminary plat shall be oriented with north toward the top of the sheet. A vicinity map shall be located in the upper right-hand corner of the sheet. The vicinity map shall be oriented in the same direction as the plat. A suitable north arrow shall be shown for the plat and vicinity map.
- (e) All line work and lettering must be of professional quality, and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion.
- (f) A preliminary plat shall contain the following information:
 - (1) An enclosed title block in the lower right-hand corner containing the following information:
 - (A) The proposed name of the subdivision;
 - (B) The legal description of the parcel to be subdivided including U.S. Survey, U.S. Mineral Survey, A.T.S. number or section, township, and range number, as applicable;
 - (C) "City and Borough of Juneau, Alaska";
 - (D) "State Recorder's Office at Juneau";
 - (E) The date the preliminary plat was prepared and revised;
 - (F) The horizontal scale;
 - (G) The name and address of the owner of record;
 - (H) The case number for the preliminary plat;
 - (I) The parcel numbers of the property; and
 - (J) The name, address, and telephone number of the surveyor preparing the preliminary plat.
 - (2) Lot, block, and street information:
 - (A) The area of each lot;
 - (B) The dimensions in feet and hundredths of a foot;
 - (C) An identifying number and letter for lots and blocks;
 - (D) Lots numbered consecutively, commencing with the number "1," with no omissions or duplications;
 - (E) If the remainder of an original parcel being subdivided is relatively large, it shall be designated as a "tract" with an identifying number;

- (F) All parcels of land intended to be dedicated for public use or reserved for the use of all of the property owners in the proposed subdivision shall be shown as lots, and consecutively numbered. The purpose and any conditions or limitations on the use of the parcel shall be noted on the plat;
 - (G) Abutting properties shall be shown with dashed lines, numbers, and/or letters;
 - (H) For resubdivisions or public way vacations, the lines and legal description of the previous lots shall be shown with light dashed lines, numbers, and/or letters, or by a separate plat on the same sheet showing the previous lot lines;
 - (I) The minimum data shown for each curve shall be as follows:
 - (i) Length;
 - (ii) Central angle;
 - (iii) Radius; and
 - (iv) Bearing and distance of long chord.
 - (J) Setbacks shall be shown on all corner lots and any lots with multiple frontage. Setbacks shall be shown on typical lots.
- (3) Boundary lines:
- (A) All boundary lines of the subdivision with bearings and distances described;
 - (B) All retraced boundary lines shall show record and measured bearings and distances where they differ. Record dimension information shall be shown within parentheses and include a record source identification;
 - (C) The exterior boundary lines of the subdivision shall be a solid black opaque line that is of a width that distinguishes it from all other property lines shown on the plat; and
 - (D) If phasing is proposed, then the boundaries and number of each phase, sequential lot numbering, and a subdivision name consistent with previous phases shall be shown.
- (4) Monumentation:
- (A) The monuments used to establish the basis of bearing;
 - (B) Each monument found or set shall be identified on the plat by a symbol;
 - (C) A complete description of the monument, including type and all information printed on the cap. A typical drawing shall be shown for each type of monument cap set;
 - (D) A legend showing the symbols for all the types of monuments; and
 - (E) The identification, description location, elevation, and datum of the benchmark used to establish vertical control.
- (5) Site access, circulation, and utilities:
- (A)

The widths and names of existing rights-of-way within the subdivision and within 100 feet of the subdivision boundary;

- (B) Proposed rights-of-way, including their widths and proposed names;
 - (C) The grades of existing and proposed streets within these rights-of-way;
 - (D) The width, ownership, use, and record reference of all proposed and existing easements within the subdivision and within 100 feet of the subdivision boundary;
 - (E) The width, ownership, and use of all proposed easements;
 - (F) All proposed and existing easements shall have sufficient dimensions shown to determine their location on the ground;
 - (G) Existing trails or pathways within the subdivision and within 100 feet of the subdivision boundary, including the width of any associated rights-of-way or easements;
 - (H) Proposed trails or pathways and widths of their rights-of-way; and
 - (I) If the plat submitted covers only a part of the tract under the control of the applicant, a sketch plat of the prospective street system of the unplatted part shall be submitted.
- (6) Topographic information:
- (A) For slopes of less than five percent, show one-foot contour lines and include spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than 100 feet apart in all directions;
 - (B) For slopes between five percent and ten percent, show two-foot contour lines;
 - (C) For slopes greater than ten percent, show five-foot contour lines;
 - (D) Every fifth elevation contour shall be distinctive and clearly labeled;
 - (E) Dashed lines shall represent existing contours;
 - (F) Mapping shall include any significant features which can materially affect the design of the subdivision, including, but not limited to, structures, fences, walls, and utility poles;
 - (G) If irregular slopes or special features are present, additional contour information may be required by the director of engineering and public works for planning or construction purposes. Additional required information may include projecting the topography of the site after grading has taken place, showing such items as:
 - (i) Pad elevations and drainage patterns for each lot;
 - (ii) Tops and toes of all manufactured slopes, including daylight lines; and
 - (iii) Existing and proposed retaining wall locations and heights.
 - (H) For subdivisions located in hillside areas with slopes greater than 18 percent, additional requirements apply in accordance with CBJ 49.70, article II.
- (7) Sewer and water:

- (A) Existing sewer and water mains within the tract with pipe sizes and grades; and
 - (B) A draft plan for proposed water and sewer lines showing the size, approximate slope, and connection points with elevations for the purpose of determining the feasibility of construction.
- (g) Multisheet plats. When a plat requires more than one sheet, exclusive of a certificate sheet, an index sheet shall be included. When a plat requires more than three sheets, a cover sheet shall also be included, showing the subdivision title, a key map, and all certificates. Each additional sheet shall include the following data:
- (1) North arrow;
 - (2) Legend;
 - (3) Surveyor's seal and signature;
 - (4) Title block;
 - (5) Sheet ___ of ___;
 - (6) Scale;
 - (7) All plat notes; and
 - (8) Vicinity map.
- (h) The preliminary plat shall be submitted with the following required documents:
- (1) A lot closure report; and
 - (2) Disclosure of all known environmental hazards and any proposed mitigation measures recommended in the applicable environmental document.
- (i) Additional mapping or reports. If required by this title or by the director, the following additional mapping or reports shall be submitted with the preliminary plat:
- (1) Any portion of a special flood hazard area, landslide or avalanche area, habitat area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed subdivision site or shown on the overlay maps, adopted pursuant to this title, to exist at the proposed subdivision site, must be depicted on the preliminary plat;
 - (2) The boundaries of any wetland areas must be depicted on the preliminary plat. Boundaries must be determined by a person qualified to perform wetland delineations;
 - (3) Soils report. A soils report prepared by an engineer licensed by the State of Alaska shall be required if the proposed subdivision is located farther from the existing public sewer system than specified in CBJ 49.35, and the applicant chooses to provide on-lot waste disposal rather than to connect to the public system. A soils report shall include the following:
 - (A) Certification that the proposed lots are large enough and have soil of sufficient permeability to permit the construction of approved waste treatment systems for on-lot waste disposal;

- (B) The location and size of drain fields for each lot;
 - (C) The locations and logs of test borings, percolation test results, and a hydrological evaluation of on-site sewage disposal;
 - (D) If the soils report indicates that the soils found on the site are not of sufficient permeability or the lots are not large enough to permit the construction of systems for on-lot waste disposal, the size of the proposed lots must be increased or alternate methods for waste disposal proposed; and
 - (E) The soils report shall describe the nature of the subsurface soils and any soil conditions that would affect the design of the proposed development. The soils report shall state whether the proposed subdivision plan is feasible and provide general solutions for all known geotechnical conditions or problems.
- (4) Drainage report. A preliminary report specifying the method by which the applicant proposes to manage surface and subsurface drainage for the subdivision and the effect of such method on adjacent areas. Unlike the drainage plan required by CBJ 49.35.510, the preliminary drainage report does not need to be prepared by a licensed engineer. The report must address the following:
- (A) A calculation of the increase in stormwater runoff resulting from the proposed development as well as the runoff from all drainage areas associated with the site. Runoff calculations shall be based on a fully-developed subdivision and a 25-year storm event;
 - (B) How drainage from the proposed subdivision will join an established drainage channel or channels, unless the director of engineering and public works approves use of an alternative drainage way;
 - (C) An evaluation of existing drainage ways and structures located between the subdivision and the receiving water body, and verification that the existing drainage ways can accommodate the increased runoff. If the increased runoff cannot be handled, the plan must propose solutions to the problem; and
 - (D) All required improvements, on or off site, that are shown on the construction plans in accordance with CBJ 49.35, article V, and that will be constructed as part of the subdivision.
- (5) Water.
- (A) For subdivisions of five or more lots, including major subdivisions, the following shall be included, where applicable, in accordance with CBJ 49.15.412:
 - (i) If a proposed subdivision is located at greater distance from the existing public water system than specified in CBJ 49.35, article III, and the applicant chooses not to connect to the public system, a statement that the applicant will provide a community water system or that individual wells will be used;

