



REGULAR ASSEMBLY MEETING 2025-21 AGENDA - **UPDATED 12/12/2025**

December 15, 2025 at 6:00 PM

Centennial Hall Ballroom #3/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted by:

Katie Koester, City Manager

A. FLAG SALUTE

B. 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!*

C. ROLL CALL

D. SPECIAL ORDER OF BUSINESS

E. APPROVAL OF MINUTES

1. November 17, 2025 Regular Assembly Meeting 2025-20 Minutes- Draft

[Minutes uploaded to Supplemental Materials]

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

H. CONSENT AGENDA

1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction

2. Assembly Request for Consent Agenda Changes

3. Assembly Action

A) Ordinances for Introduction

1) Ordinance 2025-01(b)(X) An Ordinance Transferring \$200,000 from the General Fund to the Marine Passenger Fee Fund for Unused Federal Staffing Support

Related to Tourism; Funding Provided by State Marine Passenger Fees.

This ordinance would transfer a total of \$200,000 from the General Fund to the State Marine Passenger Fee Fund. Ordinance 2024-01(b)(AL) appropriated these funds as a contingency to supplement organizations with existing operating agreements at the Mendenhall Glacier Visitors Center to maintain staffing continuity in the event further Reductions in Force or other unforeseen circumstances occurred during the 2025 summer tourism season. These funds went unused and will be returned to the State Marine Passenger Fee Fund.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

2) Ordinance 2025-44 An Ordinance Amending the Commercial Passenger Vehicle Fine Schedule to Include Fines Relating to Vehicle Standards.

This ordinance is a housekeeping measure following the adoption of [Ordinance 2025-04 in June](#). This ordinance updates the commercial passenger vehicle fine schedule to include fine amounts for violations relating to commercial passenger vehicle standards, such as violations of regulations regarding vehicle markings, documentation, and taximeter.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

B) Resolutions

1) Resolution 4032 A Resolution Adopting an Alternative Allocation Method for the FY2026 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity within the Northern Southeast Fisheries Management Area.

This resolution would facilitate the CBJ's participation in the State's FY2026 Shared Fisheries Business Tax Program by certifying to the State that the CBJ suffered significant effects during calendar year 2024 from fisheries business activities within the CBJ's qualifying area.

Pursuant to this program, the State distributes a share of State fishery revenues to each participating community in the Northern Southeast area.

It is anticipated that the CBJ's share will be approximately \$1,581.16.

The City Manager recommends the Assembly adopt this resolution.

C) Liquor/Marijuana Licenses

These liquor and marijuana license actions are before the Assembly to either protest or

waive its right to protest the license actions.

Liquor License — Transfer of Ownership

Transfer From: Barnaby Brewing Company LLC d/b/a Barnaby Brewing Company

Transfer To: Harbor Mountain Brewing Company LLC d/b/a Harbor Mountain Brewing Company

License Type: Brewery Manufacturer License: #5524 & License Type: Brewery Retail License: #15149

Location: 165 Shattuck Way, Juneau

Marijuana License — Renewal

Licensee: Alaskan Kush Company LLC d/b/a Alaskan Kush Company

License Type: Retail Marijuana Store License: #16213 Location: 159 S. Franklin St.

Staff from the Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hard copy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

D) Bid Awards

1) BE25-061 Marine Park Improvements

Bids are due for the subject project on December 11, 2025. The bid protest period will expire at 4:30 p.m. on December 12, 2025.

The work generally consists of improvements to Marine Park in downtown Juneau including various quantities of mobilization, traffic control, demolition and disposal, erosion and sediment control, clearing and grubbing, excavation and imported fill, water, sewer and storm drain pipe, two tensioned fabric pavilions (Tensioned Fabric Structures), two permanent 10' x 14' vendor kiosks, bar-top seating, structures and appurtenances, pavement, play area, curb and gutter, topsoil and seeding, tree and shrub planting, construction surveying, signage, lighting and associated electrical, site furnishings, and other miscellaneous improvements and appurtenances necessary for a complete project. The engineers estimate for base bid and all alternates is \$6,574,534.00

The low bidder recommendation memo will be provided at the December 15, 2025 Assembly meeting.

2) BE26-099 Dudley Street Improvements – Phase II

Bids opened for the subject project on December 10, 2025. The bid protest period will expire at 4:30 p.m. on December 12, 2025. Results of the bid opening are:

BIDDER TOTAL BID

Coogan Construction Company - \$2,730,083.00

North40 Construction Corp - \$2,783,676.00

Henricksen Constructors, Inc \$3,780,607.00

Admiralty Construction, LLC \$3,863,260.00

Engineer's Estimate \$3,403,480.00

The work covered in the Contract Documents includes reconstruction of Dudley Street from Tongass Blvd. to the east end. Work will include replacement of the ductile iron water main and services with high-density polyethylene, replacement of the 8-inch cement sanitary sewer main and services with polyvinyl chloride, and replacement of the corrugated metal pipe storm drain system with polyvinyl chloride. Work will also include replacement of the roadway subbase to a depth of 12-inches, resurfacing with asphalt cement pavement, and the addition of curb and gutter and sidewalk along the south side and valley gutter along the north side of the roadway and other miscellaneous related items of work. Work will also include installing two streetlights, one at Sierra Street intersection, and one at Forest Grove Dr. intersection. The project will be conducted in two phases; Phase one to be completed in September 2026. Phase two is to be completed in August 2027.

The City Manager recommends the Assembly approve BE26-099 (Dudley Street Improvements) award to Coogan Construction Company for \$2,730,083.00.

E) Other**1) FY2027 CBJ Legislative Capital Priorities List**

The annual Legislative Capital Priorities (LCP) process began on [September 29, 2025](#), at the Public Works and Facilities Committee (PWFC). Various boards and commissions provided input. At the [December 1, Assembly Finance Committee meeting](#), the Assembly made some modifications to the order of the ranking and referred it to the Assembly for approval.

The Systemic Racism Review Committee reviewed the draft Legislative Capital Priorities at its [October 28, 2025](#) meeting.

The City Manager recommends the Assembly adopt this ranking and direct staff to finalize the report.

I. PUBLIC HEARING

1. Ordinance 2025-40(b) An Ordinance Amending Title 49 Land Use Code Relating to Reasonable Accommodation, Zoning Maps, Subdivisions on Arterials, And Remove References to Committees and Programs No Longer in Existence.

The rewrite of Title 49, Land Use Code, is a multi-phase project. Phase 1 is focused on updates that are not dependent on the ongoing rewrite of the Comprehensive Plan. This ordinance is part of the second wave of Phase 1 amendments for the project. The

first wave (Ordinance 2025-15am) was adopted by the Assembly in April 2025.

Ordinance 2025-40 creates a process for granting reasonable accommodations to Title 49 to ensure equal access to housing under the Federal Fair Housing Act; allows for parcels adjacent to arterial streets to be subdivided based on the standards of the underlying zone district (current code requires subdivided lots to meet D-1 standards regardless of zone district which is a major barrier to development); modernizes the zoning map code to allow for the use of a digital map as the official zoning map of the Borough; allows the CDD Director to revise the official zoning map to reflect changes resulting from naturally occurring changes to land like erosion or accretion; and removes references to committees and programs no longer in existence (i.e., Subdivision Review Committee, Coastal Management Program).

The ordinance received input from multiple advisory and review bodies. The Ad Hoc Title 49 Advisory Committee discussed and supported the development of the text amendment at their [February 13, 2025](#), meeting, and held additional discussions on [September 24](#) and [October 28, 2025](#). It was also presented to the Lands, Housing, & Economic Development Committee on [September 29, 2025](#). In addition, the Systemic Racism Review Committee reviewed the ordinance on [September 23, 2025](#).

Planning Commission Review: Ordinance 2025-40vIntro was initially shared with the Planning Commission on [October 28, 2025](#), for informational purposes. It was later scheduled for public hearing on [November 18, 2025](#), during which the Planning Commission recommended the following amendments: (1) removal references to the Federal Fair Housing Act, except for the reference in the 49.15.170(a) Purpose; (2) replacement of “does not violate” with “conforms with” in regards to the Comprehensive Plan in 49.15.170(c)(6); and (3) replaces the proposed definitions of minor collectors and arterials in 49.35.210(a)(4) with an improved set of definitions which use an average annual daily traffic threshold between major and minor.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

2. Ordinance 2025-43 An Ordinance Authorizing the Manager to Lease an 8.0 Acre Fraction of the Parcel of Land near 10020 Crazy Horse Drive at a Reduced Rate to Juneau Animal Rescue for the Purpose of Operating an Animal Shelter.

Juneau Animal Rescue (JAR) submitted a proposal to lease an 8.00-acre fraction of the CBJ parcel located at 10020 Crazy Horse Drive for less than fair market value, for the purpose of constructing and operating a new permanent animal shelter. [CBJC 53.09.270\(b\)](#) authorizes the lease of CBJ land “to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service...” The fair market value lease rate has been determined to be \$3,000 per month, and the

proposed lease rate shall be \$10.00 per year with a term of 35 years.

The Lands Housing and Economic Development (LHED) Committee reviewed this application at the [January 27, 2025, meeting](#) and passed a motion of support for granting this lease.

The CBJ Assembly reviewed the proposal and passed a motion of support at its Regular Assembly Meeting on [July 28, 2025](#).

The Systemic Racism Review Committee reviewed this ordinance at its [December 4, 2025 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

3. Ordinance 2024-01(b)(BC) An Ordinance Appropriating \$1,316,554 to the Manager for the City and Borough of Juneau's Fiscal Year 2025 Operating Costs; Funding Provided by Various Sources.

This ordinance appropriates \$1,316,554 for the City and Borough of Juneau's FY2025 operating costs. The following funds require supplemental budget authority in FY2025:

Risk Management: this ordinance appropriates \$1,298,432 of Risk Management funds for health insurance claims that exceeded budget estimates.

Pandemic Response: this ordinance provides budget authority to transfer residual funds of \$14,077 from the Pandemic Response Fund to the General Fund. This final housekeeping transfer closes the Pandemic Response Fund.

Downtown Parking: this ordinance appropriates \$2,510 for the purchase and installation of cameras at the Downtown Parking Center that exceeded budget estimates. This expense is funded by greater than anticipated parking revenue.

Capital Projects: this ordinance provides budget authority to transfer \$1,535 of general funds from the Parks and Recreation Capital Improvement Projects Fund to the General Fund. This is a housekeeping transfer that corrects a historical accounting entry.

The Systemic Racism Review Committee reviewed this ordinance at its [December 4, 2025 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

4. Ordinance 2025-42 An Ordinance Amending the Comprehensive Plan by Adopting the Downtown Douglas/West Juneau Area Plan.

On [August 12, 2025](#), the Planning Commission recommended that the City and Borough Assembly adopt the Downtown Douglas / West Juneau Area Plan as an

addendum to the CBJ Comprehensive Plan. The Commission added the following recommendations:

- Plan p. 7: Delete the first paragraph under “Downtown Douglas. The current wording seems to indicate a historical record, but does not discuss Alaska Native stewardship.
- Plan p. 25: Delete Action C under Goal 4.2, as the transfer of Mayflower Island to DIA is underway and this goal was written prior to the Assembly’s stated intent to transfer.
- Plan p. 27: Move content to follow “Equity” language on p. 4 to better reflect the equity discussion in the context of Alaska Native land use.
- Plan p. 29: Delete Goal 5.3 and Action A to ensure these parcels are treated the same as any parcel in the CBJ in terms of land use and regulation.
- Appendices: Delete four “Steering Committee Mapping Exercise” maps.
- Appendices: Move Traffic Calming graphics to follow p. 11, Goal 1.2, and remove street names.

On [November 3, 2025](#), the Assembly Lands, Housing, and Economic Development Committee discussed the recommendations and favorably moved the Downtown Douglas / West Juneau Area Plan to the full Assembly for consideration and adoption into the Comprehensive Plan. The Systemic Racism Review Committee reviewed this ordinance at its [December 4, 2025](#) meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

5. Resolution 4034 A Resolution Authorizing the Manager to Grant an Extension of an Existing Driveway and Utility Easement Across City and Borough Property within Lot 3, U.S. Survey 3816, on the Tip of Mendenhall Peninsula.

Bradley and Amy Holm, the owners of Lot 6, U.S.S. 3297, a property on the tip of Mendenhall Peninsula without public road frontage, applied to extend an existing driveway and utility easement across CBJ-owned land in order to provide access to their property. The existing driveway and utility easement issued to Smuggler’s Cove Road Association, an Alaska non-profit corporation comprised of owners of seven lots, terminates at the corner of the Holm’s property. CBJC 53.09.300(a) authorizes the manager to convey or lease an easement in City and Borough-owned land upon approval by the assembly. Fair market value has been determined to be approximately \$4,014.08.

The Lands, Housing, and Economic Development Committee reviewed this request at the [September 29, 2025, meeting](#) and passed a motion of support for granting this easement extension.

The City Manager recommends the Assembly take public testimony and adopt this

Resolution.

J. UNFINISHED BUSINESS

K. NEW BUSINESS

L. STAFF REPORTS

M. ASSEMBLY REPORTS

- 1. Mayor's Report**
- 2. Committee, Liaison Reports, Assemblymember Comments and Questions**
- 3. Presiding Officer Reports**

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

O. EXECUTIVE SESSION

1. Executive Session - Update on Collective Bargaining

The City Manager recommends the Assembly recess into executive session to discuss an update to collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality.

Suggested Motion: *I move that the Assembly enter into Executive Session to discuss collective bargaining negotiations, the immediate knowledge of which would adversely affect the finances of the municipality and ask for unanimous consent.*

P. SUPPLEMENTAL MATERIALS

- 1. November 17, 2025 Regular Assembly Meeting 2025-20 Minutes - Draft**
- 2. Bid Award - Recommendation Memos**

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. 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.

