



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

July 13, 2026 at 5:00 PM

Assembly Chambers/Zoom Webinar

Assembly Lands Housing and Economic Development Worksession

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

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. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. May 4, 2026, Draft LHED Minutes

F. AGENDA TOPICS

1. Juneau Housing First Collaborative request to lease CBJ property located off Shaune Drive for less than fair market value
2. Ritter Request for an Access and Utility Easement Across CBJ Property Located on Pt. Stephens Rd.

G. STAFF REPORTS

1. U.S. Coast Guard Cutter Homeporting Infrastructure Environmental Assessment Information Sharing Session Staff Report
2. Stabler CUP - Verbal Update

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

I. NEXT MEETING DATE - AUGUST 3, 2026

J. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



ASSEMBLY LANDS HOUSING & ECONOMIC DEVELOPMENT COMMITTEE MINUTES

May 4, 2026 at 5:00 PM

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Gunalchéesh!

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Neil Steininger, Maureen Hall, Paul Kelly

Liaisons Present: Paulette Schirmer, PRAC liaison

Liaisons Absent: Jim Becker, Docks & Harbors Board liaison; Lacey Derr, Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Greg Morris, Deputy Lands Manager; Katie Koester, City Manager

D. APPROVAL OF AGENDA – Mr. Bleidorn introduced Greg Morris as the new Deputy Lands Manager, then approved as presented.

E. APPROVAL OF MINUTES

1. **April 13, 2026, Draft LHED Minutes** – approved as presented

F. AGENDA TOPICS

1. Saldonett Request to Purchase CBJ Property Located at 2nd Street and Franklin Street

Mr. Kelly asked to confirm the process, our motion of support today takes us to the full assembly, and then the direction to enter negotiations will come from the Full Assembly? Mr. Bleidorn replied that was correct.

Mr. Kelly moved that the Lands, Housing, and Economic Development Committee pass a motion of support for disposal by direct negotiation with the original proposer and forward this application to the full assembly review in accordance with 53.09.260 (a). Motion passed unanimously.

2. Short-Term Rentals Follow-up

Chair Hughes-Skandijs recapped from the previous LHED meeting discussion.

Mr. Steininger commented that after our last meeting he met with the attorney to ask follow-up questions. If you recall, there are some questions during our last meeting, like what defines a hotel, I believe it was 5 rooms or more. I spoke to the attorney, and there's a lot on the attorney's plate right now, so we don't have a response to this request back, but I want to share it with the committee to make sure I've asked the attorney in a way that everybody supports. I had asked for a little more of a definitional document so that we understand what's the difference between a hotel, or a hostel, or a true bed and breakfast. All those different types of short-term transient housing-type operations that exist in Juneau within what zoning restrictions they have, where can they operate, what are the regulations to help us understand if you have an 8-unit apartment building and you're operating Airbnbs in each of those units, is that currently under code defined as a hotel or not. How does that work? I just feel like it would be helpful, at least for me, to understand what the current, regulatory landscape is. I just wanted to share with the committee and public that that's something that we've asked for, and in case nobody wants that information, we can tell Ms. Wright, she can stop working on it.

Ms. Hall said that she would prefer to wait until we have that information, because this would be a fairly a big change to how it's currently done, and she's not wholly convinced that this is a problem that needs to be solved. With around 300 short-term rentals, we're now collecting bed tax through the platform, we're able to keep an eye on how many we have. How does this limit our ability to flex up or down, depending on big events coming to town, like celebration, I think I'd like to learn a bit more before we move forward would be helpful.

Mr. Steininger asked to clarify what Ms. Hall had said, asking if she is saying to wait to take action, maybe have the discussion on the amendments that Mr. Kelly and I have put together, but wait to take any final action on this, moving the ordinance out of this committee until we get that additional information. Ms. Hall confirmed that was correct. Chair Hughes-Skandijs commented that she thinks we're all on the same page, and we'll look at these amendments, at least conceptually today.