- (ii) A report by a registered engineer or geologist that clearly supports the legal and physical availability of adequate water. Methods for proof of water availability and the standards for quantity are listed in CBJ 49.35, article III; and
 - (iii) A copy of the state application for a permit to appropriate water in the quantity required to meet the subdivisions demands.
- (B) This section does not apply to remote subdivisions unless: the subdivider of the remote subdivision chooses to provide potable water, a public water system is available and the subdivision falls within the criteria outlined in CBJ 49.35.310(a), or the subdivision has four or fewer lots.
- (C) The director for minor subdivisions, and the planning commission for major subdivisions, may, for good cause, temporarily waive the requirement to provide a water report and proof of water, and condition the approval of the preliminary plat upon the provision of both documents as part of the final plat application and approval process.
- (6) Erosion control. A report explaining the method by which the applicant proposes to control erosion and manage runoff, and potential impacts to adjacent properties or water bodies. The report shall include a plan for preservation of ground cover in areas where runoff and resulting erosion need to be minimized.
- (7) Traffic study. A traffic impact analysis may be required with the preliminary plat in accordance with CBJ 49.40.300.
- (8) Shadow plats. For subdivisions of five or more lots in transition areas, a shadow plat shall be submitted according to CBJ 49.70.710. The shadow plat shall consist of a sketch superimposed on the proposed subdivision layout. This sketch shall reflect any future resubdivision of the parcels into smaller lots consistent with the higher density and the lot size allowed under the transition zoning.

(Serial No. 2015-03(c)(am), § 10, 8-31-2015)

ARTICLE I. - REZONINGS

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.

(Serial No. 87-49, § 2, 1987)

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.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-31(b), § 2, 8-27-2012)

49.75.130 - Procedure.

A rezoning shall follow the procedure for a major development permit except for the following:

- (a) The commission shall make a recommendation to the assembly to approve, approve with modifications, or deny a rezoning request. The commission shall prepare written findings in support of its recommendation. The commission's notice of recommendation shall be posted on the department's website within ten days of the public hearing on the proposed rezone. If the commission recommends approval of the rezoning request or approval with modifications, the director shall forward the commission's written recommendation to the assembly with an ordinance to amend the official zoning map in accordance with the recommendation. If the commission recommends denial, the amendment shall be deemed disapproved unless the applicant files a notice of protest in accordance with CBJ 49.75.130(b).
- (b) Protests.
 - (1) An applicant may protest the commission's recommendation to deny the rezoning by filing a written statement with the municipal clerk within 20 days of the commission's written notice of recommendation for denial, requesting that an ordinance amending the zoning map as set out in the application be submitted for action by the assembly. The

director shall, within 30 days of the filing of the protest with the municipal clerk, prepare a draft ordinance to be appended to the notice of recommendation for consideration by the assembly.

- (2) Any person may protest the commission's recommendation to approve a rezoning request or approve a rezoning request with modification by filing a written protest with the municipal clerk within 20 days of the commission's written notice of recommendation.
- (3) In the case of a timely filed protest and after introduction of the proposed ordinance at a regularly scheduled assembly meeting, the assembly shall hold a public hearing on the proposed rezoning. At the close of the hearing, the assembly shall approve the zoning map amendment as recommended by the commission, approve the zoning map amendment with modifications, or deny the zoning map amendment.
- (c) All rezonings shall be adopted by ordinance, and any conditions thereon shall be contained in the ordinance. Upon adoption of any such ordinance, the director shall cause the official zoning map to be amended in accordance with the adopted ordinance.

(Serial No. 87-49, § 2, 1987; Serial No. 2012-11, § 2, 4-2-2012; Serial No. 2014-14(c)am, § 2, 4-6-2015, eff. 5-7-2015; Serial No. 2015-03(c)(am), § 57, 8-31-2015)



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Community Development - Planning

STAFF PERSON/TITLE: Brandon Robinson, Planner II

DATE: 09/09/25

APPLICANT: Charles Donart

TYPE OF APPLICATION: Rezoning

PROJECT DESCRIPTION:

Proposed rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial

LEGAL DESCRIPTION: SSG IV TR B & HDK LT 2A

PARCEL NUMBER(S): 5B1201030030 & 5B1201360051

PHYSICAL ADDRESS: 5220 Commercial Boulevard & 5200 Commercial Boulevard

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

Would this impact the road/traffic to the "waste campus" as the current plan is to develop the road behind Home Depot as the public access to the site for drop off. Does this impact how the adjacent Industrially zone property can be used? For example, if CBJ wanted to lease this property for uses that create loud sounds or smells or fumes, are there any regulations that state these activities need to be a certain distance from this proposed change that would limit the future use of this CBJ property?

RE: [AME20250002] Seeking Comments for Proposed Rezoning on Commercial Boulevard

From Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Date Mon 9/22/2025 11:30 AM

To Brandon Robinson <Brandon.Robinson@juneau.gov>

Brandon,

The Building Division has no comments or concerns at this time.

Thanks,

Jeff Hedges, MCP, CBO, CSP | Building Code Official

Community Development Department | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0767 ext. 4137 Cell: 312.213.2245



Fostering excellence in development for this generation and the next.

How are we doing? Provide feedback here: <https://juneau.org/community-development/how-are-we-doing>

From: Brandon Robinson <Brandon.Robinson@juneau.gov>

Sent: Monday, September 22, 2025 9:41 AM

To: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Subject: Re: [AME20250002] Seeking Comments for Proposed Rezoning on Commercial Boulevard

Good Morning Jeff,

Hope this email finds you well—

I am writing to see if you had any comments to the proposed rezoning on Commercial Boulevard at this time. If not, we would very much appreciate a note from you saying that you have no comments at this time. If you'd like more time to respond, please let me know!

Very best regards,
Brandon

Brandon Robinson | Planner II

[Community Development Department](#) | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building

Office: (907) 586-0753; Extension 4139

From: Brandon Robinson <Brandon.Robinson@juneau.gov>

Sent: Tuesday, September 9, 2025 11:10 AM

To: Jeffrey Hedges <Jeffrey.Hedges@juneau.gov>

Subject: [AME20250002] Seeking Comments for Proposed Rezoning on Commercial Boulevard

Good Morning Jeff,

Please find attached a form for you if your Division should have any comments or concerns on the proposed rezoning at 5200 and 5220 Commercial BLVD (AME25-02).

If you would be able to get this back to me by September 22nd, it would be much appreciated. Let me know if you would need more time.

Best regards,
Brandon

Brandon Robinson | Planner II

[Community Development Department](#) | City & Borough of Juneau, Alaska

Physical Location: 230 S. Franklin Street, 4th Floor, Marine View Building
Office: (907) 586-0753; Extension 4139



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT: Capital City Fire Rescue

STAFF PERSON/TITLE: Theresa Ross, Fire Marshal

DATE: 09/22/25

APPLICANT: Charles Donart

TYPE OF APPLICATION: Rezoning

PROJECT DESCRIPTION:

Proposed rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial

LEGAL DESCRIPTION: SSG IV TR B & HDK LT 2A

PARCEL NUMBER(S): 5B1201030030 & 5B1201360051

PHYSICAL ADDRESS: 5220 Commercial Boulevard & 5200 Commercial Boulevard

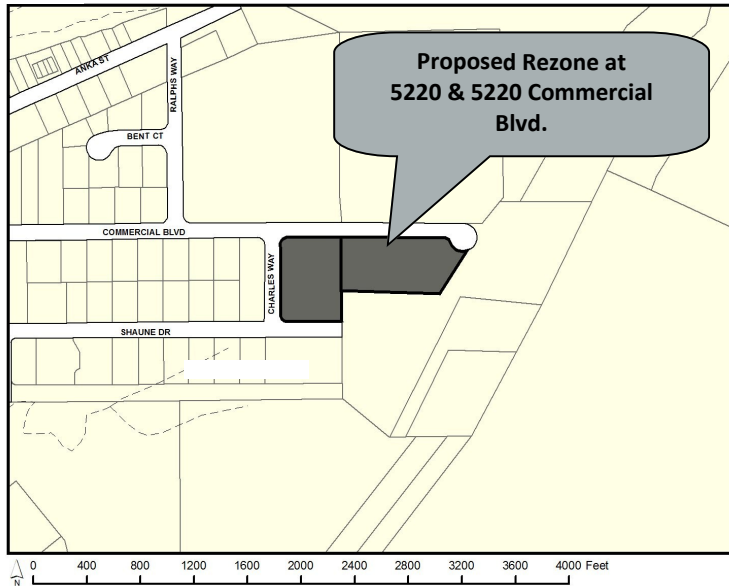
SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

No concerns from Fire at this time.