Presented by: The Manager
Introduced: December 15, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-01(b)(X)

An Ordinance Transferring \$200,000 from the General Fund to the Marine Passenger Fee Fund for Unused Federal Staffing Support Related to Tourism; Funding Provided by State Marine Passenger Fees.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer of Appropriation. It is hereby ordered by the Assembly of the City and Borough of Juneau, Alaska, that \$200,000 be transferred from the General Fund to the Marine Passenger Fee Fund for unused federal staffing support related to tourism.

Section 3. Source of Funds.

General Fund	(\$ 200,000)
Marine Passenger Fee Fund	\$ 200,000

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 12/15/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-44

An Ordinance Amending the Commercial Passenger Vehicle Fine Schedule to Include Fines Relating to Vehicle Standards.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 03.30.062, Commercial passenger vehicle fine schedule, is amended to read:

03.30.062 Commercial passenger vehicle fine schedule.

CBJ	Offense	No. of Offenses	Fine

20.40.310(b)(a)(1)	Person provides services in violation of safety regulation	1st	100.00
		2nd	200.00
		3rd	300.00
20.40.310(b)(a)(2)	Person provides services in violation of operations regulation	Any	50.00

<u>20.40.310(a)(3)</u>	<u>Person provides services in violation of markings regulation</u>	<u>Any</u>	<u>50.00</u>
<u>20.40.310(a)(5)</u>	<u>Person provides services in violation of documentation regulation</u>	<u>Any</u>	<u>100.00</u>
<u>20.40.310(a)(6)</u>	<u>Person provides services in violation of taximeter regulation</u>	<u>Any</u>	<u>100.00</u>

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: December 15, 2025
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4032

A Resolution Adopting an Alternative Allocation Method for the FY2026 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the Distribution of Significant Effects of Fisheries Business Activity within the Northern Southeast Fisheries Management Area.

WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY2026 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Commerce, Community, and Economic Development that the municipality suffered significant effects during calendar year 2024 from fisheries business activities; and

WHEREAS, 3 AAC 134.060 provides for the allocation of available program funding to eligible municipalities located within fisheries management areas specified by the Department of Commerce, Community, and Economic Development; and

WHEREAS, 3 AAC 134.070 provides for the use, at the discretion of the Department of Commerce, Community, and Economic Development, of alternative allocation methods that may be used within fisheries management areas if all eligible municipalities within the area agree to use the method, and the method incorporates some measure of the relative significant effect of fisheries business activity on the respective municipalities in the area; and

WHEREAS, the City and Borough of Juneau proposes to use an alternative allocation method for allocation of FY2026 funding available within the Fisheries Management Area 17: Northern Southeast Area in agreement with all other municipalities in this area participating in the FY2026 Shared Fisheries Business Tax Program.

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

Section 1. The City and Borough of Juneau certifies that the following alternative allocation method fairly represents the distribution of significant effects during calendar year 2024 of fisheries business activity in Fisheries Management Area 17: Northern Southeast Area:

- All municipalities share one half of the funding allocation equally between the respective municipalities; and
- All municipalities share the remaining half of the funding allocation on a per capita basis.

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this ____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



THE STATE
of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

October 27, 2025

City & Borough of Juneau

Via email: di.cathcart@juneau.gov ; city.clerk@juneau.gov

Our App. ID: 5223

License No.: 5524

License Type: Brewery Manufacturer License (MBL)

From (current licensee): Barnaby Brewing Company, LLC
DBA: Barnaby Brewing Company
Licensed premises: 165 Shattuck Way, Juneau, AK 99801
Contact: Matthew Barnaby / barnabybrewing@gmail.com

To (new licensee): Harbor Mountain Brewing Company, LLC
DBA: Harbor Mountain Brewing Company
Licensed premises (not changing): 165 Shattuck Way, Juneau, AK 99801
Contact: Zachary Anderson / cheers@harbormountainbrewing.com / 907-623-2337

- ☐ New Application ☒ **Transfer of Ownership Application**
☐ Transfer of Location Application ☐ Transfer of Controlling Interest Application
☐ Endorsement (package store repackaging endorsement)

This is your notice under AS 04.11.520 of a transfer of license application.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 305.085(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant's proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,
Jane P. Sawyer, Program Coordinator 2
For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

October 27, 2025

City & Borough of Juneau

Via email: di.cathcart@juneau.gov ; city.clerk@juneau.gov

Our App. ID: 5406

License No.: 15149

License Type: Brewery Retail (BRL)

From (current licensee): Barnaby Brewing Company, LLC
DBA: Barnaby Brewing Company
Licensed premises: 165 Shattuck Way, Juneau, AK 99801
Contact: Matthew Barnaby / barnabybrewing@gmail.com

To (new licensee): Harbor Mountain Brewing Company, LLC
DBA: Harbor Mountain Brewing Company
Licensed premises (not changing): 165 Shattuck Way, Juneau, AK 99801
Contact: Zachary Anderson / cheers@harbormountainbrewing.com / 907-623-2337

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Sincerely,
Jane P. Sawyer, Program Coordinator 2
For, Kevin Richard, Director amco.localgovernmentonly@alaska.gov



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

November 10, 2025

Licensee: Alaskan Kush Company LLC
DBA: Alaskan Kush Company
VIA email: alwaysredeyellc@gmail.com
Local Government: Juneau (City and Borough of)
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org
Community Council:
Via Email:

BCC: amco.admin@alaska.gov

Re: Retail Marijuana Store License Combined Renewal Notice

License Number:	16213
License Type:	Retail Marijuana Store
Licensee:	Alaskan Kush Company LLC
Doing Business As:	Alaskan Kush Company
Physical Address:	159 S Franklin St Juneau, AK 99801
Designated Licensee:	Casey Wilkins
Phone Number:	907-500-7440
Email Address:	alwaysredeyellc@gmail.com

☒ License Renewal Application

☐ Endorsement Renewal Application

Dear Licensee:

After reviewing your renewal documents, AMCO staff has deemed the application complete for the purposes of 3 AAC 306.035(c).

Your application will now be sent electronically, in its entirety, to your local government, your community council (if your proposed premises is in Anchorage or certain locations in the Mat-Su Borough), and to any non-profit agencies who have requested notification of applications. The local government has 60 days to protest your application per 3 AAC 306.060.

At the May 15, 2017 Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications. However, the board is required to consider this application independently if you have been issued any notices of violation for this license, if your local government

protests this application, or if a public objection to this application is received within 30 days of this notice under 3 AAC 306.065.

If AMCO staff determines that your application requires independent board consideration for any reason, you will be sent an email notification regarding your mandatory board appearance. Upon final approval, your 2025/2026 license will be provided to you during your annual inspection. If our office determines that an inspection is not necessary, the license will be mailed to you at the mailing address on file for your establishment.

Please feel free to contact us through the marijuana.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice, and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Sincerely,



Kevin Richard, Director
907-269-0350

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.

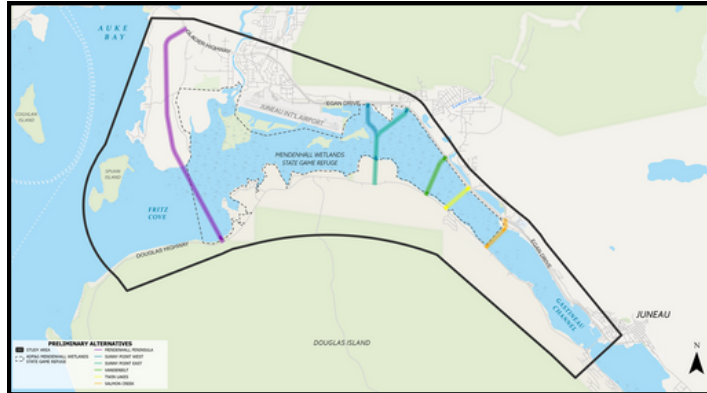
TIMELINE: CBJ and our tribal and community partners are pursuing all available and applicable flood fighting and flood mitigation measures for implementation as soon as possible. This includes the project to update inundation mapping. Permanent solutions could require up to 7-10 years, however, the Alaska 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.

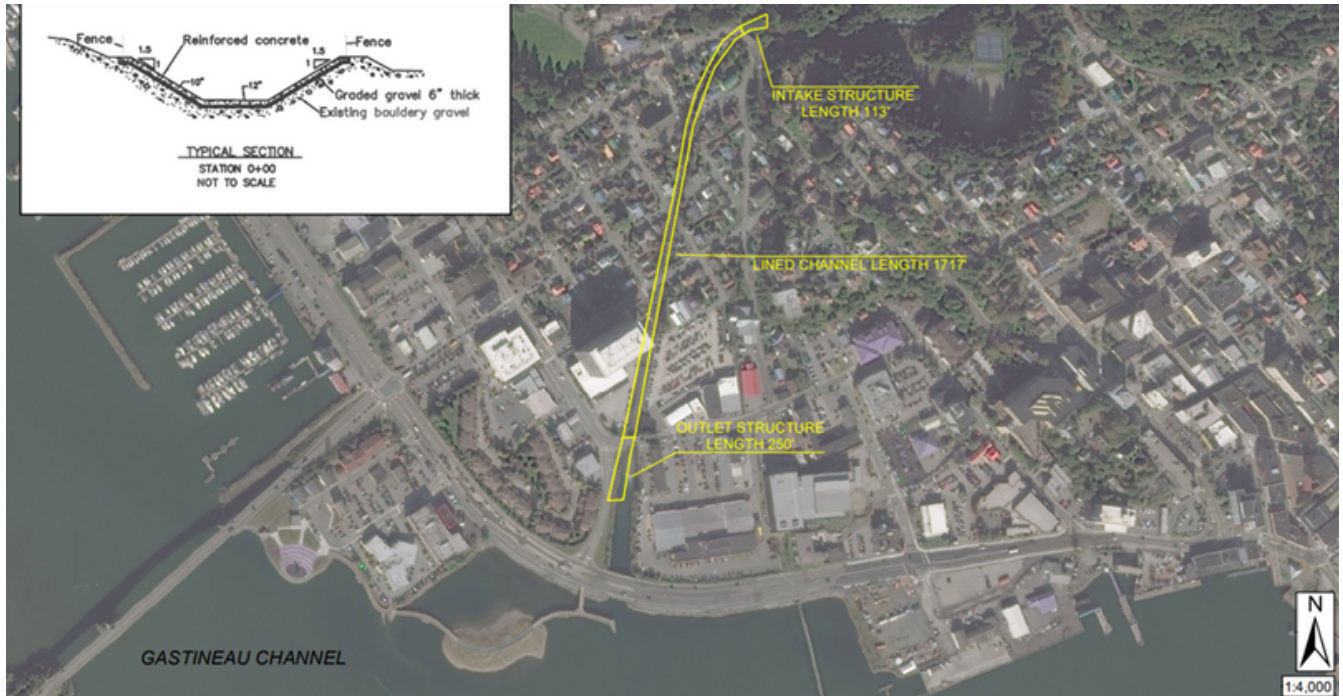
PUBLIC PROCESS: Through the PEL process, which was completed in July 2025, the Alaska Department of Transportation & Public Facilities (DOT&PF), in collaboration with DOWL, conducted numerous stakeholder and public meetings, surveys, and listening sessions to gather input on public sentiment and potential 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.

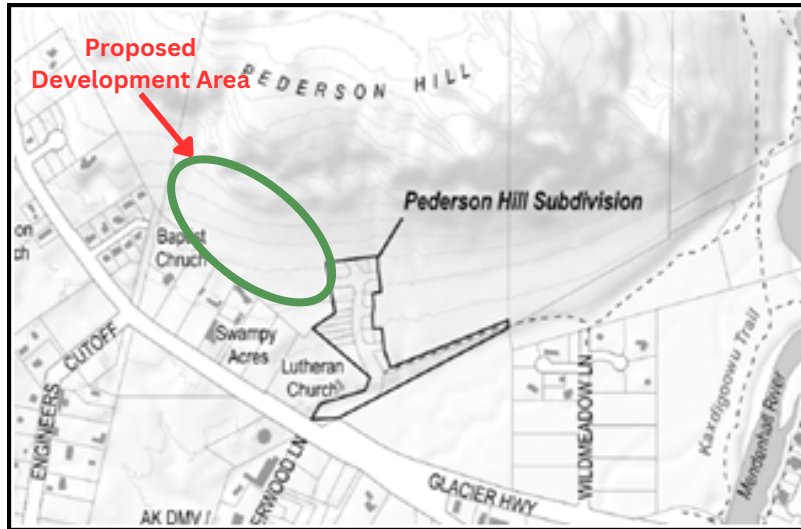
PUBLIC PROCESS: Since the third quarter of 2023, the CBJ has held public meetings to encourage community dialogue regarding this project, completed an online community survey, and funded consultants to complete a Telephone Hill Place Guide that provides direction on redevelopment of the property. The 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.