Mr. Steininger brought up the amendments in the packet, one of which has been mooted by the change in the ordinance that we're looking at. The first one is the larger of the three with the title, Registration and Permit Required. I'll move that amendment and ask for unanimous consent, and can speak to that. It's the intent of this amendment to establish a fee for short-term rentals. There's three different categories of short-term rentals that are contemplated here in this amendment. The first are short-term rentals that are owner-occupied as somebody's primary residence. This amendment would apply no fee at all for owner-occupied short-term rentals, people that just need to rent out that room in order to make their mortgage work, things like that. Effectively they would still have to apply for a permit and all of those things, but there'd be no fee associated with it. The second piece under 2 would be a \$250 fee for any short-term rental located within a residential zoning district, so D1 through D18. That is, again, not the applicant's primary resident, with the fee adjusted by CPI every year. The concept here is to price in some of that externality of removing what would otherwise be a dedicated residential unit and utilizing it as a commercial property by renting it out on a nightly basis rather than having it be a dedicated residential unit, and to try and price in a bit of the externality of changing the intended characteristics of neighborhood or a zoning district. Whether you can look at that either as pricing that in to allow us to spend money on other housing programs, or pricing that in to try and discourage the use of traditionally residential neighborhoods for commercial purposes of transient housing. The third is a graduated fee for non-owner-occupied short-term rental units owned by an individual or entity in any zoning district. So again, this is in addition to the fee under 2. This is graduated, and one of the things that came up in some conversations that I had about this is I'm seeking to not include any upper limit on the number of units an individual can own and operate. But what this would do by graduating it, is to discourage large holdings of a lot of short-term rental units, trying to work towards that public policy of ensuring that our housing units that are intended for housing remain as housing and aren't going under single ownership of one individual or something along those lines, or if they do, at least seeing a financial benefit to the city, which we

could use for programs that could mitigate the impact on the availability of housing in Juneau. In some of the conversations that I had, this seemed like a more palatable way to work towards that end goal than a hard cap. It also would avoid some of the other issues that come with a hard cap of what you do about people that currently have many short-term rentals in Juneau. This would allow them to continue operating as they are, but they would simply have to pay a fee that would address some of the issues that we confront in availability of housing here in Juneau. And again, fees are adjusted by CPI. The fee amounts that I put in here, I based on googling to see what other jurisdictions around the country have, the highs and lows that I was able to find, I wouldn't call them precise or scientific, if we as a body feel like a different amount, or level, or tiers make more sense, it's trying to put the concept of the tiering and of the graduated fee on the table, as opposed to being married to any of these dollar amounts.

Ms. Hall asked with number one, no fee is due for a short-term rental, which is also the applicant's primary resident, what if the primary resident is what they wanted to rent out, maybe 3 or 4 rooms, how would that work? Are we just assuming that the applicant's primary resident would only have one additional unit? Mr. Steininger replied that he was thinking that it would just apply to one, but now that I read it, after you point that out, I don't see it says that on the page, so I'll be open to a conceptual amendment on that.

Chair Hughes-Skandijs asked Ms. Hall about her question. The way I read this is if somebody's got a house, and maybe they're renting a room in their house, or they've got duplex, and they own the whole thing, and they're renting the other half of it, so in my mind, a primary residence would only be able to rent one thing. So, could you clarify what you mean by 2 or 3 or 4? Ms. Hall replied, say you have a four-bedroom home, you're using one bedroom, you decide to short-term rental the other three bedrooms. This may need to be amended to take into consideration, someone might want to have more than one unit or are we considering that.

Mr. Kelly asked if that really needs to be amended, if somebody wants to rent out more rooms, I think it would be the same thing as renting out the other half of somebody's house, if somebody's comfortable having multiple rooms, in their own home, I'm not sure that we need to be overly burdened with regulating what people are doing in their own homes. I think it's important to keep focused on whatever our goals are, and I think somebody renting out multiple rooms in their own home is not going to affect housing greatly, unless all of those rooms also be long-term rentals, so I'm not inclined to believe that we really need to amend that. I think that still meets the goals of what we're trying to accomplish.