Please Come to a Meeting
About a Rezone in Your Neighborhood
Your Community, Your Voice



TO

The Community Development Department is hosting an opportunity for the community to discuss an application to **rezone 3.79 acres from Industrial to Light Commercial zoning at 5200 and 5220 Commercial Boulevard**. This meeting will be held virtually over Zoom. Your questions, comments and concerns are welcome.



NEIGHBORHOOD MEETING

October 2, 2025 at 6-8pm

Call In: 1 253 215 8782

Webinar ID: 844 6763 7707

If you are not able to attend this meeting but have questions or comments, please contact **Brandon Robinson**, CDD Planner, at (907) 586-0753 ext. 4139 or Brandon.Robinson@juneau.org

*This project is scheduled for review by the Planning Commission on **October 14, 2025**. All property owners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify before the Commission.*

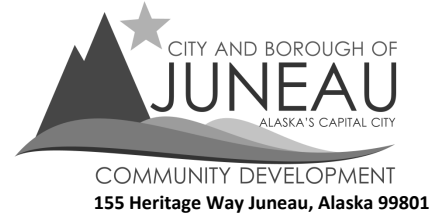
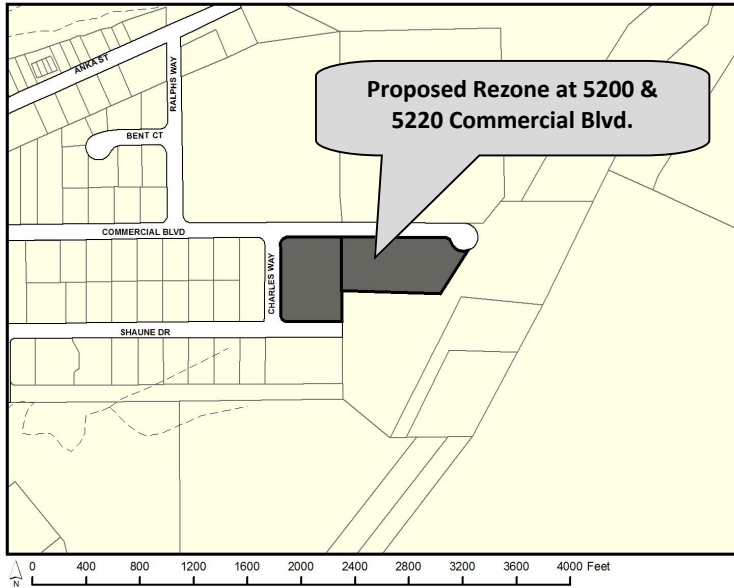
Case No.: AME2025 0002
Parcel No.: 5B1201030030
CBJ Parcel Viewer: <http://epv.juneau.org>

Printed September 8, 2025

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO

An application has been submitted for consideration and public hearing by the Planning Commission to **rezone 3.79 acres from Industrial to Light Commercial zoning at 5200 and 5220 Commercial Boulevard.**

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, October 6, 2025** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

Now through Sept. 22

Comments received during this period will be sent to the Planner, **Brandon Robinson**, to be included as an attachment in the staff report.

Sept. 23— noon, Oct. 10

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 6:00 pm, Oct. 14, 2025

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85421744892> and use the Webinar ID: 854 2174 4892 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 Heritage Way Juneau, Alaska.

Oct. 15

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139

Email: pc_comments@juneau.gov or Brandon.Robinson@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: AME2025 0002

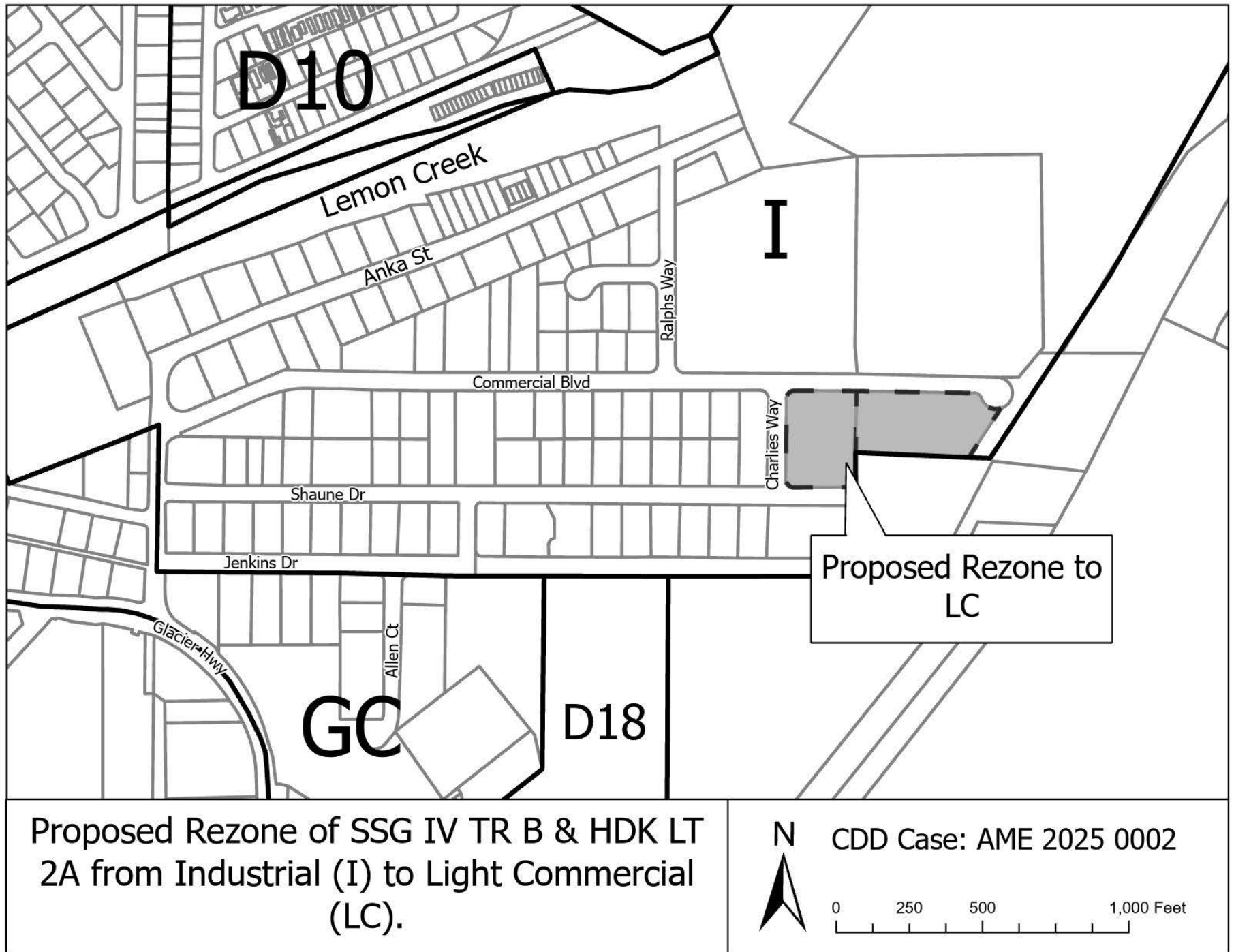
Parcel No.: 5B1201030030

CBJ Parcel Viewer: <http://epv.juneau.org>

Printed September 8, 2025



Attachment R – Public Notice Sign – Posted





**Engineering & Public Works
Department**
Marine View Building, Juneau, AK 99801
907-586-0800

MEMORANDUM

DATE: September 29, 2025
TO: CBJ Boards and Commissions
FROM: Denise Koch, Engineering and Public Works Director
THROUGH: CBJ Public Works and Facilities Committee
SUBJECT: DRAFT FY2027 CBJ Legislative Capital Priority List: Feedback Needed by October 24, 2025

The Engineering & Public Works Department requests your input on the draft fiscal year (FY) 2027 Legislative Capital Priority list by October 24, 2025. Please e-mail your requests to denise.koch@juneau.gov

The Legislative Capital Priorities list is not a direct funding request. It is a way to articulate larger or more complicated funding needs for major projects to the Legislature, the federal delegation, and the public. This list represents the CBJ Assembly's large-scale capital priorities for a given year.