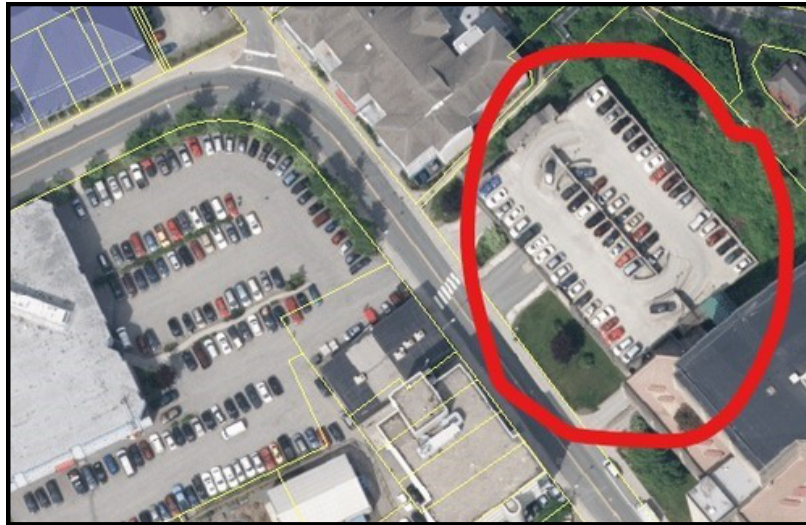
This project is currently in the 65% design phase. A Construction Manager at Risk (CMAR) contract has been awarded to Cornerstone Construction. Bartlett has approximately \$4M set aside for this project, and Senator Murkowski added \$4M as Congressionally Designated Spending in the approved FY24 appropriation 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.

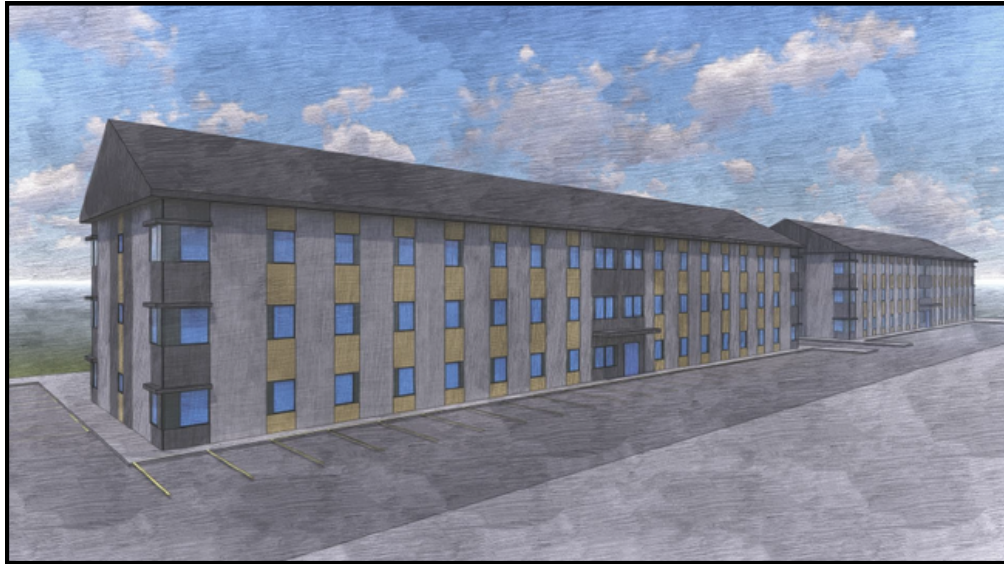
PROJECT DESCRIPTION & UPDATE: The project would fund construction of the electrical infrastructure (substation, feeder cables, batteries, etc.) and shore power infrastructure (submarine cables, power connection floats, cable positioning devices) at the two CBJ-owned cruise ship docks. The electrical 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.

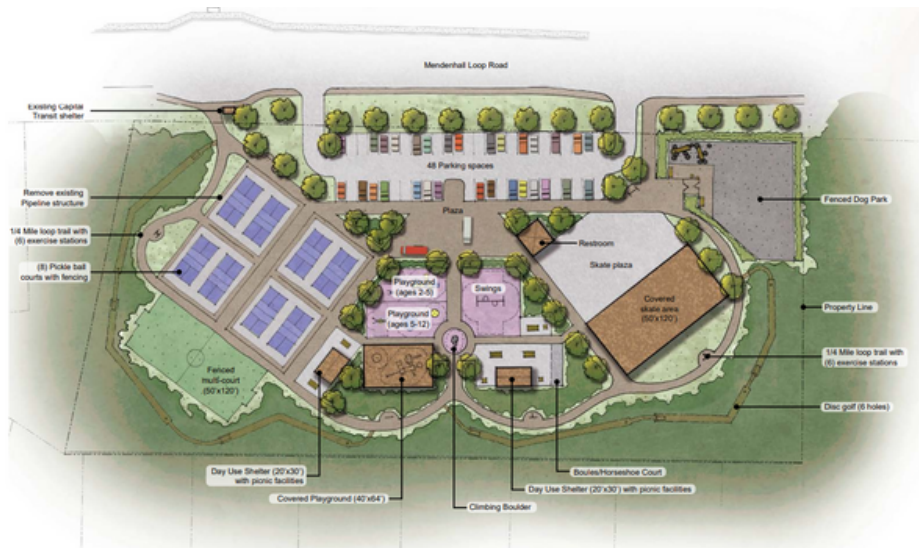
TIMELINE: Once funding is secured, 3-3.5 year design and construction timeline.

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.

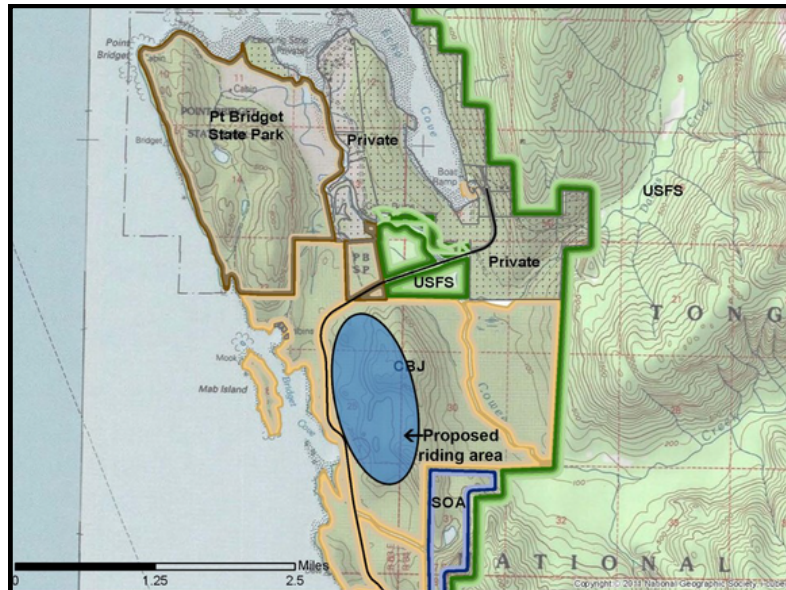
PUBLIC PROCESS: Docks and Harbors has solicited public input on the concept.

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?

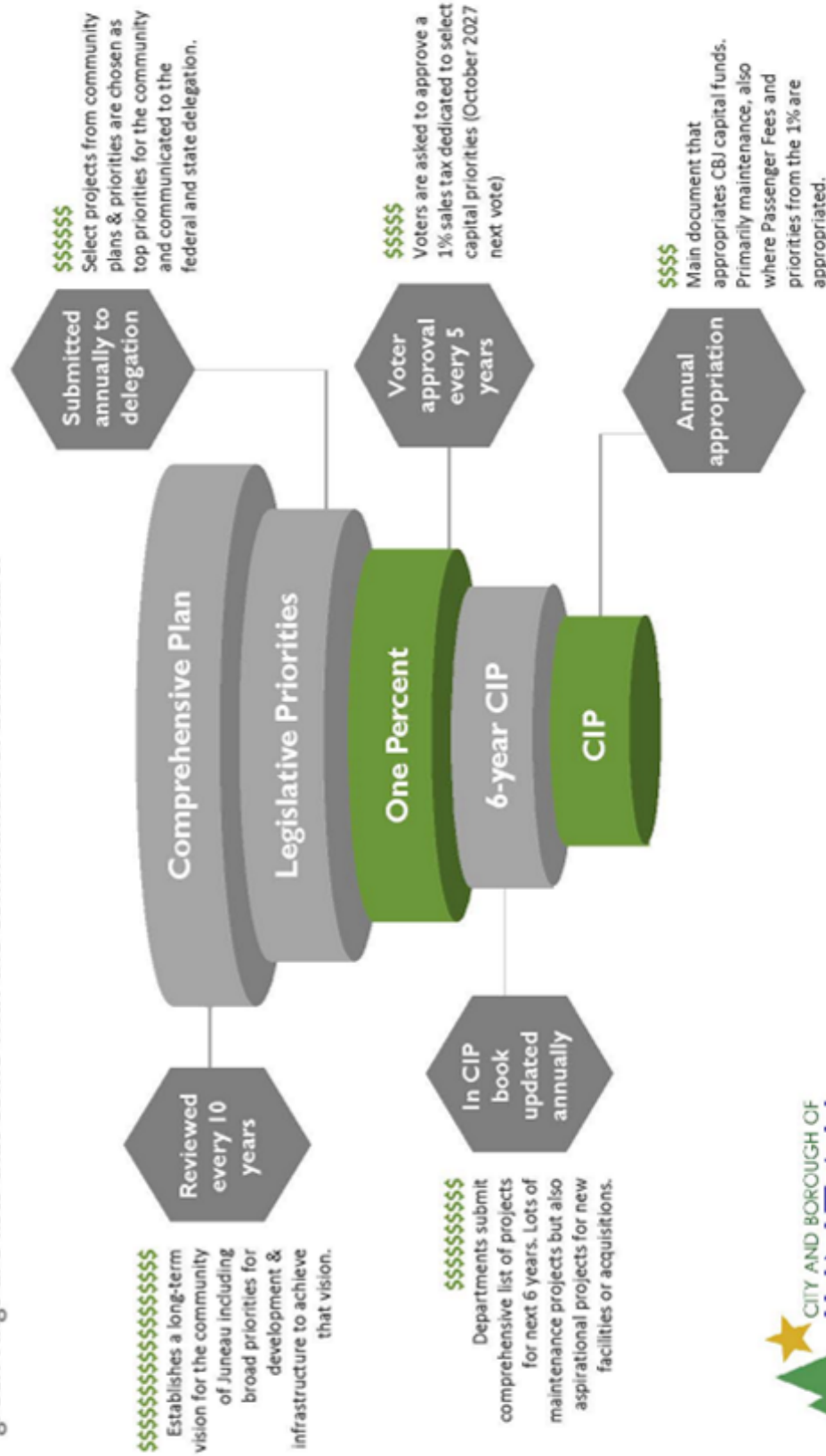
A: The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that 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.



FY2027 Legislative Capital Priorities - Assembly Avg Rankings

FY27 Assembly Scoring (1 - 21)	FY26 Assembly Scoring (1 - 19)	Project Name:
1	1	Glacial Outburst Flood Response, Mitigation & Preparedness
2	2	Juneau Douglas North Crossing
3	3	Mendenhall Wastewater Treat. Plant Compliance: Fats, Oil, and Grease & Grit Removal
4	<i>New</i>	Transfer Station for Solid Waste
5	5	Pederson Hill Housing Development
6	8	JSD-Wide Security and Safety Upgrades
7	<i>New</i>	Gold Creek Flood Control Rehabilitation
8	6	Bartlett Emergency Department (ED) Renovation/Expansion
9	10	Statter Harbor Wave Attenuator (Formerly "Auke Bay New Breakwater")
10	4	Telephone Hill Redevelopment

11	12	Shore Power at Dock 16B
12	9	Lemon Creek Multimodal Path
13	7	Aak'w Village District Parking (formerly N. SOB parking garage)
14	13	Eaglecrest Employee & Tourism Workforce Housing
15	New	Fish Creek Road Resurface & Reconstruction
16	15	Jackie Renninger Park Development & Pipeline Skatepark Improvements
17	17	West Douglas Extension
18	18	North Douglas Boat Ramp Expansion
19	14	Capital Civic Center
20	19	Off-Road Vehicle (ORV) Park Development
21	16	Waterfront Juneau Douglas City Museum



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Mayor Weldon and Assembly
FROM: Rob Dumouchel, Special Project Planning Manager
THROUGH: Katie Koester, City Manager
DATE: September 22, 2025
RE: Title 49 Phase 1 Text Amendments, Second Wave

This memo is a brief overview of the amendments contained within Phase 1 Wave 2 (P1W2) of the Title 49 Rewrite Project. The proposed ordinance touches on reasonable accommodations, zoning maps, subdivisions on arterials, and some general housekeeping items. A separate ordinance addressing marijuana regulations will follow in the very near future. The table below describes each element of P1W2 at a high level, more in-depth memos for each major topic follow this memo.

Topic	Code Sections	Overview of Changes
Reasonable Accommodation	Creates: 49.15.170 – Reasonable Accommodations Edits: 49.80.120 – Definitions	Creates a section governing Reasonable Accommodations to land use code requirements to help CBJ comply with Federal Fair Housing Act regulations for individuals with disabilities
Zoning Maps	Edits: 49.25.110 – Zoning Maps	Modernizes the zoning map code and allows a digital map to be the "official zoning map" of CBJ
Subdivisions on Arterials	Edits: 49.35.210 – Street System	Removes the requirement that all parcels subdivided along arterials, regardless of underlying zone district, must meet minimum lot size standards for the D1 zone district (36,000 square feet)
Housekeeping	Edits: 49.05.100 – Purpose and Intent (General Provisions); 49.10.520 – Meetings (Community Development Director); 49.15.401 – Minor Subdivisions; 49.15.404 – Public Way Vacations; 49.15.411 – Preliminary Plat Requirements; 49.70.130 – Concept Review (New Growth Areas); 49.80.120 - Definitions	Removes references to the coastal management program and subdivision review committee which no longer exist; removes a reference to landslide areas that was missed by Ordinance 2023-18(am)

The Ad Hoc Title 49 Advisory Committee was presented a group of concepts for P1W2 inclusion at their February 13, 2025 meeting. The topics in this proposed text amendment were selected from that list, researched, and preliminary drafts written in house. The Title 49 contract attorney reviewed and updated the drafts in collaboration with staff. The Planning Commission and Title 49 Advisory Committee will have an opportunity to review the proposed language before the Assembly considers the text amendment for adoption.