Chair Hughes-Skandijs noted that Mr. Kelly's comments matches where she's thinking, if we're positive about someone renting out something that they themselves live in, and therefore it's being used for year-round housing, then however they want to split that up is okay with me, so I'm not interested in maybe they'll do it as one bedroom, maybe their house is neatly split, and they're trying to pitch it as, you know, almost a whole unit, but not accurately. I have no qualm, I guess, with this. I may have some qualms with the first amendment. Mr. Kelly, you had said that you had potentially a change to this. Mr. Kelly commented that his amendment, which is in the packet, might still be relevant to this. He was thinking of something that was a little simpler, that would maybe just encourage people to have more longer-term. I thought that perhaps if a unit is occupied for a good part of a year, so 280 days, obviously be easier to do that as just long-term renting. But people don't necessarily have to, maybe somebody could have tourist workers in the summer, legislative workers in the winter, and then each of those, I estimated out to be 17, 18 weeks, and then you'd need another 4 to 6 weeks to fill in order to meet that quota. This way, our issue is that we still have a unit that is occupied most of the year, it's still allowing for longer term visitors. My idea is not nearly as thorough as Mr. Steininger's, I was thinking that a way to encourage, but not require, more longer-term housing might be to actually waive the fee if a unit is occupied for the good part of a year. I think I can incorporate my concept into Mr. Steininger's amendment, especially since I like the part about no fee at all for somebody's primary residence. **I move to**

add Section IIII, that this fee will be waived if the applicant can show that in the year prior, the rental was occupied by one or more tenants for 280 days or more and ask for unanimous consent.

Ms. Hall objected for a question, have you talked to staff about what would be involved in monitoring this and collecting the information, and what the staff burden would be for this amendment. Mr. Kelly replied that he has reached out to staff and hasn't gotten a response, but it would be in the interest of the operator, in order to get this discount, if they could just provide some sort of proof, the burden of proof would basically be on the operators. That's how I'm imagining it. I think we do have the benefit of having staff here right now and asked Mr. Bleidron how he would see something like that working, where the operator would be providing the burden of proof that a unit was occupied for 280 days or more. Mr. Bleidorn replied that he thought this would be a better question for the manager or even the finance director, because it's basically creating a new program to identify certain types of housing units. Manager Koester asked to understand, the question is on, Assemblymember Kelly's amendment for documenting the 280-day residency, and how difficult would that be? I think that it would be helpful to understand the intent of that, to be able to give you a concrete answer. There's no question that it presents just some implementation hurdles, like what would we use to document that, if the burden of proof is on the individual homeowner, what does that proof look like? There would be a lot of logistics to figure out what that program looks like, and we'd be happy to do that work, but, without fully understanding those logistics, I think it's difficult to give you a level of difficulty, but certainly the more you deviate from standard documentation, the more difficult implementing those types of programs is.

Mr. Kelly commented that he was imagining that a lot of it would already be documented by the short-term rental application. For instance, Airbnb would probably document a certain amount of that, if let's say, most of the rental was arranged through them. In the instance where it's not, I guess I'm imagining that it would be when you charge rent to somebody, there's probably billings, invoices, checks received, maybe lease agreements or something like that. If we relied mostly on the rental application itself, we also allowed for invoices, lease agreements, would something like that be overly burdensome for staff. Manager Koester replied that what it comes down to is we would be more likely to give the homeowner the benefit of the doubt in that documentation that they provide. We constantly come up against these types of things when we're asking people to document, and unless we have a very clear rule that you have to bring in X, the homeowner really would, in this instance of the business owner, probably get the benefit of the doubt. Now, we're talking about, what, 300 rentals, and obviously not all of those would be doing this, so let's say it's, like, 100 applications a year. When are those applications done? When are they reviewed? But I suspect it would be one of those things that is difficult to enforce, and if an applicant makes the effort of providing some of that documentation, especially if you're allowing for all of these things that they would probably meet those qualifications, without having developed the program.

Chair Hughes-Skandijs asked how would we document it, how would staff enforce that? I think that's possibly also at the heart of Ms. Hall's question, because we didn't have someone last time to talk about the policy implementation of those. Right now, there is no fee for registering a short-term rental, so it's going to be a somewhat significant staff burden, but basically for any changes we make to this, the way those are handled, anybody can register, but we don't charge anything. Is that accurate for staff? Ms. Koester replied yes.