All CBJ boards and commissions are invited to provide input on their **top two projects** that they would like to see on the list. They can submit formal support or input on existing projects and project priorities and/or nominate a new project(s). Input may also include recommendations to **remove** an existing project from this list. The information that your board or commission provides will be considered by the Assembly as they prioritize the list for the next fiscal year.

New this year – Gold Creek Flume: The Gold Creek Flume is a 2,080 ft flood control channel in downtown Juneau constructed in the 1950s by the US Army Corps of Engineers (USACE). The flume has exceeded the design life for concrete structures of its kind, and the structural integrity of the flume is rapidly deteriorating, with significant scouring and erosion, exposed rebar, and evidence of failing channel walls. CBJ Engineering & Public Works and USACE have identified that the flume structure requires complete rehabilitation and other improvements to increase structural resilience and allow for long-term maintenance. However, Juneau has not experienced the dry and warm conditions required to effectively repair the concrete channel for several years. A concrete dividing wall must be installed to channel the water away from the repairs so that the project may be completed in phases.

\$12M - \$15M is needed for project construction. CBJ currently has funding to begin planning and preliminary design in FY26.

Removed this year – Aurora Harbor Drive Down Float: This project is fully funded and under design. No further appropriation is required.

Guidelines and recommendations for input:

- A prioritized list is only useful if there is the discipline to keep it manageable and relevant. Please keep that in mind when making your recommendations.
- Please limit your recommendations to nominating and/or endorsing only your top two projects. This will make your input more actionable for the Assembly.
- If your body would like to propose a new project, please use the Legislative Priorities Project Nomination form linked here: <https://www.surveymonkey.com/r/HSTMPQV>
- To be eligible, a project needs to provide a capital asset with a life of more than 20 years and have a total project cost of over \$1 million (review the appendix of the draft list, 'Everything you wanted to know about the CBJ Legislative Capital Priorities' for more information).

FY2027

LEGISLATIVE

CAPITAL PRIORITIES



**September 2025
DRAFT**

Development Schedule



FY2027 Legislative Capital Priorities - City & Borough of Juneau

ACTION	FY27 TIMELINE
Introduce FY27 LCP process, timeline to PWFC. PWFC provide guidance to CBJ Boards & Commissions.	September 29, 2025
Prepare and distribute draft LCP to CBJ Boards, Commissions & advisory groups for review and input.	October 1, 2025
Input for new draft requested by:	October 24, 2025
Presentations to Boards and Commissions:	Planning Commission Introduction: October 14, 2025
Administrative Review & Compilation	October/November 2025
SRRC 2nd Review (with input and new projects)	October 28, 2025
Homework: Assembly Ranks Priorities	Due November 20, 2025
Assembly Review - Committee of the Whole	December 1, 2025
Assembly Introduction	December 15
Assembly Adoption	January 2026
Distribute Priorities	February-March 2026

Glacial Outburst Flood Response, Mitigation & Preparedness

AMOUNT REQUESTED: \$25M

AMOUNT SECURED: \$11.155M (CBJ)

TOTAL PROJECT COST: TBD

PROJECT DESCRIPTION & UPDATE:

The Mendenhall Valley has experienced multiple years of record glacial lake outburst floods (GLOF) from Suicide

Basin. Scientists indicate that full basin releases, and continued catastrophic flooding, are likely. CBJ is considering all available short and long-term solutions to mitigate the potential widespread damage from future releases. While more information is required to determine the estimated costs of the selected solutions, the funding need will be significant and ongoing.

The August 2024 event released 16 billion gallons of water over a short period of time causing widespread flooding, evacuations and damage to 290 homes. The August 2025 event was even larger (higher lake stage and faster rate of release), however, the first installation of HESCO barriers (Phase 1 and 1A) as a short-term mitigation solution reduced the potential impact from over 750 homes to less than 50. However, the existing HESCO barriers sustained damage and will need significant repairs. CBJ is working with the USACE Advanced Measures program to assist with rebuilding and repairing Phase 1 and Phase 1A. Additional new sections of HESCO barriers will likely also be needed (e.g. Phase 2) to mitigate against larger future events. On September 22, 2025 the Assembly introduced an ordinance to transfer \$5M in CIP funds to cover \$1M for HESCO repairs and \$4M for new sections of HESCO barriers. However, Phase 2 overall may cost as much as \$19M (rough order of magnitude).

CBJ requested a USACE General Investigation (GI) to determine long-term, permanent mitigation solutions. This multi-year study requires a \$3M for local match, which the Assembly appropriated in Sept 2024. Federal funding (\$4.75M) to support the (GI) was approved in the American Relief Act of Dec 2024. USACE is aiming to commence construction for a mid-term solution as early as the end of 2027. That project will require a yet to be identified amount of local match.

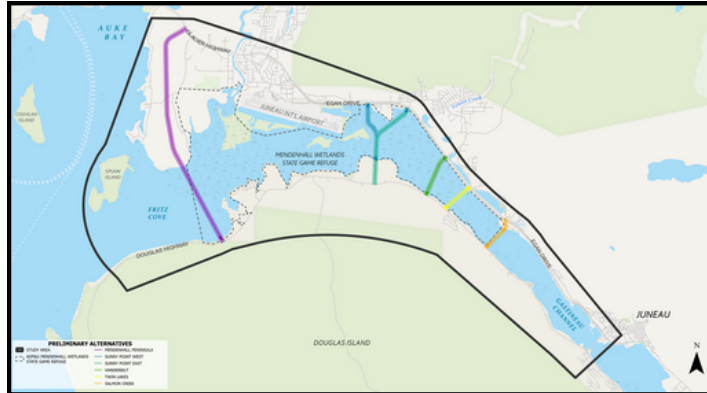
TIMELINE: CBJ and our tribal and community partners are pursuing all available and applicable flood fighting and flood mitigation measures for implementation as soon as possible. This includes the project to update inundation mapping. Permanent solutions could require up to 7-10 years, however, the Alaska Congressional Delegation is working with USACE to expedite the process where possible.

WHO WILL MAINTAIN AND OPERATE? CBJ, possibly others depending on location & mitigation activity.

PROJECT GOAL: Public safety, disaster preparedness, affordable housing, economic development



Juneau Douglas North Crossing (JDNC)



AMOUNT REQUESTED: \$3M

AMOUNT SECURED: \$26.13M (\$2M for PEL; \$2.4M CBJ; \$7M CDS; \$16.454M USDOT RAISE)

ESTIMATED TOTAL PROJECT COST: \$300M-\$550M (Depending on alternative)

PROJECT DESCRIPTION & UPDATE:

The construction of a second crossing from mainland Juneau to Douglas Island has been a priority for the community since the early 1980s. This alternative access is crucial for enhancing safety and providing redundancy in the event the Juneau-Douglas bridge becomes impassable. Currently, if the bridge were to fail or become obstructed, Douglas Island residents would be stranded, emergency services would be hindered, and access to the local hospital would be cut off. Beyond safety, the proposed Juneau Douglas North Crossing will reduce travel times to North and West Douglas and improve access to larger tracts of land suitable for housing and development. With support from Senator Murkowski, the City and Borough of Juneau (CBJ) received \$7 million in Congressionally Directed Spending (CDS) for FY23. These funds are being utilized to perform analysis and public outreach efforts conducted through the Planning & Environmental Linkages (PEL) study. More information can be found at JDNorthCrossing.com.

Additionally, CBJ was awarded a 2023 USDOT RAISE grant of \$16.454 million, which will fund the project through the design phase. Once a preferred alternative is selected, CBJ plans to apply for Federal Highway construction funding. The requested \$3 million will be allocated for a funding gap caused by inflation that was not covered by previous funding sources.