Staff Recommendation: Introduce ordinance with proposed text amendments to Title 49 and refer to the Planning Commission for a review to be completed within 60 days.

Attachments:

- Memo: Reasonable Accommodation in Zoning & Land Use for Individuals with Disabilities
- Memo: Zoning Map Code Modernization
- Memo: Minimum Lot Sizes for Arterial Subdivisions



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City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Mayor Weldon and Assembly
FROM: Rob Dumouchel, Special Project Planning Manager
THROUGH: Katie Koester, City Manager
DATE: September 22, 2025
RE: Reasonable Accommodation in Zoning & Land Use for Individuals with Disabilities

Reasonable accommodation for individuals with disabilities has become a common component of modern zoning codes. This trend is mainly driven by the Federal Fair Housing Act¹. I do not believe that it is common for Title 49 – Land Use code to create barriers to housing development for individuals with disabilities in Juneau, however, it is important to create a mechanism for the Community Development Director and Planning Commission to grant reasonable accommodations when necessary to stay compliant with federal law while also advancing multiple Assembly goals.²

The Fair Housing Act prohibits housing practices that discriminate against individuals on the basis of disability,³ among many other factors. Zoning and land use regulations can create barriers to a person with a disability having equal opportunity to housing. Providing individuals or groups of individuals with disabilities a mechanism for requesting reasonable accommodations from the City and Borough's land use provisions ensures that these individuals have equal access to housing within the City and Borough and protects the City and Borough from costly allegations of violations of federal law.

A reasonable accommodation is a reasonable change, exception, or adjustment to a rule, policy, practice or service that is necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling. A simple example of a reasonable accommodation is granting a reduced front setback and/or increase in lot coverage in a residential zone to allow for the construction of a wheelchair ramp to access the front door of an existing home where doing so is reasonable. This type of accommodation may be reasonable in one area but not another depending upon the purpose served by the setbacks. Thus, having a permitting process that authorizes the Director to consider the requested accommodation, and the reasonableness and necessity of that accommodation, ensures that the City and Borough is protecting the rights of individuals or groups of individuals with a disability to have equal access to housing within the City and Borough's borders.

The Fair Housing Act does not require local governments to create formal processes for reasonable accommodations; however, the Department of Justice (DOJ) and the Department of Housing and Urban Development (HUD) strongly encourage adopting specific procedures and ensuring that they are publicized appropriately. Many modern zoning codes are including explicit reasonable accommodation sections to ensure that there are clear guidelines for both staff and the public to navigate requests. Because reasonable

¹ 42 U.S.C. §§ 3601-19

² **Related Assembly Goals:** Housing – Assure adequate and affordable housing for all CBJ residents; Community Wellness, and Public Safety – Juneau is safe and welcoming for all citizens; and, Sustainable Community – Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

³ According to a 2016 interpretation of the Fair Housing Act by the Department of Housing and Urban Development and the Department of Justice (<https://www.justice.gov/opa/file/912366/dl>), a person with a disability includes individuals with a physical or mental impairment that substantially limits one or more major life activities. A “physical or mental impairment” includes, but is not limited to, diseases and conditions such as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, HIV infection, developmental disabilities, mental illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance), and alcoholism.

accommodations are driven by unique circumstances related to an individual's disability and characteristics of the property and regulations in question, they must be determined on a case-by-case basis.

A local government is not obligated to accept a suggested reasonable accommodation if it would impose an undue financial and administrative burden or fundamentally alter the local government's zoning. When a proposed reasonable accommodation is rejected, the local government should work with the requestor to determine if there is an alternative that would address the disability-related barrier to use of a dwelling.

Proposal Highlights

The proposed text amendment would create section **49.15.170 – Reasonable Accommodations**. The section includes the following:

- Description of the purpose of the section which is to allow modifications to development regulations to support equal access to housing for people with disabilities in compliance with the Fair Housing Act when certain criteria are met.
- A framework for eligibility to request a reasonable accommodation and the criteria that the CDD Director must consider when reviewing an application for reasonable accommodation.
- A right to appeal the CDD Director's determination of a reasonable accommodation to the Planning Commission and authority for such an appeal to be consolidated with any other permit applications on the same property before the Commission.

Additionally, a definition for "reasonable accommodation" will be created within **49.80.120 - Definitions**.



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TO: Mayor Weldon and Assembly
FROM: Rob Dumouchel, Special Project Planning Manager
THROUGH: Katie Koester, City Manager
DATE: September 22, 2025
RE: Zoning Map Code Modernization

The zoning map is very important to the development process. Currently, the official zoning map is referenced as a 184-page atlas. In practice, property owners and developers are referring to CBJ's online digital GIS maps to research zoning information for specific parcels, not the paper atlas referred to in code. The divergence between code and practice is a vulnerability where potential differences between the GIS map and the atlas could lead to confusion at best, and expensive legal conflict in the worst-case scenario. Additionally, the reference to all of the City and Borough's maps, whether digital or in hard copy, as the "official zoning map" potentially creates confusion and increases the burden placed on the City to ensure all of the maps are updated contemporaneously. The purpose of an "official zoning map" is to have one map that shows the boundaries of each zoning district. This can be accomplished on a single map, especially when using GIS technology.

The intent of the amendments to **49.25.110 – Zoning maps** is to modernize and clarify the Code, allowing for a digital GIS map to be the "official" CBJ zoning map and ensuring that there is one map that reflects City and Borough zoning district boundaries. The modernization of zoning maps with digital replacements for paper maps is slowly becoming more common throughout the United States and Alaska. In Alaska, the Ketchikan Gateway Borough elected to move to a digital official zoning map in 2022 as part of a zoning code rewrite.

While the medium is proposed to change, it's important to note that processes that impact the map, like rezonings, remain the same.

An additional consideration while we are focusing on regarding zoning maps is ensuring that there are efficient mechanisms for maintenance and corrections by Community Development staff. This is particularly important in Juneau due to the dynamic nature of our physical geography. Many geologic and hydrologic processes are creating and destroying land through isostatic rebound, river meanders, silt accretion along waterways, erosion, landslides, etc. There needs to be mechanisms in code that allow staff to account for changes to the land that extend or contract the existing boundaries of platted parcels. Additionally, with the improvements to **49.70.720 – Zoning upgrade (Transition Zones)**, we need to ensure that the official zoning map can be updated to reflect upgraded transition zoned parcels without having to send the changes to the Planning Commission for review which would defeat the purpose of the recent amendment to the transition zone section. The proposed changes preserve the ability to change the map so long as those changes are performed in accordance with the law.



City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Mayor Weldon and Assembly
FROM: Rob Dumouchel, Special Project Planning Manager
THROUGH: Katie Koester, City Manager
DATE: September 22, 2025
RE: Minimum Lot Sizes for Arterial Subdivisions

Minimum lots sizes for subdivisions on arterials are impeding the reasonable development of housing in Juneau. A solution was proposed in 2023, but it was not adopted. This amendment resurrects that proposal and brings it to the Assembly for consideration.

Feedback from the Community Development team is that the current rules for the minimum lot size of a subdivision along an arterial have been a frequent barrier to property owners who wish to subdivide their land to build new housing. Under **49.35.210(3)(A)**, all resultant lots from a subdivision, regardless of its underlying zone district, must be a minimum of 36,000 square feet (the minimum size in D-1). This is incredibly restrictive. It requires, at a minimum, that a parcel be 72,000 square feet to be considered for subdivision into two lots.¹

The Community Development Department and the Planning Commission identified minimum lot sizes on arterials as a barrier to housing and reviewed a proposed amendment in August of 2023. That amendment never made it to the Assembly as an ordinance for a vote, and the barrier remains.

Proposal Highlights

The proposal includes the following:

- Allowing the underlying zone district to govern the minimum lot size for a subdivision on an arterial street.
- Allowing the subdivided lots' access to be determined by the owner of the right-of-way (CBJ or Alaska Department of Transportation).
- Defining arterial and connector streets and "major" and "minor" streets. These definitions make the section more user-friendly and accessible and eliminate any confusion.

Future Considerations:

The original proposal that inspired this text amendment (case AME2023 0003) included changes to private shared access standards. Those changes will be reviewed and included in a future wave for consideration.

Additionally, in a future wave, a proposal will be brought forward to remove **Chapter 49.35 – Public and Private Improvements** from Title 49 and place it in a new title along with **Chapter 49.15 Article IV – Subdivisions** and **Chapter 49.55 – Financial Responsibility**. These existing portions of Title 49 are not zoning concerns and would be more appropriately administered as a separate title.

¹ Minimum lot sizes in residential zone districts are as follows: RR, 36,000 sq. ft.; D-1, 36,000 sq. ft.; D-3, 12,000 sq. ft.; D-5, 7,000 sq. ft.; D-10 SF, 3,600 sq. ft.; D-10, 6,000 sq. ft.; D-15, 5,000 sq. ft.; D-18, 5,000 sq. ft.

Presented by: The Manager
Presented: 09/22/2025
Drafted by: Birch Horton

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-40(b)

An Ordinance Amending Title 49 Land Use Code Relating to Reasonable Accommodation, Zoning Maps, Subdivisions on Arterials, And Remove References to Committees and Programs No Longer in Existence.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 49.05.100, Purpose and intent, is amended to read as follows:

49.05.100 Purpose and intent.

The several purposes of this title are:

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, ~~and coastal management program;~~
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and

1
2 other public requirements, and in general to promote public health, safety and
3 general welfare;

4 (5) To provide adequate open space for light and air; and

5 (6) To recognize the economic value of land and encourage its proper and beneficial
6 use.

7
8 **Section 3. Amendment of Section.** CBJC 49.10.520, Meetings, is amended to read
9 as follows:

10 **49.10.520 Meetings.**

11 The director or the director's designee should attend all regular and special commission
12 meetings, committee of the whole meetings, ~~and subdivision review committee meetings~~, as well
13 as any public hearing or public meeting of the commission.

14 **Section 4. Amendment of Chapter.** Chapter 49.15, Permits, is amended to add the
15 following section:

16 **CHAPTER 49.15 PERMITS**

17 ***

18 **49.15.170 Reasonable accommodation.**

19
20 (a) *Purpose.* The purpose of this section is to authorize the director to permit reasonable
21 accommodations in land use and zoning regulations necessary to provide persons with
22 disabilities equal access to housing consistent with the Federal Fair Housing Act (42
23 U.S.C. § 3601 et seq.).

24 (b) *Application.* A property owner may request a change or exemption from the
25 requirements of Title 49 of this code if the change or exemption is reasonable and
necessary to provide an individual or individuals with disabilities equal access to

housing. A request for a change or exemption under this section may only be granted if the following are met:

- (1) A completed application requesting a change or exemption under this section is filed with the Department on a form provided by the Department; and
- (2) The application required in this section is filed with any required fees, scale-drawn site plans and floor plans, and any other materials required by the Department at the time the application is submitted.

(c) *Review authority.*

- (1) The Director has authority to grant or deny an application for accommodation under this section when the director determines doing so is reasonable and necessary to provide an individual or individuals with disabilities equal access to housing.
- (2) Reasonable accommodation determinations made by the director may be appealed to the Planning Commission pursuant to chapter 49.20 of this code. An appeal of a reasonable accommodation determination under this section may be consolidated with the Commission's consideration of other permit applications for the same property.

(d) *Review procedure.*

- (1) *Time period.* The Director shall grant, grant with conditions or deny an application under this section within 45 days of receiving a complete application.
- (2) *Information.* If necessary to reach a determination under this section, the Director may request further information from the applicant consistent with law.

1
2 If a request for additional information is made, the 45-day period to issue a
3 decision is stayed until the applicant submits the requested information.

4 (c) *Criteria.* The Director may grant a reasonable accommodation under this section if the
5 director finds that the applicant has demonstrated that the following criteria are
6 substantially met:

- 7
8 (1) The requested accommodation is necessary to provide an individual or group of
9 individuals with a qualifying disability equal access to housing.
- 10 (2) There is no reasonable alternative accommodation that would provide the
11 individual or group of individuals with a qualifying disability equal access to
12 housing.
- 13 (3) The accommodation requested does not negatively impact neighboring property
14 in the City and Borough or any negative impact is outweighed by the harm to the
15 individuals or group of individuals for which the accommodation has been sought
- 16 (4) The accommodation is narrowly tailored to the need of the individual or group of
17 individuals with the qualifying disability.
- 18 (5) The accommodation does not place an undue financial or administrative burden
19 on the City and Borough.
- 20 (6) The accommodation is consistent with the City and Borough of Juneau
21 Comprehensive Plan unless the failure to grant the accommodation otherwise
22 constitutes a violation of applicable law.
- 23 (7) The accommodation will not result in a concentration of uses otherwise not
24 allowed in a residential neighborhood to the substantial detriment of the
25 residential character of that neighborhood.

1
2 ***

3 **Section 5. Amendment of Section.** CBJC 49.15.401, Minor subdivisions, is
4 amended to read:

5 **49.15.401 Minor subdivisions.**

6 ***

7 (c) *Preliminary plat.* The directory shall be responsible for review and approval of the
8 application for a preliminary plat.

9 (1) An applicant for a preliminary plat shall submit an application on a form
10 provided by the department, accompanied by a draft preliminary plat and the
11 appropriate fee. The draft plat shall meet the standards set forth in CBJ
12 49.15.411.