Chair Hughes-Skandijs objected to the amendment because part of it is, even when I do the math on what 280 days is, of that I think it's great, for instance, we know we need legislative housing, it's great if someone's doing a short-term rental, I would much prefer that they're also meeting another need, either through legislative housing, or seasonal work happens at the same time, but maybe traveling medical workers, I know people have found the different niches that you can use during the off-tourism season, and I think that's to be preferred, but it still doesn't go high enough, which, to me, would be a year-round resident living in the house.

I do think this is going to be harder to enforce, and I foreshadowed that I think it's already going to be a lift to get any kind of program created. Mr. Steininger sees the public policy reason for exempting owner-occupied housing from the fee structure, not necessarily as much exempting seasonally occupied rental housing from the fee structure, that's where my objection lies.

Mr. Kelly mentioned that everybody has spoken their positions on the record, so we could take a formal vote, or if there's no objection, I could just move to withdraw my motion.

Ms. Hall asked Mr. Steininger if he had done a little research around the country, these were some of the different things that were being done. I can see in a place, like maybe a ski resort town where everyone is doing that, that might make sense. Was any of your research in similar locations to ours, where right now it's not a huge problem that the short-term rentals are creating? Mr. Steininger replied that it definitely wasn't to that extent, it was looking at what types of fees other jurisdictions have, not necessarily going and researching their legislative history on the issues they face. One place I looked at, Miami-Dade, where they have a lot of tourist traffic, but of course they're housing stock is a lot different than Juneau's, certainly a much larger jurisdiction than ours. I would say that just because we currently have 300 or so short-term rentals out there, doesn't mean that we shouldn't look to collect a fee or contemplate a situation in the future where you may have a single entity buying up a bunch of units, or an entity purchasing one building and transitioning it all to short-term rentals, or something along those lines. It's not necessarily trying to address a specific wrong I see in the market now, but trying to design something that might be adaptable to changes that we see, and try to encourage more long-term housing use to address the issues that we have.

Chair Hughes-Skandijs said that she doesn't have the table of permissible uses in front of her, but is looking at Section 2 and was wondering where you've called out residential-specific zoning districts, I believe we have instances of housing where something is zoned mixed use, or there are housing units that overlap with commercial zoning, for any zoning district, there's this progressive structure. If you could clarify for me the difference when I'm in the residential, one of the Ds, and how that works to Sections 2 and 3. Mr. Steininger replied that 2 and 3 are additive, if you own 10 units and you would then apply for the \$500 per short-term rental unit, say 5 of those were in D10 zoning, those 5 will get that \$250 additional. It wouldn't apply to residential units and mixed use; it would only apply to residential units in D1 through 18.

Ms. Hall's commented that it just feels like we're making this super complicated and if we are not ready to move it out of committee. There's been a fair amount of work done on this over the years and I objected because I don't feel like we have this quite nailed down, how we want to do this, the implications for how it would be monitored by staff, I just feel like it's still quite a burden on staff to have to suss out which zoning district someone is located in. I'm also not 100% sure on the fee structure, it seems a bit not based in what we need in this community right now. I also appreciate Mr. Steininger's trying to think ahead to prevent someone coming in and turning a big complex into short-term rentals, so I will object to moving this or the amendment.

Mr. Kelly objected for the purposes of a question to staff. I think the answer to this is yes, but I just want to confirm we have data on all registered short-term rentals, does that data include the zoning districts? Mr. Bleidorn replied that it likely does not include the zoning district, but with the address, that's something we could have the city cartographer put together that information at that time. Mr. Kelly removed his objection.

Chair Hughes-Skandijs objected for discussion. She agreed with Ms. Hall and doesn't think we have this nailed down. I don't think we have a neat ordinance here that we've strengthened with amendments over the course of a couple of meetings that's ready to send out of the COW. I am also not convinced that this is a problem that everybody on this committee thinks needs to be solved, so I don't want to torture this committee. It may