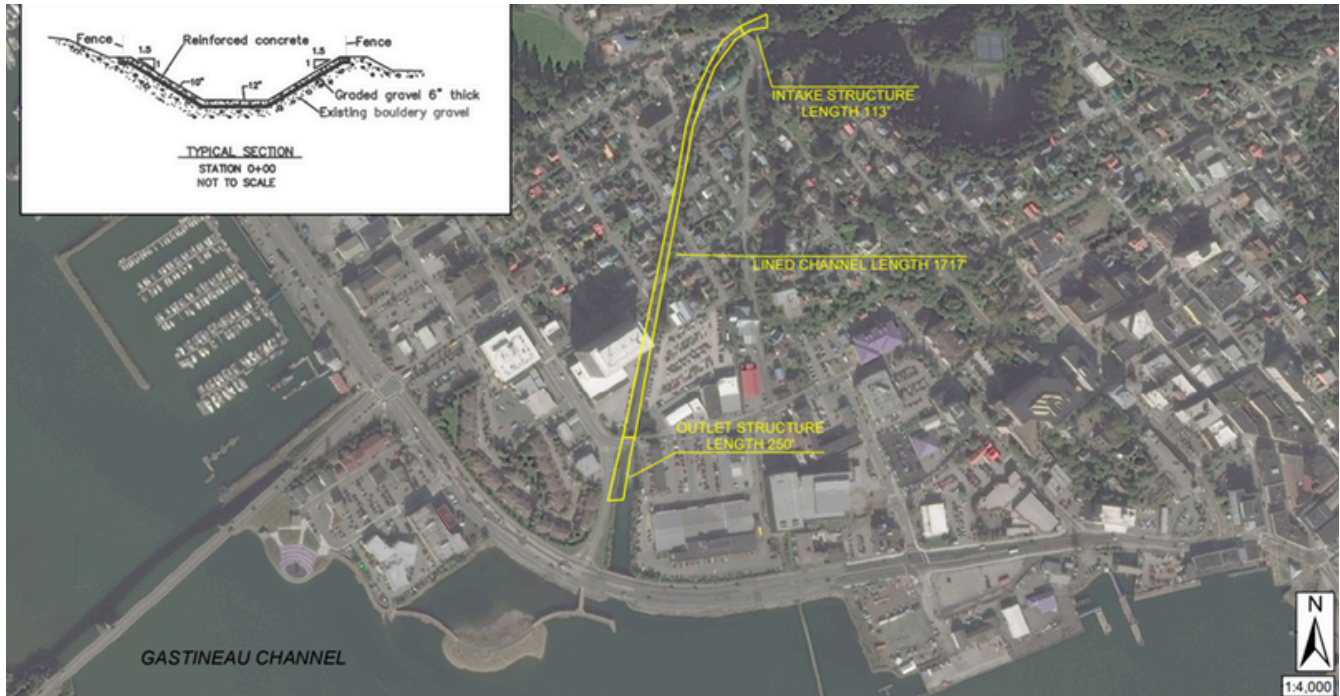
PUBLIC PROCESS: Through the PEL process, which was completed in July 2025, the Alaska Department of Transportation & Public Facilities (DOT&PF), in collaboration with DOWL, conducted numerous stakeholder and public meetings, surveys, and listening sessions to gather input on public sentiment and potential project alternatives. DOT&PF and CBJ are currently working together to award a consultant contract for the National Environmental Policy Act review phase, which will incorporate a comprehensive public engagement process.

TIMELINE: NEPA and Design phases are set to commence in fall 2025 and conclude in fall 2027.

WHO WILL MAINTAIN AND OPERATE? Alaska DOT&PF

PROJECT GOAL: Community safety, housing, and economic development.

Gold Creek Flood Control Rehabilitation



AMOUNT REQUESTED: \$12-15M

TOTAL PROJECT COST: \$16M

PROJECT DESCRIPTION & UPDATE: Constructed in the 1950's by the US Army Corps of Engineers (USACE), the Gold Creek Flume (a 2080ft flood control channel) has exceeded the design life for concrete structures of its kind. The structural integrity of the flume is rapidly deteriorating, with significant scouring and erosion, exposed rebar, and evidence of failing channel walls, including the wall adjacent to the Federal Building.

The Gold Creek flume requires a complete rehabilitation of the structure, including a full width structural overlay, reinforcements, and improvements to increase structural resilience and allow for long-term maintenance. Juneau has not experienced the dry and warm conditions required to effectively repair the concrete channel for several years. A concrete dividing wall must be installed to channel the water away from the repairs so that the project may be completed in phases when optimal weather conditions allow.

Without these repairs, the Juneau Federal Building and the surrounding support services are at risk of flooding and bank collapse due to the increased volume and frequency of high-velocity rain events.

TIMELINE: Due to the pressing need, CBJ will begin the planning and design work in FY26 with existing funding. Once funding is secured, project implementation could be completed within three years, but is heavily reliant on dry weather.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Flood mitigation, safety, security and resilience of Juneau's downtown core.

Mendenhall Wastewater Treatment Plant: Fats, Oil, Grease & Grit Removal



AMOUNT REQUESTED: \$6.3M

TOTAL PROJECT COST: \$6.3M

PROJECT DESCRIPTION & UPDATE:

Fats, Oils and Grease (FOG) requires special treatment, typically prior to the treatment basin. The foam from FOG degrades plant performance at the Mendenhall Treatment Plant. This project would install a grease collection vessel with a skimmer and vortex vessel to control incoming grease and finer grit. The Mendenhall Treatment Plant is currently operating under a Compliance Order by Consent with the State due to permit violations. Removing FOG before it disrupts the treatment process will assure more consistent plant performance. This project will design and construct the FOG and grit removal equipment.

TIMELINE: Once funding is secured, design and construction within 30 months.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Permit compliance, reduce treatment costs, and extend the useful life of the plant.

Telephone Hill Redevelopment

AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$5.5M

TOTAL PROJECT COST: (\$10M placeholder)



PROJECT DESCRIPTION & UPDATE: The project will prepare roughly three acres of CBJ owned property in downtown Juneau. This acreage includes the parking garage, park, switchback trail, and Transit Center. We anticipate developing 1.4 acres of that area for housing. This project will include removal of hazardous materials and environmental cleanup, demolition of existing structures, site preparation, utility and infrastructure upgrades, and re-subdivision. The outcome of this project will be independent buildable lots which are sized appropriately for redevelopment with infrastructure that can be utilized to maximize the density and the property will be redeveloped to meet the goals of the Assembly and the state capital.

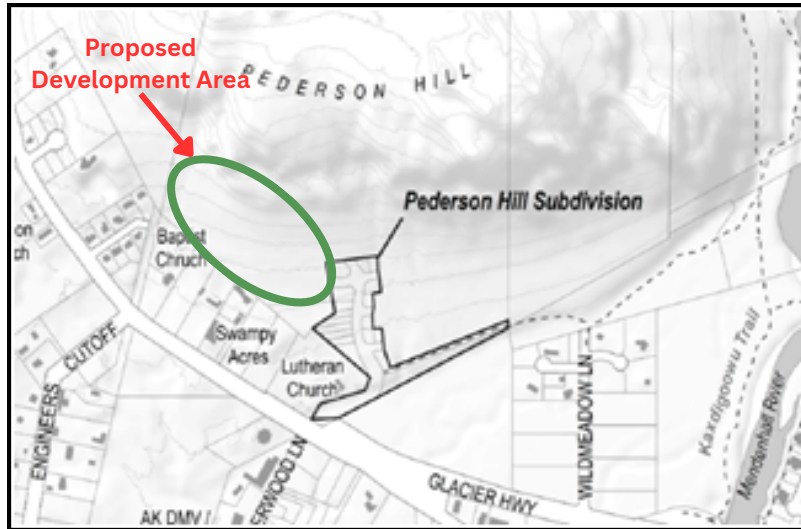
PUBLIC PROCESS: Since the third quarter of 2023, the CBJ has held public meetings to encourage community dialogue regarding this project, completed an online community survey, and funded consultants to complete a Telephone Hill Place Guide that provides direction on redevelopment of the property. The CBJ Assembly will continue to provide the public opportunities to comment on this project. There will be opportunities for public comment to the Planning Commission and to the Assembly during as this project moves forward.