13
14 (2) For subdivisions of four or fewer lots, the department shall mail written notice of
15 the application to the owners of abutting property following the director's
16 determination that the application is complete. For subdivisions of five to 13 lots,
17 the department shall mail notice of the application to the owners of record of all
18 property, and all neighborhood associations listed with the municipal clerk in
19 accordance with CBJ 11.35, located within 500 feet of the property being
20 subdivided, following the director's determination that the application is
21 complete. The actual cost of mailing shall be paid by the applicant.

22 (3) ~~The director may request review by the subdivision review committee.~~ Reserved.

23 ***

24
25 **Section 6. Amendment of Section.** CBJC 49.15.404, Public way vacations, is amended to
read:

49.15.404 Public way vacations.

1
2 ***

3 (d) Commission review process.

4 (1) After determining the application is complete, the department shall provide
5 public notice consistent with CBJ 49.15.230.

6 (2) The director may transmit copies to other public or private entities that may
7 have an interest in the proposal for their comments.

8 (3) The director of engineering and public works shall review the application and
9 present written comments, including any recommended conditions of approval, to
10 the director of community development.

11
12 ~~(4) The director or applicant may request review and comment by the subdivision~~
13 ~~review committee.~~

14 ***

15 **Section 7. Amendment of Section.** CBJC 49.15.411, Preliminary plat
16 requirements, is amended to read:

17 **49.15.411 Preliminary plat requirements.**

18 ***

19 (i) Additional mapping or reports. If required by this title or by the director, the following
20 additional mapping or reports shall be submitted with the preliminary plat:

21 (1) Any portion of a special flood hazard area, ~~landslide or~~ avalanche area, habitat
22 area as defined by CBJ 49.70.310, or watersheds, either existing at the proposed
23 subdivision site or shown on the overlay maps, adopted pursuant to this title, to
24 exist at the proposed subdivision site, must be depicted on the preliminary plat;
25

1
2 **Section 8. Amendment of Section.** CBJC 49.25.110, Zoning maps, is amended to
3 read:

4 **49.25.110 Official zZoning maps.**

- 5 (a) *Adopted.* ~~The maps contained in the atlas~~ publicly available on or through the City and
6 Borough's website entitled "Zoning Map of the City and Borough of Juneau, Alaska,"
7 ~~dated June 5, 2006, and consisting of sheets 1-184, as the same may be amended from~~
8 ~~time to time by the assembly by ordinance, are adopted and made a part of this title.~~
9 shall constitute the official zoning map of the City and Borough.
10
11 (b) *Changes to the official zoning map.* Changes made in zoning district boundaries or other
12 matters portrayed on the official zoning map shall be made only by the director or the
13 director's designee and only to reflect lawfully adopted changes.
14
15 (c) *Naturally-occurring changes to the land.* The director may revise the official zoning map
16 to reflect changes to zoning district boundaries that result from naturally occurring
17 changes to the land, including but not limited to erosion, avulsion or accretion. Changes
18 to the zoning map arising from naturally occurring changes to the land are exempt from
19 the amendment procedures in this code.
20 ~~(b)~~ (d) *Maintained on file.* All versions of the~~The~~ official zoning maps shall be retained by the
21 City and Borough in accordance with the City and Borough retention schedule remain on
22 ~~file in the department and shall be identified by signatures of the City and Borough~~
23 ~~municipal clerk and mayor.~~
24 ~~(e)~~ *Amendment.* ~~If, in accordance with provisions of this chapter, changes are made in the~~
25 ~~district classification, such changes shall be entered on the official zoning map promptly~~
 ~~after the amendment has been adopted by the assembly by ordinance~~

(de) *Final authority.* The official zoning map shall be the final authority as to the current zoning status of land in the City and Borough, ~~regardless of the existence of copies of the official zoning maps which may be published from time to time.~~

~~(e) Replacement of official map. In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the assembly may by resolution adopt a new copy of the official zoning map, which shall supersede the prior copy of the official zoning map, but no such replacement shall have the effect of amending the contents or meaning of the original zoning map. The prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.~~

(f) District boundary lines. Except where reference is made on the zoning map to a street line, political boundary or other designated line, the district boundary lines are intended to follow property lines, centerlines of streets, alleys, streams, or the extension of such lines as they existed on the date of adoption of the ordinance codified in this title.

(g) *Public way vacations.* Whenever any street, alley or other public way is vacated as provided by CBJ 49.15.404, the zoning districts adjoining the side of such public way shall automatically be extended to follow property lines legally created by such vacation.

(h) *Tidelands.* Areas under water or tidelands which are not shown as included within any district shall be subject to the regulation of the adjacent district.

Section 9. Amendment of Section. CBJC 49.35.210, Street system, is amended to read:

49.35.210 Street system.

- 1
- 2 (a) *[in general.]* Subdivision street systems shall be designed for the most advantageous
- 3 development of the entire neighborhood area and shall meet the following criteria:
- 4 (1) The street system shall provide for connecting streets into adjoining
- 5 unsubdivided lands.
- 6 (2) Subdivision street systems shall be designed to maximize the number of
- 7 connecting streets in a given area in order to reduce the volume of traffic and
- 8 traffic delays on major streets (arterials and major collectors), to minimize
- 9 bypass and through trips on residential streets, and to increase the number of
- 10 local street connections facilitating safer bicycle and pedestrian travel.
- 11 (3) Traffic calming should be taken into account in street layout and design.
- 12 (4) For purposes of this section, a “minor collector” has an average annual daily
- 13 traffic (AADT) of 1,500 or less. A “minor arterial” has an AADT of 9,000 or less.
- 14 AADT is determined by, in order or priority, the most current Alaska
- 15 Department of Transportation and Public Facilities published figures, a traffic
- 16 study by an Alaska-licensed traffic engineer, and a study developed using traffic
- 17 counts and nontraditional data sources.
- 18
- 19
- 20 (b) *Major and minor arterials.* Except as provided in subsection (c3) of this section, if a new
- 21 subdivision involves frontage along a major or minor arterial street, the following
- 22 criteria must be met:
- 23 (1) No lots shall access directly onto the arterial street and the The plat shall note
- 24 this restriction ~~that no lots shall access directly onto the arterial street; and~~
- 25 (2) Access shall be provided onto an interior access street or a separate frontage road.

- 1
- 2 (3c) Minor arterial access exception. A parcel of land with less than 500 feet of frontage on a
- 3 street, or with less than 350 feet in depth may be subdivided so as to allow access
- 4 directly onto a minor arterial street if all of the following conditions are met:
- 5
- 6 (1)(A) All of the resulting lots must meet the minimum lot area standard for a single-
- 7 family dwelling in the D-1 the underlying zoning district ~~(36,000 square feet).~~
- 8 (2)(B) All of the lots must share a common access point unless the owner of a right-of-
- 9 way approves an alternative access point onto that right-of-way. ~~and further~~
- 10 ~~subdivision of the newly created lots is not allowed.~~
- 11 (3)(C) ~~Common access to all lots is required and back out parking is prohibited.~~ The
- 12 applicant must submit a plan that ~~shows the feasibility of~~ includes off-street
- 13 parking for all lots that does not require or promote parking that would result in
- 14 a vehicle backing up onto an arterial street and provides for an adequate area for
- 15 a turnaround to prevent back out parking.
- 16 (D) The applicant must provide ~~assurance in the form of~~ an easement, plat note, and
- 17 a maintenance agreement ~~that is recorded with the subdivision, all of which~~
- 18 ~~must be acceptable to~~ and approved by the director, that ~~ensures the requireds~~
- 19 that common access will be constructed and maintained by the property owners.
- 20
- 21 (4)(D) The proposed subdivision must meet all other applicable subdivision standards
- 22 and requirements.
- 23 (de) Collector streets, general. Collector streets in adjoining subdivisions shall be continued
- 24 in the new subdivision as needed.
- 25

(1) *Major collectors.* Except as provided ~~in subsection (C) of~~ otherwise in this section, if a new subdivision involves frontage along a major collector street, the following criteria shall be met:

(A) The plat shall note that no lots shall access directly onto the major collector.

(B) Access shall be provided onto an interior access street or a separate frontage road.

~~(2C) Exception~~ A parcel of land with less than 500 feet of frontage or less than 350 feet of depth may be subdivided so as to allow access directly onto a major collector street.

~~(32)~~ *Minor collectors.* Access for lots is allowed directly onto minor collector streets if no other restrictions apply.

Section 10. Amendment of Section. CBJC 49.70.130, Concept review, is amended to read:

49.70.130 Concept review.

~~(d) Subdivision review committee.~~ Prior to formal submittal, the master plan shall be reviewed for conceptual approval by the subdivision review committee of the commission.

Section 11. Amendment of Section. CBJC 49.80.120, Definitions, is amended to read:

49.80.120 Definitions.

1
2 ***

3 ~~Coastal zone means the area subject to the policies of this title as depicted on JCMP Map 1.~~

4 ***

5 ~~Juneau Coastal Management Program or JCMP mean the coastal management program for~~
6 ~~the City and Borough.~~

7 ***

8 Reasonable accommodation means an adjustment or exception to a law, rule, policy,
9 practice, or service that is necessary to afford an individual or a group of individuals with a
10 disability equal opportunity to use and enjoy a dwelling, or to participate in and benefit from a
11 program, service, or activity, as required under the Fair Housing Act, the Americans with
12 Disabilities Act, or other applicable laws.

13 ***

14
15 **Section 12. Repeal of Section.** CBJC 49.25.120, Districts adjoining water or
16 tidelands, is repealed and incorporated into CBJC 49.25.120, Official zoning maps.

17 **Section 13. Effective Date.** This ordinance shall be effective 30 days after its
18 adoption.
19

20
21 Adopted this _____ day of _____, 2025.

22
23 _____
24 Beth A. Weldon, Mayor

25 Attest:

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Presented: 11/17/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-43

An Ordinance Authorizing the Manager to Lease an 8.0 Acre Fraction of the Parcel of Land near 10020 Crazy Horse Drive at a Reduced Rate to Juneau Animal Rescue for the Purpose of Operating an Animal Shelter.

WHEREAS, Juneau Animal Rescue (“JAR”), a non-profit organization, provides animal welfare and shelter for stray, abandoned, and surrendered pets throughout Juneau, Alaska; and

WHEREAS, JAR has been operating a facility on their privately-owned land at 7705 Glacier Highway since 1984; and

WHEREAS, JAR urgently seeks a location to construct a new shelter to meet the needs of the community; and

WHEREAS, JAR requests to lease roughly 8 acres of City and Borough of Juneau land at the end of Crazy Horse Drive, a fraction of U.S. Survey 1041, for the purpose of constructing and operating a new permanent shelter with areas for offices, public adoption, training/education, vehicle loading/unloading, animal isolation, animal housing, veterinary medical, and outside exercise; and

WHEREAS, JAR will be responsible for obtaining all of the necessary permits including those needed for filling any wetlands at this location; and

WHEREAS, CBJC 53.09.270(b) authorizes the lease of City and Borough of Juneau land “to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service...”; and

WHEREAS, the Manager has determined that the annual market value for the entire 8.0 acres is \$3,000 per month; and

WHEREAS, the Lands Housing and Economic Development Committee, at its meeting on January 27, 2025, passed a motion of support for the proposed lease to Juneau Animal Rescue; and

1
2 WHEREAS, the Assembly of the City and Borough of Juneau at its regular assembly
3 meeting on July 28, 2025, passed a motion of support for the proposed lease to Juneau Animal
4 Rescue pursuant to CBJC 53.09.260(a) and 53.09.270.

5 BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

6 **Section 1. Classification.** This ordinance is a noncode ordinance.

7 **Section 2. Authorization.** The Manager is authorized to lease a fraction of U.S.
8 Survey 1041, comprising 8.0 acres, more or less, to Juneau Animal Rescue. The final lease shall
9 be subject to the following essential terms and conditions:

10 (A) **Term.** The lease term shall be for a period of 35 years, but may be terminated by
11 the CBJ if, for any period or periods totaling more than 18 months, the property is not used for
12 the authorized purpose, or as otherwise authorized by the lease agreement.

13 (B) **Renewal Options.** The lease term shall be renewable for one additional thirty-
14 five-year term. If the lease is terminated prior to the complete lease term, a new ordinance is
15 required to lease the property.

16 (C) **Adjustment of Rental.** The rent shall not be adjusted during the lease term
17 unless authorized by ordinance.

18 (D) **Use of Premises.** The leased premises shall be solely used for a non-profit animal
19 shelter.

20 (E) **Hold Harmless.** The lease agreement shall provide that Juneau Animal Rescue
21 indemnify, defend, and hold harmless the City and Borough of Juneau, its officers, volunteers,
22 and employees for any claim related to or arising out of Juneau Animal Rescue's use, operation,
23 or maintenance of the leased premises.

24 (F) **Rent.** Pursuant to CBJC 53.09.270(b), rent shall be \$10.00 per year for the entire
25 8.0 acres, an amount less than the fair market value. The Assembly finds that the proposed use
is for the purpose of providing a service to the public which is supplemental to governmental
service or is in lieu of a service which could or should reasonably be provided by the State or the
City and Borough.

(G) **Other terms and conditions.** The Manager may include other lease terms and
conditions as the Manager determines to be in the public interest.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2025.