TIMELINE: An inventory of utilities, property and hazards is currently underway. The Telephone Hill Place Guide which provides direction on redevelopment of the property is complete. The property is now partially vacated and CBJ is working to inventory hazardous wastes. Demolition of existing structures is scheduled to begin in the first quarter of 2026. Request for proposals from redevelopment partners and proposals will likely begin once the hazardous wastes removal and demolition plan is approved.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Redevelop over 1.4 acres of high-density zoned property in the center of downtown Juneau for the highest use, including housing.

Pederson Hill Housing Development



AMOUNT REQUESTED: \$1M

AMOUNT SECURED: \$1.5M (1% Voter-Approved Sales Tax)

TOTAL PROJECT COST: \$5M-\$15M

PROJECT DESCRIPTION & UPDATE: The requested funding will provide for the construction of a secondary access road to the Pederson Hill Subdivision. The Tlingit Haida Regional Housing Authority (THRHA) is actively developing the remainder of Phase 1B and 1C. Any additional development will require a second access route for public safety and emergency response. This second access is an expensive requirement which needs to be funded before any future housing units can be planned on this CBJ property. This second access will make available up to 26 acres of CBJ owned property, which is zoned for 10 housing units per acre. Once this road is constructed the land will be available for development and sold for housing. The Assembly has also expressed interest in providing land at this location to the US Coast Guard at this location for housing.

PUBLIC PROCESS:

There will be an opportunity for public comment to the Planning Commission during planning processes and public comment to the Assembly during all phases of development. The Assembly will encourage comments from the local workforce, housing providers and stakeholders.

TIMELINE: Design and alignment study are underway. A draft alignment is expected in September 2025. Work on a preliminary subdivision plat will begin in spring 2026.

WHO WILL MAINTAIN AND OPERATE? CBJ, USCG, private homeowners and developers could all have opportunities on the 26 acres.

PROJECT GOAL: Housing. Increase workforce and market rate housing, partner with the USCG to provide housing for service members, public private partnerships that create housing, large tracks and individual lots for housing.

Bartlett Emergency Department (ED) Renovation/Expansion



AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$8M (\$4M BRH Reserves, \$4M CDS)

TOTAL PROJECT COST: \$10M-\$12M

PROJECT DESCRIPTION & UPDATE:

This project will expand the footprint of the existing ED, and renovate existing ED spaces, to improve patient access, patient flow, and patient and employee safety. Renovations will increase patient privacy, while mechanical and electrical upgrades will allow for new negative pressure exam space. Patients will have access to safer care, while improved space adjacencies will help ensure patients get to the appropriate level of care in a more efficient and timely manner. With other recent improvements in Bartlett's healthcare portfolio, including expanded behavioral health services and the additional of post-acute services, this project will improve medical care to the community across the healthcare continuum.

This project is currently in the 65% design phase. A Construction Manager at Risk (CMAR) contract has been awarded to Cornerstone Construction. Bartlett has approximately \$4M set aside for this project, and Senator Murkowski added \$4M as Congressionally Designated Spending in the approved FY24 appropriation bill.

TIMELINE: Once funding is secured, design and construction completed within 18-24 months.

WHO WILL MAINTAIN AND OPERATE? Bartlett Regional Hospital

PROJECT GOAL: Improve access to, and the quality of emergency medical care in the community.

Aak'w Village District Parking (Formerly N. SOB)



AMOUNT REQUESTED: \$38M

AMOUNT SECURED: \$10M (\$5M SOA; \$5M CBJ Voter Approved Sales Tax)

TOTAL PROJECT COST: \$50M+

PROJECT DESCRIPTION & UPDATE: Building a garage with greater capacity would expand parking for State employees, the Legislature, and the Aak'w Village District, freeing up current parking lots for development and infill. This parking garage provides parking for the State of Alaska, just North of the State Office Building. The current garage was constructed in 1974 and in need of major repairs. The initial idea was to expand the garage to almost twice the size by adding several additional floors. However, the structural investigation found the structural members to be significantly smaller than shown in the available construction plans. Options to increase parking will be more expensive than originally projected.

PUBLIC PROCESS: This project was designated as a CBJ Legislative Priority in 2021, 2022, 2023 and 2024.

TIMELINE: Architect provided feasibility and cost estimate.

WHO WILL MAINTAIN AND OPERATE? TBD

PROJECT GOAL: State/Legislative parking, Aak'w Village District infill development.

Juneau School District–Wide Security & Safety Upgrades



AMOUNT REQUESTED: \$2M

TOTAL PROJECT COST: \$2M

PROJECT DESCRIPTION & UPDATE:

This project will upgrade security cameras and camera monitoring systems, secure entryways, brush clearing, perimeter lighting, emergency egress lighting, back-up generators, and secured property. This project will increase the Juneau School District's security presence, which will help to deter vandalism, theft, and other criminal activities. The security and safety of our staff, students, and community is our main priority, and with this project upgrade, the District feels that it is taking the necessary steps to bring our facilities into the technology age. The Security Upgrade project is oriented around securing our entry ways and school sites by adding systems that would slow down or deter a person from entering such as in the case of a active shooter or critical incident.

PUBLIC PROCESS: Begin design within 3 months of available funding. 35% review (and 3% expenditure) 4 months from start; 65% review (and 5% expenditure); 9 months from start; construction begins 14 months from start (25% expenditure); construction completed 28 months from start (100% expenditure).

TIMELINE: A district-wide assessment was completed in January 2025. Staff training and procedures have already been implemented as a result of the security assessment. Once funding is secured, design and implementation would roll out over 18-36 months depending on facility recommendations.

WHO WILL MAINTAIN AND OPERATE? Juneau School District

PROJECT GOAL: Security and safety of district facilities.

Lemon Creek Multimodal Path

AMOUNT REQUESTED: \$12M
AMOUNT SECURED: \$2.23M
TOTAL PROJECT COST: \$15M



PROJECT DESCRIPTION & UPDATE:

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ received a USDOT Reconnecting Communities planning grant for FY24 that will include robust public engagement, route selection and preliminary design. The Assembly has appropriated \$1.15M to advance design of the project as well as potential match for construction grant opportunities. The full route would connect the Glacier Highway / Vanderbilt intersection to Alaway Avenue and then on to Glacier Highway (near U-Haul). This would provide direct access to the two largest mobile home parks in the community.

CBJ also received FHWA FY23 Safe Streets for All (SS4A) supplemental planning funds for additional community planning and analysis of pedestrian, cyclist and motorist safety, and submitted an application for US EPA Community Change Grant funding to complete engineering, environmental review and construction of the first two phases of the project.

PUBLIC PROCESS: This project has been identified as a priority by the 2017 Lemon Creek Area Plan adopted into the Comprehensive Plan. Designated as the number one Legislative Capital Priority in 2021 and 2022, and the 8th priority in 2023 and 2024.

TIMELINE: FY25 (ongoing) route analysis, public outreach, planning and preliminary design. Once full funding is secured, 18-24 months for design and construction.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Advance long term goal of a new non-motorized route, connect Lemon Creek to recreational opportunities in the wetlands.

Statter Harbor Wave Attenuator

(Formerly “Auke Bay New Breakwater”)



AMOUNT REQUESTED: \$5M

AMOUNT SECURED: \$2.2M (CBJ commitment)

TOTAL PROJECT COST: TBD (\$100M placeholder)

PROJECT DESCRIPTION & UPDATE:

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of Statter Harbor. The current facility has achieved its useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law and is available through Docks & Harbors. Senator Murkowski has added \$600K as Congressionally Designated Spending in the FY25 appropriation bill and is awaiting Congressional action. The US Army Corps of Engineering feasibility study kicked off in September 2024. This will be a three-to-four-year planning effort which requires federal funding each year. Senator Murkowski has submitted a \$600K CDS in the FY26 Budget to continue supporting the project. CBJ Docks & Harbors has sufficient in-house match

PUBLIC PROCESS: Identified as a Legislative Priority for FY2023, FY2024, FY2025 & FY2026.

TIMELINE: Once funding is secured, 3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Increase moorage and recapitalization of aging infrastructure.

Shore Power at Dock 16B



AMOUNT REQUESTED: \$20M

AMOUNT SECURED: \$13M Marine Passenger Fees

TOTAL PROJECT COST: \$60-70M for two docks.