Attest:

Beth A. Weldon, Mayor

Breckan L. Hendricks, Municipal Clerk

Presented by: The Manager
Introduced: November 17, 2025
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(BC)

An Ordinance Appropriating \$1,316,554 to the Manager for the City and Borough of Juneau's Fiscal Year 2025 Operating Costs; Funding Provided by Various Sources.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$1,316,554 for the City and Borough of Juneau's fiscal year 2025 operating costs, distributed as follows:

Internal Service Funds:

Risk Management	\$ 1,298,432
Total Internal Service Funds	\$ 1,298,432

Special Revenue Funds:

Pandemic Response Fund	\$ 14,077
Downtown Parking Fund	\$ 2,510
Total Special Revenue Funds	\$ 16,587

Capital Project Funds:

Parks & Recreation Capital Projects	\$ 1,535
Total Capital Project Funds	\$ 1,535

<u>Total Appropriation</u>	<u>\$ 1,316,554</u>
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Section 3. Source of Funds

Risk Management Funds	\$ 1,298,432
Pandemic Response Funds	\$ 14,077
Downtown Parking Funds	\$ 2,510
General Funds	\$ 1,535
Total Source of Funds	\$ 1,316,554

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this ____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk



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

DATE: November 6, 2025

TO: Beth Weldon, Mayor

BY: Scott Ciambor, Planning Manager
Community Development Department

THROUGH: Katie Koester, AICP, City Manager

FILE NO.: AME2019 001

PROPOSAL: A Text Amendment to adopt the *Downtown Douglas / West Juneau Area Plan* as part of the CBJ Comprehensive Plan

This memorandum provides details on the draft *Downtown Douglas / West Juneau Area Plan* planning process and includes attachments that provide a copy of the plan, Planning Commission notice of recommendation, agency comments, and public comments.

These materials and more can be found on the CDD website at: [CDD – NPC – Douglas – West Juneau – City and Borough of Juneau](#)

PURPOSE OF THE DOWNTOWN DOUGLAS / WEST JUNEAU PLAN

The Plan seeks to maintain the small town feel of Downtown Douglas, while enhancing connectivity to West Juneau and the greater community, and honoring the island's rich and diverse history and culture. The Plan provides a framework to guide the City and Borough of Juneau (CBJ) Assembly, departments, the Planning Commission, and other CBJ boards and commissions that will refer to this document to:

- Make informed decisions concerning future growth and development while maintaining a positive quality of life for residents; Plan for projects more efficiently;

- Assign appropriate resources to community needs;
- Identify needs for new or revised zoning and/or development regulations; and
- Identify infrastructure priorities.

The Plan also provides a framework to guide individuals, private companies, and other stakeholders when making investment and development decisions, and when questions affecting community development arise.

STEERING COMMITTEE, COMMUNITY ENGAGEMENT, AND PUBLIC INPUT

Most of this information is available [on the Downtown Douglas / West Juneau Area Plan website](#).

- 2019: Assembly approved budget for Douglas area plan
- January 2020: Corvus Designs awarded contract for public visioning process
- February 2020: Planning Commission appointed 9 members to Steering Committee
- 2020-2023: COVID delays, public focus groups, Steering Committee meetings
- August 2024: Project work resumed
- December 2024: Planning Commission appointed 2 committee members to fill vacancies
- May 2025: Open House, online survey, and public comment period
- June 2025: Steering Committee considered public input, finalized draft Plan

PLANNING COMMISSION ACTION AND NOTICE OF RECOMMENDATION

With the draft *Downtown Douglas / West Juneau Area Plan* available, the Commission held the following public meetings on the topic:

- 7.22.2025: [Introduction to draft Downtown Douglas / West Juneau Area Plan](#), continued to August 12, 2025, Planning Commission meeting; and
- 8.12.2025: [Continued discussion of draft Downtown Douglas / West Juneau Area Plan](#).

Planning Commission Notice of Recommendation

At the 8.12.2025 Regular Meeting, the Commission provided the following recommendation to the Assembly:

The Planning Commission, at its regular public meeting, adopted with amendments the analysis and findings listed in the attached memorandum dated July 14, 2025, and

recommended that the City and Borough Assembly adopt the Downtown Douglas/West Juneau Area Plan as an addendum to the CBJ Comprehensive Plan.

The Commission, concerned about clarity and ensuring historical context around the Alaska Native settlement in the area, made the following amendments:

- Plan p. 7: Delete the first paragraph under “Downtown Douglas. The current wording seems to indicate a historical record, but does not discuss Alaska Native stewardship.
- Plan p. 25: Delete Action C under Goal 4.2, as the transfer of Mayflower Island to DIA is underway and this goal was written prior to the Assembly’s stated intent to transfer.
- Plan p. 27: Move content to follow “Equity” language on p. 4 to better reflect the equity discussion in the context of Alaska Native land use.
- Plan p. 29: Delete Goal 5.3 and Action A to ensure these parcels are treated the same as any parcel in the CBJ in terms of land use and regulation.
- Appendices: Delete four “Steering Committee Mapping Exercise” maps.
- Appendices: Move Traffic Calming graphics to follow p. 11, Goal 1.2, and remove street names.

LANDS, HOUSING, AND ECONOMIC DEVELOPMENT COMMITTEE

On November 3, 2025, the Assembly Lands, Housing, and Economic Development Committee discussed the recommendations and favorably moved the Downtown Douglas / West Juneau Area Plan to the full Assembly for consideration and adoption into the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends the Assembly adopt an Ordinance amending the Comprehensive Plan by adopting the Downtown Douglas / West Juneau Area Plan with recommended changes.

ATTACHMENTS

- Attachment: Planning Commission Notice of Recommendation with Draft DD/WJ Plan, Agency Comments, and Public Comments [\(link\)](#)

Presented by: The Manager
Presented: 11/17/2025
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2025-42

**An Ordinance Amending the Comprehensive Plan by Adopting the
Downtown Douglas/West Juneau Area Plan.**

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 49.05.200, Comprehensive plan, is amended to read:

49.05.200 Comprehensive plan.

(b) The comprehensive plan adopted by the assembly by ordinance contains the policies that guide and direct public and private land use activities in the City and Borough. The implementation of such policies includes the adoption of ordinances in this title. Where there is a conflict between the Comprehensive Plan and any ordinance adopted under or pursuant to this title, such ordinance shall take precedence over the Comprehensive Plan.

(1) *Plan adopted.* There is adopted as the Comprehensive Plan of the City and Borough of Juneau, that publication titled The Comprehensive Plan of the City and Borough of Juneau, Alaska, 2013 Update, including the following additions:

- 1
- 2 (O) Lemon Creek Area Plan, dated December 18, 2017; ~~and~~
- 3 (P) Blueprint Downtown Area Plan, dated January 6, 2025; and
- 4 (Q) Downtown Douglas/West Juneau, dated December 15, 2025.

5 ***

6 **Section 3. Effective Date.** This ordinance shall be effective 30 days after its

7 adoption.

8 Adopted this _____ day of _____, 2025.

9

10

11 _____

12 Beth A. Weldon, Mayor

13 Attest:

14 _____

15 Breckan L. Hendricks, Municipal Clerk

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Presented by: The Manager
Presented: 12/15/2025
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 4034

A Resolution Authorizing the Manager to Grant an Extension of an Existing Driveway and Utility Easement Across City and Borough Property within Lot 3, U.S. Survey 3816, on the Tip of Mendenhall Peninsula.

WHEREAS, CBJC 53.09.300 authorizes the manager to convey or lease an easement in City and Borough of Juneau (CBJ)-owned land upon approval by the assembly by resolution; and

WHEREAS, this is parks-managed property included in Ordinance Serial No. 1985-76am which establishes the Juneau Open Space and Park System, with Section 2, Preservation of Land, stating, “[t]hose parcels of land listed in Appendix 1 and depicted in Appendix 2 are preserved from all other uses for the purpose of inclusion in the Juneau Open Space and Park System; provided, however, that waterlines, utilities, access, roads, easements and similar incidental uses may be allowed...”; and

WHEREAS, Resolution No. 2343, adopted in 2006, authorized a driveway and utility easement to Smuggler’s Cove Road Association, an Alaska non-profit corporation comprised of owners of Lots 1-6 USS 3297 and Lot 1 Rogers Subdivision, seven water-access parcels on the tip of Mendenhall Peninsula, in order to provide access and utilities to their properties; and

WHEREAS, Bradley and Amy Holm, the owners of Lot 6, USS 3297, applied to extend the existing driveway and utility easement on CBJ property in order to provide access and utilities to their property; and

WHEREAS, the Lands, Housing, and Economic Development Committee reviewed this request at the September 29, 2025, meeting and passed a motion of support for granting this easement.

WHEREAS the Parks and Recreation Advisory Committee reviewed this easement at the December 2, 2025, meeting unanimously passed a motion recommending granting this easement.

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

Section 1. Authorization. The Manager is authorized to grant an extension of a driveway and utility easement, as generally shown in Exhibit A.

Section 2. Terms and Conditions.

- a. **Purchase Price.** The purchase price of these easements shall be fair market value, which has been determined by the City Manager to be \$0.56/ft² or approximately \$4,014.08.
- b. **Other Terms and Conditions.** All terms and conditions in Resolution No. 2343. The Manager may include other terms and conditions deemed to be of public interest.

Section 3. Effective Date. This resolution shall be effective immediately after its adoption.

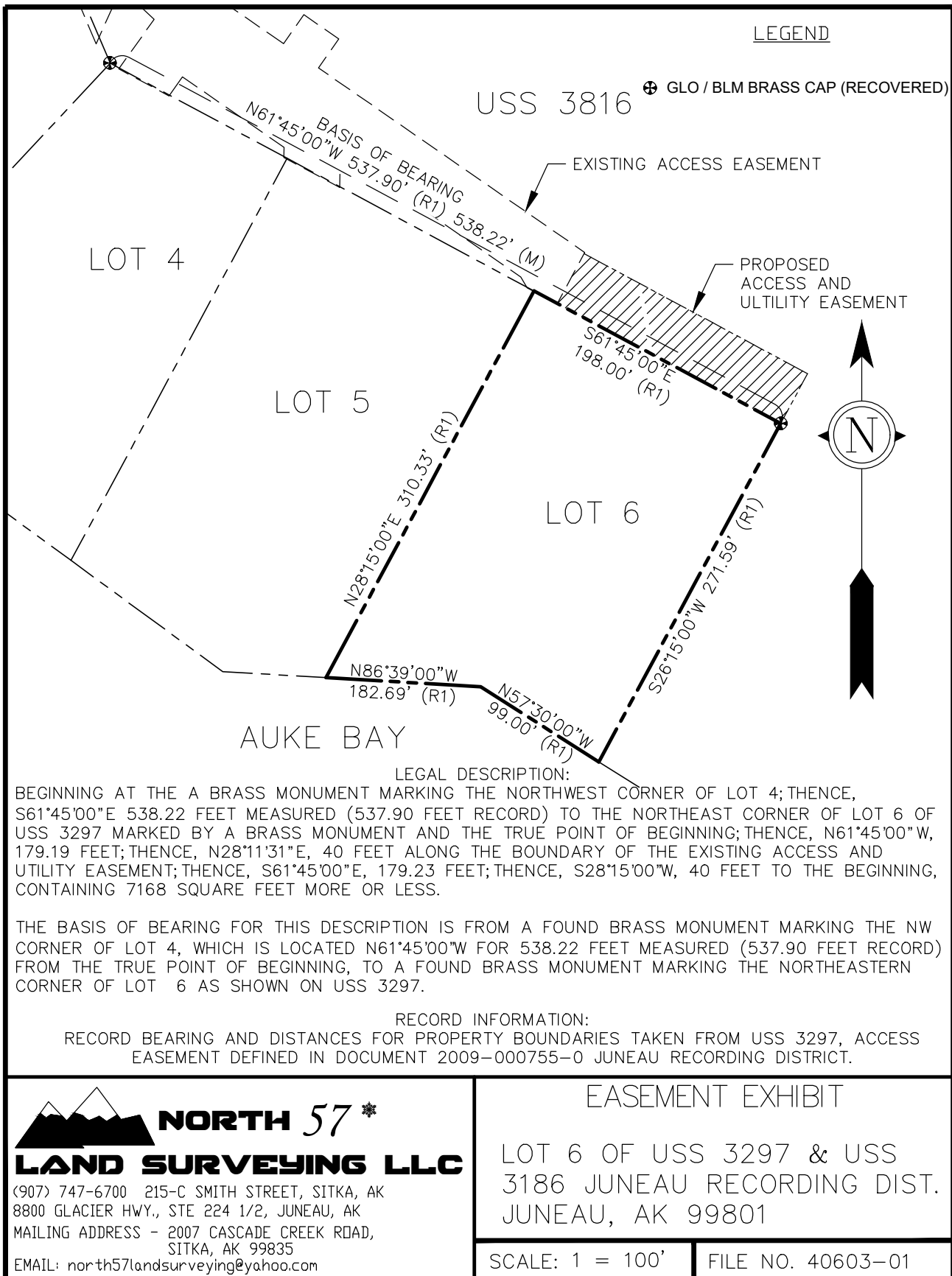
Adopted this _____ day of _____, 2025.

Beth A. Weldon, Mayor

Attest:

Breckan L. Hendricks, Municipal Clerk

RESOLUTION 4034 - EXHIBIT A





REGULAR ASSEMBLY MEETING

DRAFT – MINUTES 2025-20

November 17, 2025 at 6:00 PM

Centennial Hall Ballroom #3/Zoom Webinar

MEETING NO. 2025-20: The Regular Meeting of the City and Borough of Juneau Assembly was called to order at 6:01 p.m. by Mayor Beth Weldon. The meeting was conducted as a hybrid format, allowing for both in-person attendance and virtual participation via Zoom webinar

A. FLAG SALUTE – Led by Mr. Kelly

B. LAND ACKNOWLEDGEMENT – Led by Mr. Brooks

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!*

C. ROLL CALL

Assembly Members Present: Mayor Weldon, Assemblymembers: Ms. Hughes-Skandijs, Ms. Woll, Mr. Kelly, Ms. Adkison, Mr. Steininger, Ms. Hall, and Mr. Brooks.

Assembly Members Absent: Deputy Mayor Smith.

Staff Present: City Manager Katie Koester, City Attorney Emily Wright, City Clerk Breckan Hendricks, Airport Managers Andres Delgado, Chief Rich Etheridge and Meeting Clerk Kevin Allen.

D. SPECIAL ORDER OF BUSINESS - None

E. APPROVAL OF MINUTES

1. October 27, 2025 Regular Assembly (Reorg) 2025-19 Minutes - Draft

MOTION by Mr. Kelly to approve the October 27, 2025 Regular Assembly Meeting minutes and asked for unanimous consent. *Hearing no objection, the minutes were approved.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

City Manager Koester noted an updated agenda was published moving the Alaskan Coffee Pot liquor license item from New Business to the Consent Agenda due to the applicant becoming current. There was no objection.

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

Joshua Adams, a Juneau resident and developer, said Community Development permitting practices and enforcement have become overly burdensome, increasing costs, discouraging private construction, and worsening the housing crisis.

Catherine Fritz, a Highlands resident, urged the Assembly to consider infill development on Telephone Hill, citing financial, social, and historical risks of demolition and requesting further evaluation of Concept D.

Larry Talley, a Flats resident, asked the Assembly to winterize the Telephone Hill buildings to preserve options and advocated for Concept D as a more community-supported alternative.

Carole Bookless, a Douglas resident, said recent tax measures reflected public frustration with City spending priorities, criticized demolition costs at Telephone Hill, and urged the Assembly to listen to voter concerns.

William Quayle, a downtown Juneau resident, requested reductions to certificate of convenience and harbor fees, citing high liability insurance costs for pedicab operators.

John Ingalls, a former Telephone Hill resident, emphasized the historic and neighborhood value of Telephone Hill, supported restoring existing structures, and encouraged adding housing while preserving character.

Bruce Simonson, a Star Hill resident and former Telephone Hill resident, urged the Assembly to separate housing needs from decisions about Telephone Hill, preserve the buildings through basic maintenance, and form a stakeholder working group.

H. CONSENT AGENDA

- 1. Public Request for Consent Agenda Changes Other Than Ordinances for Introduction - None**
- 2. Assembly Request for Consent Agenda Changes - None**
- 3. Assembly Action**

MOTION by Ms. Hughes-Skandijs to adopt the Consent Agenda as amended and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

A) Ordinances for Introduction

- 1) Ordinance 2025-43 An Ordinance Authorizing the Manager to Lease an 8.0 Acre Fraction of the Parcel of Land near 10020 Crazy Horse Drive at a Reduced Rate to Juneau Animal Rescue for the Purpose of Operating an Animal Shelter.**

Juneau Animal Rescue (JAR) submitted a proposal to lease an 8.00-acre fraction of the CBJ parcel located at 10020 Crazy Horse Drive for less than fair market value, for the purpose of constructing and operating a new permanent animal shelter. [CBJC 53.09.270\(b\)](#) authorizes the lease of CBJ land “to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is

supplemental to a governmental service...” The fair market value lease rate has been determined to be \$3,000 per month, and the proposed lease rate shall be \$10.00 per year with a term of 35 years.

The Lands Housing and Economic Development (LHED) Committee reviewed this application at the [January 27, 2025, meeting](#) and passed a motion of support for granting this lease. The CBJ Assembly reviewed the proposal and passed a motion of support at its Regular Assembly Meeting on [July 28, 2025](#).

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

2) Ordinance 2024-01(b)(BC) An Ordinance Appropriating \$1,316,554 to the Manager for the City and Borough of Juneau's Fiscal Year 2025 Operating Costs; Funding Provided by Various Sources.

This ordinance appropriates \$1,316,554 for the City and Borough of Juneau’s FY2025 operating costs. The following funds require supplemental budget authority in FY2025:

Risk Management: this ordinance appropriates \$1,298,432 of Risk Management funds for health insurance claims that exceeded budget estimates.

Pandemic Response: this ordinance provides budget authority to transfer residual funds of \$14,077 from the Pandemic Response Fund to the General Fund. This final housekeeping transfer closes the Pandemic Response Fund.

Downtown Parking: this ordinance appropriates \$2,510 for the purchase and installation of cameras at the Downtown Parking Center that exceeded budget estimates. This expense is funded by greater than anticipated parking revenue.

Capital Projects: this ordinance provides budget authority to transfer \$1,535 of general funds from the Parks and Recreation Capital Improvement Projects Fund to the General Fund. This is a housekeeping transfer that corrects a historical accounting entry.

The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.

3) Ordinance 2025-42 An Ordinance Amending the Comprehensive Plan by Adopting the Downtown Douglas/West Juneau Area Plan.

On [August 12, 2025](#), the Planning Commission recommended that the City and Borough Assembly adopt the Downtown Douglas / West Juneau Area Plan as an addendum to the CBJ Comprehensive Plan. The Commission added the following recommendations:

- Plan p. 7: Delete the first paragraph under “Downtown Douglas. The current wording seems to indicate a historical record, but does not discuss Alaska Native stewardship.
- Plan p. 25: Delete Action C under Goal 4.2, as the transfer of Mayflower Island to DIA is underway and this goal was written prior to the Assembly’s stated intent to transfer.

- Plan p. 27: Move content to follow “Equity” language on p. 4 to better reflect the equity discussion in the context of Alaska Native land use.
- Plan p. 29: Delete Goal 5.3 and Action A to ensure these parcels are treated the same as any parcel in the CBJ in terms of land use and regulation.
- Appendices: Delete four “Steering Committee Mapping Exercise” maps.
- Appendices: Move Traffic Calming graphics to follow p. 11, Goal 1.2, and remove street names.

On [November 3, 2025](#), the Assembly Lands, Housing, and Economic Development Committee discussed the recommendations and favorably moved the Downtown Douglas / West Juneau Area Plan to the full Assembly for consideration and adoption into the Comprehensive Plan. **The City Manager recommends this ordinance be introduced and set for public hearing at the next regular Assembly meeting.**

B) Resolutions

1) Resolution 4031 A Resolution Supporting the Juneau Coordinated Transportation Coalition’s Prioritization of Projects for Grant Funding by the Alaska Department of Transportation & Public Facilities.

On August 28, 2025, the Juneau Coordinated Transportation Coalition (JCTC) met and reviewed nominations for funding for the FY2025 Alaska Department of Transportation Human Services Transportation Service Grant. To be considered for grant funding, each community must prioritize their projects and that priority list must be endorsed by motion or resolution by the local municipal government.

This year SAIL requests capital for a replacement ADA vehicle for its SAIL/ORCA program. The request is for \$95,700.

JCTC made a recommendation to the CBJ Public Works and Facilities Committee (PWFC) to make the replacement ADA vehicle for the SAIL/ORCA program the top priority for the grant program.

The PWFC, at their September 8, 2025, regular meeting, voted to forward a Resolution of support for the SAIL application to the full Assembly.

Upon approval, the resolution would serve as an addendum to the CBJ 2020 Juneau Coordinated Human Services Transportation Plan.

The City Manager recommends the Assembly adopt this Resolution.

C) Liquor/Marijuana Licenses

These liquor and marijuana license actions are before the Assembly to either protest or waive its right to protest the license actions.

Marijuana License — Renewal

Licensee: Alaskan Coffee Pot LLC d/b/a Alaskan Coffee Pot

License Type: Retail Marijuana Store License: #25190 Location: 159 S. Franklin St. Juneau AK 99801

Clerk Note: The CBJ Finance Department has removed their protest because the licensee has paid their account balance in full. This item was moved from New Business to the Consent Agenda.

D) Bid Awards

1) Bid Award - Statter Harbor Breakwater Geotechnical Investigation (DH26-007)

Bids opened for the subject project [DH26-007] on October 28, 2025. The bid protest period expired at 4:30 p.m. October 29, 2025. Results of the bid opening are:

BIDDERS	BASE BID	ADDITIVE ITEMS	TOTAL BID
Discovery Drilling Inc.	\$557,110	\$882,868	\$1,439,978
Engineer Estimate	\$680,000	\$1,444,000	\$2,124,000

This contract is in support of the US Army Corps of Engineer's feasibility engineering study to replace the existing Statter Harbor breakwater. The project requires a qualified geotechnical driller to collect subsurface soils to depths of 100 feet below mudline in 150 feet of water in Auke Bay. The Contractor is to provide geotechnical drilling and sampling equipment for 2 borings in the base bid with the additive items providing the option of up to 6 borings in total.

The Docks & Harbors Board reviewed and recommended bid award at its [October 30, 2025](#) regular Board meeting.

The City Manager recommends the Assembly approve DH26-007 (Statter Harbor Breakwater Geotechnical Investigation) award to Discovery Drilling Inc. for \$1,439,978. Funding is provided by Harbors Enterprise.

E) Transfers

1) Transfer Request 2605 A Transfer of \$2,360,000 from Various CIPs to CIP R72-187 Blackerby Subdivision Reconstruction.

This request would transfer \$2,360,000 from various CIPs to a new CIP Blackerby Subdivision. The waterline in the subdivision is severely corroded and has the potential for catastrophic failure. The line has a significant repair history, most recently experiencing two breaks in a one-week period in October. This transfer would provide for the replacement of the failing waterline while simultaneously rebuilding the aged roadway infrastructure. Due to the severity of this project, the goal is to begin work in the spring. All other projects transferring funds will retain sufficient funding for currently scheduled project work.

The Public Works and Facilities Committee reviewed this request at its [November 3, 2025](#) meeting.

The Manager recommends approval of this transfer.

I. PUBLIC HEARING

1. Ordinance 2025-13(c) An Ordinance Amending the Election Procedures: Ranked Choice Voting.

Assemblymember Adkison proposed this ordinance to implement ranked choice voting for CBJ elections. If passed, ranked choice voting would apply to single-member races beginning with the October 6, 2026 municipal election. This ordinance was reviewed by the Assembly Human Resources Committee at its [March 3rd meeting](#) and forwarded to the Assembly Committee of the Whole. The Committee of the Whole discussed Ordinance 2025-13 at its [June 2nd](#) and [August 4th](#) meetings and forwarded it to the [June 9th](#) Regular Assembly meeting for introduction. Public testimony was taken at the [July 28th](#) Regular Assembly meeting and again at the [August 18th](#) Regular Assembly meeting, where Ordinance 2025-13(c) was set for additional public hearing and final action by the Assembly at its November 17th Regular meeting.

The Systemic Racism Review Committee reviewed this ordinance at its [July 15, 2025 meeting](#).

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment:

Angela Rodell, a downtown Juneau resident, opposed adoption without a public vote, saying changes to election methods should be decided by voters.

Michael Riederer, a Juneau resident currently living out of state, encouraged the Assembly to consider accessibility improvements to ballots if ranked choice voting were adopted.

Dave Hanna, a Back Loop resident, opposed ranked choice voting, saying it was unnecessary for Juneau and could confuse voters.

Joe Geldhof, a West Juneau resident, said ranked choice voting was a distraction from higher community priorities and urged the Assembly to reject or ballot the measure.

Tom Dienst, an Auke Bay resident, opposed the ordinance, citing voter confusion, rejected ballots, and urging that any change be decided by voters.

Frank Bergstrom, a Valley resident, opposed ranked choice voting, emphasizing one person, one vote.

Beth McEwen, a Lemon Creek resident and former City & Borough of Juneau City Clerk, opposed ranked choice voting for local elections, citing voter confusion and differences from state elections, and urged either rejection or a public vote.

Shannan Greene, a Valley resident, opposed unilateral changes to voting methods, citing prior election process changes and urging the Assembly to ballot or table the ordinance.

Roger Calloway, a Juneau resident, opposed ranked choice voting, citing complexity, cost, and lack of necessity for local elections.

Assembly Action:

MOTION by Ms. Adkison to table Ordinance 2025-13(c) An Ordinance amending election procedures related to ranked choice voting, indefinitely. ***Hearing no objection, the motion passed by unanimous consent.***

2. **Ordinance 2025-41 An Ordinance Authorizing the Eaglecrest Ski Area to Enter Into a Franchise and Permit Agreement with Alaska Rainforest Sanctuary, LLC dba Kawanti Adventures, for Operating the Alaska Zipline Adventure Canopy Tour.**

This ordinance authorizes a five-year Franchise Agreement for Kawanti Adventures to operate the Alaska Zipline Adventure Canopy Tour at Eaglecrest. This ordinance updates Ordinance 2023-22 to provide a new five-year timeframe and removes the requirement for annual renewal of the permit. This will allow Kawanti to pursue funding to make necessary upgrades and improvements to their infrastructure.

The Systemic Racism Review Committee reviewed this ordinance at the [October 28, 2025](#), meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment - None

Assembly Action:

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2025-41 An Ordinance authorizing Eaglecrest Ski Area to enter into a franchise and permit agreement with Alaska Rainforest Sanctuary, LLC, DBA Kawanti Adventures, for operation of the Alaska Zipline Adventure Canopy Tour. ***Hearing no objection, the motion passed by unanimous consent.***

(The Assembly took a brief at-ease at 6:48p.m.)

3. **Ordinance 2025-01(b)(P) An Ordinance Appropriating \$320,200 to the Manager for the Wetlands Rescue Vehicle Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and Airport Capital Reserve Funds.**

This ordinance would appropriate \$300,200 of Federal Aviation Administration Airport Improvement Program grant funds and \$20,000 in local Airport matching funds to the Wetlands Rescue Vehicle CIP. This appropriation would provide for the purchase of a Marsh Master MM-2MX for wetland rescue and off-pavement emergency response. The vehicle would enhance access and patient extraction in tidal/wetland areas while preserving Aircraft Rescue and Firefighting vehicle readiness on paved surfaces.