PROJECT DESCRIPTION & UPDATE: The project would fund construction of the electrical infrastructure (substation, feeder cables, batteries, etc.) and shore power infrastructure (submarine cables, power connection floats, cable positioning devices) at the two CBJ-owned cruise ship docks. The electrical infrastructure could also service ground transportation as it transitions to electric vehicles. The project benefits the community by improving air quality and reducing noise pollution from cruise ships that connect to shore power while hoteling in port, and by upgrading the electrical infrastructure at Juneau's waterfront. The elimination of ship GHG emissions furthers the community's climate action goals of switching from fossil fuels to renewable hydropower as well as enables the cruise lines to better meet their sustainability goals. The project benefits the tourism sector of the community. While the full project includes two docks, the amount requested this year with the amount secured would fund the completion of one dock. It is unlikely that federal grant funding will be available for this project in the near future. CBJ has entered a MOA with AELP to design this system. AELP has contracted with an electrical engineering company from Pasadena, CA in August 2025.

TIMELINE: Preconstruction phase to be completed by 2025. Construction phase to be completed by 2027 pending availability of funding.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Reduce emissions, improve air quality and economic development.

Eaglecrest Employee & Tourism Workforce Housing



AMOUNT REQUESTED: \$12M

TOTAL PROJECT COST: \$12M

PROJECT DESCRIPTION & UPDATE:

The project would develop onsite workforce housing to assist with recruitment and retention of summer and winter employees. Possibilities will exist for other summer tourism or service industry workers to be housed. As the labor market tightens and finding entry level service and ski area workers becomes increasingly difficult, the availability of housing will be critical to meeting our staffing needs. Affordable workforce housing located at Eaglecrest will help to attract the next generation of residents to Juneau and support the growth of the winter tourism economy so that it can support the conversion of summer tourism and service industry workers into more stable year around employment opportunities.

Northwind Architects was contracted to develop the designs and cost estimates for a 96 bedroom modular workforce housing unit that could be located and expanded upon at Eaglecrest. Site specific engineering will need to be performed using the current preliminary engineered design for the modular dormitory as a jumping off point.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? Eaglecrest Ski Area

PROJECT GOAL: Increase recruitment and retention while helping to manage tourism growth in Juneau.

Capital Civic Center

AMOUNT REQUESTED: \$10M

AMOUNT SECURED: \$24.5M

TOTAL PROJECT COST: \$60M

PROJECT DESCRIPTION & UPDATE:

The Capital Civic Center will function as a multi-use civic and conference facility to enhance Juneau's prominence as a regional center for art, culture, and community engagement while attracting broad-based use and pride in Alaska's Capital City. Completion of the Capital Civic Center is envisioned in four phases. This project addresses Phases II only.

The completed Capital Civic Center consists of two phases. The first phase, completed in late 2023, renovated the existing ballrooms and installed new sound and HVAC systems. Phase II creates a stand-alone wing (joined to Centennial Hall by a shared lobby) that includes a community hall; a 299-seat theater with raked seating, state-of-the-art lighting and professional acoustics; a multi-use event space; and an art gallery.

Demolition of Juneau's former armory will offer additional parking and improved access.

The new facility will serve as an expanded center for emergencies, including shelter in the event of a natural disaster. In January 2025 the Assembly agreed to provide up to \$1M to The Partnership to advance the project to 95% design. CBJ entered into a Memorandum of Agreement with The Partnership in June 2025 to establish roles and responsibilities during the design process, as well as to effectively manage CBJ's financial contribution.

PUBLIC PROCESS: Conceptual studies and outreach for Centennial Hall were performed in June of 2019. Upgrades to the ballroom at Centennial Hall were completed in August 2023. The performing arts elements (new JACC) also received public input throughout the development of design for a standalone facility. Merging the two facilities into a large, single, facility was presented to the Assembly in 2020. The Assembly funded conceptual design in late 2021, appropriating \$2M to advance the project. Northwind and JYW Architects teamed up for design and worked with stakeholders to consolidate space and find design efficiencies, resulting in the newly proposed phased approach. Further parking impact analysis has been recommended as the latest plans include a loss of 49+ parking spaces.

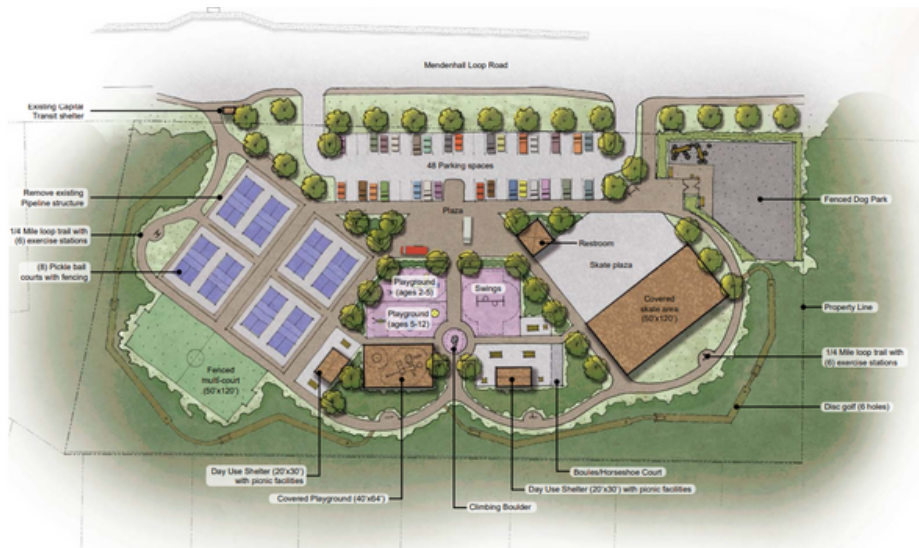
TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Support convention, arts and visitor economy.



Jackie Renninger Park Development & Pipeline Skatepark Improvements



AMOUNT REQUESTED: \$15M

AMOUNT SECURED: \$1.075M

TOTAL PROJECT COST: \$16M

PROJECT DESCRIPTION & UPDATE: This project will implement the Jackie Renninger Memorial Park Master Plan, completed in early 2025, to expand access to outdoor recreation and open space for one of Juneau’s most underserved and densely populated areas of town. The 4.6-acre site currently includes the Pipeline Skate Park and a small public restroom, but lacks a full neighborhood park. This project will change that by providing safe, convenient access to high-quality amenities, including an upgraded covered skate park and skate plaza, dedicated pickleball courts, Juneau’s first covered playground, day-use shelters, and more—bringing much-needed community resources to the Mendenhall Valley.

PUBLIC PROCESS: In 2022, the Assembly appropriated funding to develop a master plan for Jackie Renninger Park, which was completed in early 2025 following multiple public and user group meetings. This process resulted in a conceptual design that is now being advanced into 35% design documents. As part of this phase, the contractor will continue to hold public meetings to gather input and share progress as the designs develop.

TIMELINE: Once funding is secured, within 2 years of start date.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: To provide the first dedicated community park for the Mendenhall Valley that offers diverse amenities for multiple user groups of all ages in one of Juneau’s most underserved neighborhoods.

Waterfront Juneau Douglas City Museum



AMOUNT REQUESTED: \$2M

AMOUNT SECURED: \$2M (CBJ Voter Approved Sales Tax)

TOTAL PROJECT COST: \$12M

PROJECT DESCRIPTION & UPDATE:

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals. It will also free up the current museum adjacent to the State Capitol for expansion of the Capitol campus.

PUBLIC PROCESS: Identified as Legislative Priority in FY2023 & FY2024.

TIMELINE: Once funding is secured, 2-3 year design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Grow the arts in Juneau and expand the Capitol campus.

West Douglas Extension

AMOUNT REQUESTED: \$4M

TOTAL PROJECT COST: \$7.5M

PROJECT DESCRIPTION & UPDATE:

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development to support the future homeporting of the USCG icebreaker, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

PUBLIC PROCESS: West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Support long-term development.