The Airport Board of Directors approved this ordinance at the [October 9, 2025](#) meeting. The Systemic Racism Review Committee reviewed this ordinance at the [October 28, 2025](#), meeting. **The City Manager recommends the Assembly take public testimony and adopt this ordinance.**

Public Comment - None

Assembly Action:

Mr. Brooks asked where the wetlands rescue vehicle would be stored, whether it would be docked in the water, and how deep of water it could operate in when responding to tidelands and wetlands emergencies. Airport Managers Delgado responded that the vehicle would be stored indoors, initially in the snow removal equipment building and later at the Glacier Fire Station, and that it is capable of floating and traversing ice, muskeg, and other difficult terrain.

Mr. Kelly asked how quickly the vehicle could be deployed in an emergency given its storage location. Mr. Delgado and Fire Chief Etheridge responded that the vehicle could be deployed very quickly and would be included in the initial ARFF (Airport Rescue and Firefighting) response.

Mayor Weldon asked whether ongoing maintenance and training overtime costs would be funded by the FAA (Federal Aviation Administration) or the airport budget. Mr. Delgado responded that the costs would be paid from the airport budget.

MOTION by Ms. Woll to adopt Ordinance 2025-01(b)(P).

OBJECTION by Mayor Weldon, citing concerns that the specialized equipment was not needed at this time based on her professional experience.

Roll Call Vote on Ordinance 2025-01(b)(P):

Yeas: Hughes-Skandijs, Woll, Kelly, Adkison, Hall, Brooks

Nays: Weldon, Steininger

Motion passed: 6 Yeas, 2 Nays

4. Ordinance 2025-01(b)(Q) An Ordinance Appropriating \$1,097,875 to the Manager for the Motor Grader and Vacuum Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and Airport Capital Reserve Funds.

This ordinance would appropriate \$1,037,875 of Federal Aviation Administration Airport Improvement Program grant funds and \$60,000 in local Airport matching funds to the Motor Grader and Vacuum Truck CIP. This appropriation would provide for the purchase of a motor grader and a glycol recovery vacuum truck. The new machinery would replace aging snow removal equipment, allowing for sustainable and reliable winter operations.

The Airport Board of Directors approved this ordinance at the [October 9, 2025](#) meeting. The Systemic Racism Review Committee reviewed this ordinance at the [October 28, 2025](#), meeting. **The City Manager recommends the Assembly take public testimony and adopt this ordinance.**

Public Comment - None

Assembly Action:

Mr. Brooks asked how much time savings the new glycol recovery equipment would provide compared to the existing equipment. Airport Manager Delgado responded that the new vehicle would have a significantly wider sweep, allowing the work to be completed approximately four times faster than the current equipment.

Mr. Brooks asked a follow-up question regarding a comparison of annual operating costs between the new and existing equipment. Mr. Delgado responded that specific operating cost figures were not available, but noted the existing equipment is maintenance-intensive, frequently out of service, and can create safety concerns when debris accumulates on the airfield.

MOTION by Mr. Brooks to adopt Ordinance 2025-01(b)(Q) An Ordinance appropriating \$1,097,875 for the motor grader and vacuum truck Capital Improvement Project at the airport. ***Hearing no objection, the motion passed by unanimous consent.***

J. UNFINISHED BUSINESS - None

K. NEW BUSINESS

1. Hardship and Senior Citizen/Disabled Veteran Late-Filed Real Property Tax Exemption Applications

There are **9** property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment. The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

Clerk's Note: Due to the personal nature of the back-up documents, those will be provided to the Assemblymembers only.

The City Manager recommends the Assembly act on each of these applications individually.

MOTION by Ms. Hughes-Skandijs that the Assembly has received and considered individually the applicants for late-filed property tax exemptions, and moves to forward the list of applicants to the Assessor's Office for processing; and asked for unanimous consent. ***Hearing no objection, the motion was adopted by unanimous consent.***

L. STAFF REPORTS - None

M. ASSEMBLY REPORTS

1. Mayor's Report

Mayor Weldon reported on the upcoming Assembly retreat scheduled for December 6, 2025.

2. Committee, Liaison Reports, Assemblymember Comments and Questions

Ms. Woll reported on the Finance Committee, noting the committee spent its most recent meeting discussing the impacts of recent ballot initiatives and how to move forward for the remainder of the year and into the next budget cycle. She stated that items such as leaky revenue and dockage fees were not reached and would likely be discussed at an upcoming meeting. She also reported the Committee was considering combining the early December Committee of the Whole and Finance Committee meetings.

Ms. Hughes-Skandijs reported on the Assembly Lands Committee meeting held November 3, noting she had been absent from the subsequent Assembly meeting. She reminded the Assembly that developing and ranking the legislative priorities list is a time-intensive process that moves through multiple departments and committees.

Ms. Adkison reported the Public Works Committee met on November 3 and discussed recurring water line issues in the Blackerby area. She also reported that the Department of Transportation presented its initial plans for the Fred Meyer intersection.

Mr. Kelly reported on the Human Resources Committee. He stated the committee accepted annual reports from the Douglas Advisory Board, Parks and Recreation Advisory Committee, and the Juneau Commission on Sustainability, and brought forward several appointments.

MOTION by Mr. Kelly to reappoint Marian Call and Nick Waldo and appoint Ariel Haase-Zamudio to the Juneau Commission on Sustainability for terms beginning immediately and ending June 30, 2028. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Kelly to reappoint Linda Kruger and Diane Kyser to the Juneau Commission on Aging 65-plus seats for terms beginning January 1, 2026 and ending December 31, 2027, and to appoint Rhonda Ward and John Brett to general public seats for unexpired terms ending December 31, 2025, and full terms beginning January 1, 2026 and ending December 31, 2027. *Hearing no objection, the motion passed by unanimous consent.*

MOTION by Mr. Kelly to appoint Melissa Beedle and James Greene to at-large seats and reappoint Trenton English to an organized labor seat on the Juneau Economic Development Council Board for terms beginning immediately and ending October 31, 2028. *Hearing no objection, the motion passed by unanimous consent.*

Mr. Kelly reported the Human Resources Committee was looking to schedule Empowered Board interviews on December 17, with the possibility of continuing on December 18 depending on the number of applicants. He also reminded the Assembly that the deadline to apply for boards and the Planning Commission was December 3.

Mayor Weldon confirmed December 17 as the tentative interview date, subject to candidate volume.

Ms. Woll reported on the Parks and Recreation Advisory Committee, noting it received an update on the Floyd Dryden pickleball courts and made recommendations regarding a proposed cell tower at Dimond Park and a request from Capitol Inn to purchase a portion of parkland, which the committee did not recommend. She also reported on her first Airport Board meeting, where members discussed minimal impacts from the recent shutdown and reviewed a new airport rates model.

Ms. Hughes-Skandijs reported upcoming and recent meetings related to the Bartlett Regional Hospital Board and the Chamber of Commerce, noting she would be following up with the Chamber Executive Director and anticipated discussion on the City's budget process.

Mr. Brooks reported on the School Board meeting, noting discussion focused on bylaw revisions for clarity and consideration of improved public access to meetings and materials.

Ms. Adkison reported none of her liaison boards had met since the last Assembly meeting.

Mr. Steininger reported the Systemic Racism Review Committee reviewed the evening's agenda and capital project priorities, and that comments were incorporated into materials provided by staff. He also reported on the Eaglecrest Board meeting, including staffing updates and progress on the gondola project, noting more detailed updates were expected once the contractor is in place.

Ms. Hall reported on meetings of the Juneau Economic Development Council Board and its investor indicator event, as well as the Docks and Harbors Board operations and planning committee meeting and retreat. She provided updates on the Aurora Harbor Phase 4 and Statter Harbor Phase 3D projects.

Mr. Kelly reported on meetings of the Downtown Business Association, noting planning for the upcoming Gallery Walk event, and provided updates on the Juneau Commission on Aging and Southeast Alaska Solid Waste Authority (SEASWA) meeting schedules.

3. Presiding Officer Reports

Mayor Weldon reminded Assembly members that legislative priorities were due later in November and encouraged early review of upcoming consent agenda items, including the Downtown Douglas and West Juneau Area Plan.

N. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

O. EXECUTIVE SESSION - None

P. SUPPLEMENTAL MATERIALS

1. October 27, 2025 Regular Assembly (Reorg) 2025-19 Minutes - Draft

Q. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. **Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.** For in-

person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

R. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:29p.m.

Signed: _____
Breckan L. Hendricks,
Municipal Clerk

Signed: _____
Beth A. Weldon,
Mayor

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HARITAGE WAY, JUNEAU, ALASKA 99801

TO: Robert Barr
City and Borough Deputy Manager

DATE: December 15, 2025

FROM: Greg Smith
Contract Administrator

FILE: 2202

SUBJ: BID RESULTS:
Marine Park Improvements
CBJ Contract No. BE25-061

Bids were opened on the subject project on December 11, 2025. The bid protest period will expire at 4:30 p.m. on December 12, 2025. Results of the bid opening are as follows:

	Dawson Construction, LLC	Admiralty Construction, LLC	Architects/Engineers Estimate
Base Bid	\$3,916,130.00	\$4,166,629.00	\$3,077,579.00
Additive Alternate No. 1 -	\$731,942.00	\$776,400.00	\$1,167,421.00
Additive Alternate No. 2 -	\$710,492.00	\$690,000.00	\$1,5424,598.00
Additive Alternate No. 3 -	\$213,191.00	\$155,000.00	\$70,255.00
TOTALS	\$5,571,755.00	\$5,788,529.00	\$5,839,853.00

Project Manager: Jason Hofbauer

Project Description: The WORK generally consists of improvements to Marine Park in downtown Juneau including various quantities of mobilization, traffic control, demolition and disposal, erosion and sediment control, clearing and grubbing, excavation and imported fill, water, sewer and storm drain pipe, two tensioned fabric pavilions (Tensioned Fabric Structures), two permanent 10' x 14' vendor kiosks, bar-top seating, structures and appurtenances, pavement, play area, curb and gutter, topsoil and seeding, tree and shrub planting, construction surveying, signage, lighting and associated electrical, site furnishings, and other miscellaneous improvements and appurtenances necessary for a complete project.

Additive Alternate 1 – Tensioned Fabric Structures (Clam Shell)
Additive Alternate 2 – Tensioned Fabric Structures (Cantilever)
Additive Alternate 3 – Play area protective surfacing and equipment.

Funding Source: F232 Port Development Fees; F233 State Marine Passenger Fees

Total Project Funds: \$9,750,000
CIP No.: P41-105
Construction Encumbrance: \$5,571,755.00
Construction Contingency: \$557,175.00
Design: \$688,479.00

Contract Administration/Inspection: \$445,000.00

CBJ Administrative costs: \$168,155.00

Pending the outcome of the protest period, staff recommends award of this project to **Dawson Construction, LLC** for the Base Bid and Additive Alternates 1,2, and 3 for a total award amount of \$5,571,755.00.

Approved: _____

Robert Barr
City & Borough Deputy Manager

Date of Assembly Approval: _____

c: CBJ Purchasing



MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 HERITAGE WAY, JUNEAU, ALASKA 99801

TO: Robert Barr
City and Borough Deputy Manager

FROM: Greg Smith
Engineering Contracts Administrator

SUBJ: BID RESULTS:
Dudley Street Improvements Phase II
CBJ Contract No. BE26-099

DATE: December 15, 2025

FILE: 2515

Bids were opened on the subject project on December 10, 2025. The bid protest period will expire at 4:30 p.m. on December 12, 2025. Results of the bid opening are as follows:

RESPONSIVE BIDDERS	TOTAL BID
Coogan Construction Company	\$2,730,083.00
North 40 Construction Corp.	\$2,783,676.00
Henricksen Constructors, Inc	\$3,780,607.00
Admiralty Construction, LLC	\$3,863,260.00
<i>Engineer's Estimate</i>	\$3,743,828.00

Project Manager: Jason Hofbauer

Project Description: The WORK covered in the Contract Documents includes reconstruction of Dudley Street from Tongass Boulevard to the east end. WORK will include replacement of the ductile iron water main and services with high-density polyethylene, replacement of the 8-inch cement sanitary sewer main and services with polyvinyl chloride, and replacement of the corrugated metal pipe storm drain system with polyvinyl chloride. WORK will also include replacement of the roadway subbase to a depth of 12-inches, resurfacing with asphalt cement pavement, and the addition of curb and gutter and sidewalk along the South side and valley gutter along the North side of the roadway and other miscellaneous related items of WORK. WORK will also include installing two streetlights, one at Sierra Street intersection, and one at Forest Grove Drive intersection. The project will be conducted in two phases, Phase one to be completed in September of 2026. Phase two to be completed August of 2027.

Funding Source: F519 Wastewater; F514 Water Fund; F215 ST AW/WW CIP; F215 Sales Tax AW

Total Project Funds: \$6,536,000.00

CIP No. R72-165

Construction Encumbrance: \$2,730,083.00

Construction Contingency: \$273,083.00

Design: \$175,000.00

Contract Administration/Inspection: \$220,000.00

CBJ Administrative costs: \$82,000.00

Pending the outcome of the protest period, staff recommends award of this project to Coogan Construction Company for the total amount bid of \$2,730,083.00.

Approved: _____
Robert Barr
City & Borough Deputy Manager

Date of Assembly Approval: _____

c: CBJ Purchasing