North Douglas Boat Ramp Expansion



AMOUNT REQUESTED: \$250,000

TOTAL PROJECT COST: \$30M

PROJECT DESCRIPTION & UPDATE:

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

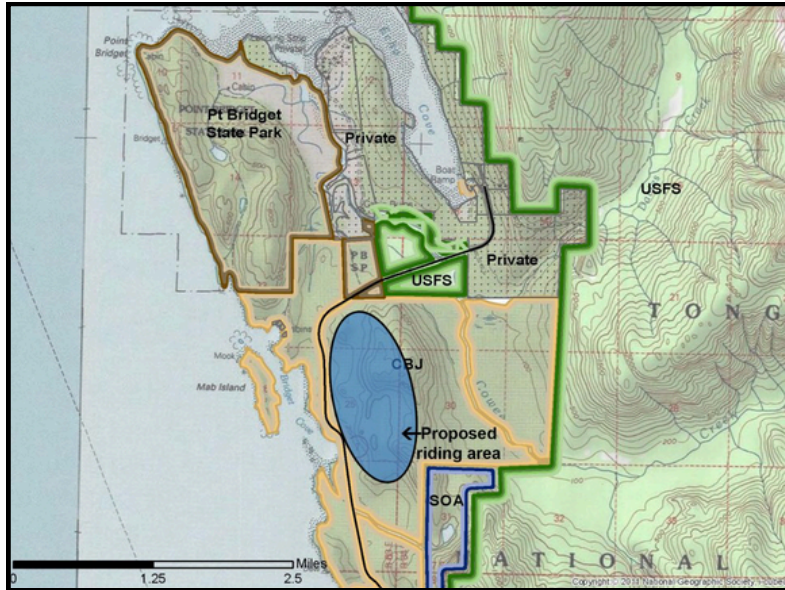
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

TIMELINE: Once funding is secured, 18-24 month design and construction timeline.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: Improve safety and expand boating access & transportation.

Off-Road Vehicle (ORV) Park Development



AMOUNT REQUESTED: \$4.75M

AMOUNT SECURED: \$1.25M

TOTAL PROJECT COST: \$6M

PROJECT DESCRIPTION & UPDATE: This project addresses longstanding unmet demand for sustainable off-road vehicle (ORV) recreation by creating a dedicated venue for riding and training opportunities, reducing impacts on sensitive habitats, and minimizing user conflicts. As the second summer of construction wraps up in fall 2025, completed work includes the parking lot and approximately three of the planned five miles of trail that have been cleared and grubbed. By the end of the season, about three-quarters of a mile of trail is expected to be graveled and rideable.

PUBLIC PROCESS: A multi-year public process has been completed and design, permitting, and development of the 35-Mile ORV Riding Park is underway. This process includes stakeholders such as the Juneau Off-Road Association (JORA), Trail Mix, Inc., conservation organizations, and citizen advisory boards. The Planning Commission approved a conditional use permit for the facility in 2023.

TIMELINE: Phase one of construction is anticipated to take 3–4 years, with the second summer of work scheduled to wrap up in fall 2025.

WHO WILL MAINTAIN AND OPERATE? CBJ

PROJECT GOAL: To meet growing demand for off-road vehicle recreation, avoid user conflicts, reduce ongoing damage to sensitive resources and landscapes, and stimulate economic activity by creating new opportunities for outdoor recreation that do not currently exist in Juneau.

APPENDIX

Everything You Always Wanted to Know About the CBJ Legislative Capital Priorities List

by Katie Koester, City Manager

Q: What are the Legislative Capital Priorities?

A: The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

NOTE: Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

A: No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February. Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

Q: What is a capital project?

A: A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing one?

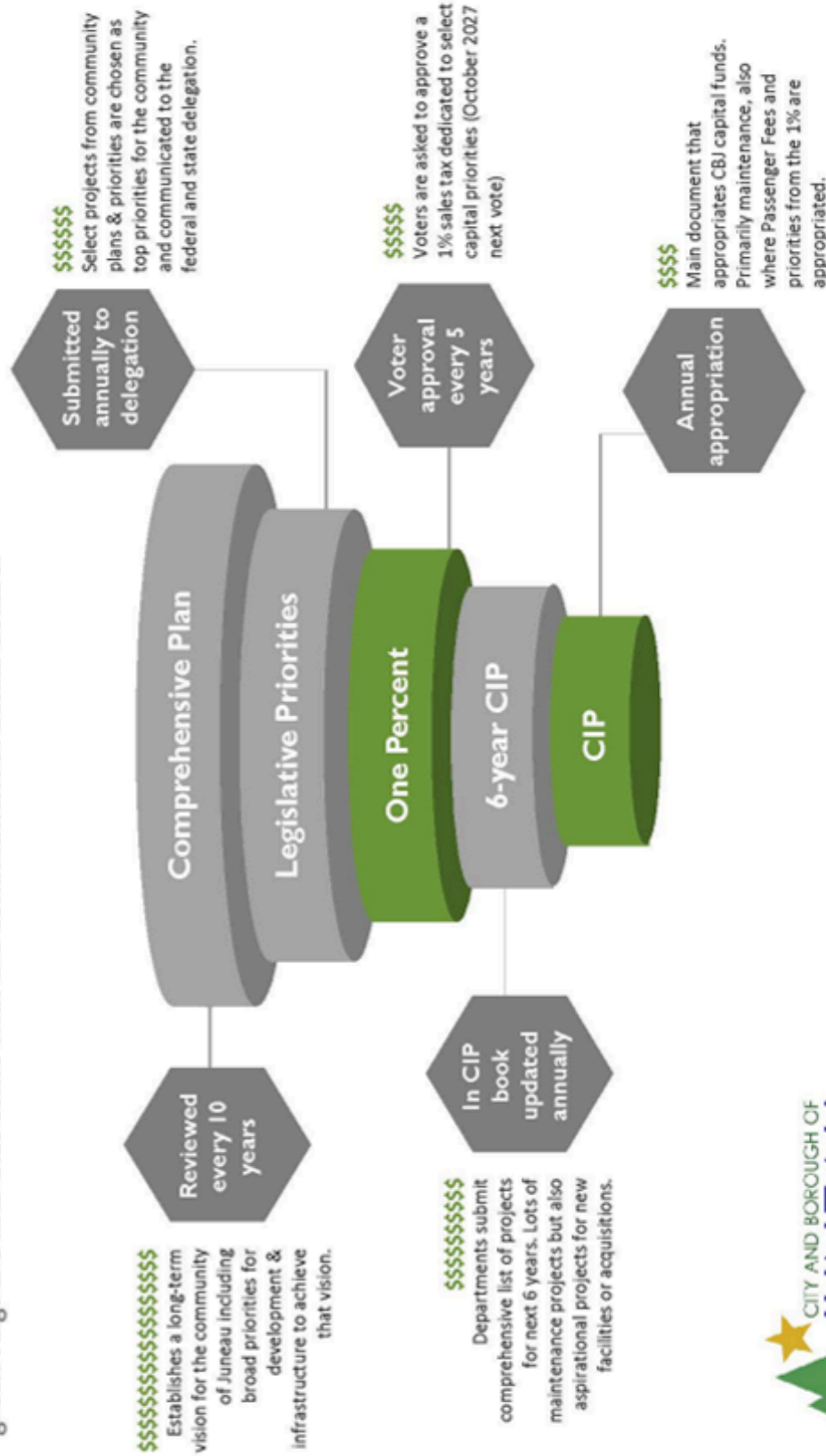
A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

APPENDIX

CBJ Lists, Plans and Priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.



City & Borough of Juneau - Leg Priorities Nominations & Support

Board or Commission	Project Description	FY26 Assembly Rank
Juneau Commission on Sustainability	#1 - Shore Power at Dock 16B	Rank #12
Juneau Commission on Sustainability	#2 - Mendenhall Wastewater Treatment Plant: Fat, Oil, Grease (FOG) Removal	Rank #3
Juneau School District	JSD Wide Security and Safety Upgrades	Rank #8
Planning Commission	#1 – Glacier Outburst Flood Response, Mitigation, and Preparedness	Rank #1
Planning Commission	#2 - Juneau Douglas North Crossing (JDNC)	Rank #2
Parks & Recreation Advisory Committee	#1 – Jackie Renninger Park	Rank #15
Parks & Recreation Advisory Committee	#2 – Lemon Creek Multimodal Path	Rank #9
Historic Resources Advisory Committee	#1 – Waterfront Juneau-Douglas City Museum	Rank #16
Historic Resources Advisory Committee	#2 – Telephone Hill Redevelopment	Rank #4
Docks & Harbors*	#1 - Statter Harbor Wave Attenuator (formerly “Auke Bay New Breakwater”)	Rank #10
Docks & Harbors*	#2 – Aurora Harbor Drive Down Float	Rank #11