be that we need additional assemblymembers, not on this committee, to help get that to a clear idea of what makes sense. I appreciate all the thought that went into this thus far, and all the work that this committee has done to try to file down if we think there is a fix needed before trying to bring in the nine of us. Agenda space on the COW is a premium. Those meetings are long, there's a lot for us to discuss, so I do appreciate all the work that is there. I am not sure whether this approach is the right approach, but it depends on whether we are trying to limit growth, whether we are trying to take some of the units that are currently short-term rentals and send them back into being year-round dwelling units. I don't think, at this point, that we have a clear unity around what that is that we're trying to do. It is less about this particular amendment or ordinance, I just don't think we're there yet. I will say that, having been here for a longer portion of it, that to me, the problem statement is not that hard, knowing that how hard we've been trying to push the rock uphill on housing and knowing that we have 300 plus units that are not being used as year-round housing, then it becomes this thing that we have potentially control over through the means of regulation, and I'm not saying we'd want to shoot holes in the bottom of the boat if we think that those serve a purpose for our community, but it's this area that we have not touched and it is houses that are already built, that people are already staying in, that we have the means, especially if we're not going to have as much funding to adjust housing, then regulation becomes a better way of potentially moving the needle on housing. I think I might be looking at this in a slightly different lens, than some of you, which is that I would like to do something that returns some units back to year round.

Mr. Kelly commented that he appreciates that a lot of us here have talked about goals. I think Mr. Steininger was talking about a few of the different goals that he was trying to accomplish with this. I feel like my goal is similar to yours. I think that at least, anecdotally, what we've been told, and what I believe the numbers, if we can get a look at them, would support is that we currently have a steady amount of short-term rentals that serves some amount of purpose, and we are constructing a lot of housing in town. The reason why I support short-term rental regulation and my goal in doing so is not to return units necessarily, but all the units that we are building, that is a slow and laborious process that we're trying to go through to solve this problem of housing, and what I want to do is basically keep our hand on growth and make sure that the new housing that we are constructing, that we have the levers in place, that we're not going to see a lot of those go into short-term rental housing and then undo all of this work that we're working really hard on, and that it's taking a really long time to do. I think this amendment works for me in that regard, it would have that effect, and so I'm inclined to support it. It might be a little bit more of a heavy-wielding tool than I was considering, but I think with that goal in mind, I think this amendment will reach that, but I think I would also, in the end, like to see a more data brought to us, whether we decide to keep this in committee, or whether we decide to forward this on to the COW, I think before this reaches the full assembly, that we should make sure that what data we are collecting from our registrants is presented to either this committee or the next. I'll speak in support of this amendment and remove my objection.

Chair Hughes-Skandijs said we have an amendment and an objection. Mr. Bleidorn asked to clarify that this amendment was brought to us by Assemblymember Steininger as is written. Chair Hughes-Skandijs confirmed.

Roll:

Steininger - Yes.

Kelly - Yes

Hall – No

Chair Hughes-Skandijs – No

Amendment Fails.

Chair Hughes-Skandijs thanked the committee for the good work and good discussion, and I don't even think this concept is dead, necessarily, Mr. Steininger. so we will leave the rest in committee.

G. STAFF REPORTS

1. Verbal Staff Report - USCG Cutter Homeporting Update

Mr. Bleidorn discussed this topic. He had a meeting on April 30th with the USCG, an information sharing session for the NEPA review process that they've started. This meeting was well attended by the city staff. It was to promote their process for following the National Environmental Policy Act. Everything this committee has heard to date was related to the housing that's needed. This process for NEPA is related to the shore side infrastructure that they're going to be building regarding this project. They provided some decent background information, they shared design and some concepts and their preferred alternative, and they're scoping and engaging with stakeholders right now. I just wanted to let you know that staff was involved in that, it was a very productive meeting. It was great to hear what they were planning. They also announced that Juneau is a candidate for a ship that they call an ASC, which is an Arctic Security Cutter. They didn't share too much information on that, it sounds like it's at the very beginning of the process, but they did say publicly at this meeting, so I thought I would share it with this group.

Mr. Kelly was wondering if we can get in a memo some of the details on what they're planning for their shoreside infrastructure. Mr. Bleidorn replied that he will provide that at the next LHED meeting.

Chair Hughes-Skandijs said she's been seeing NEPA reform with various federal agencies semi-recently, but has no idea how that affects military bodies, do you have any sense if this is an easier NEPA than they have had in the past. Mr. Bleidorn replied that looking at the slides they provided, it seemed like a very standard federal NEPA review process. I'm pretty schooled in NEPA programs, and it seemed like they were doing everything that was to be expected.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Schirmer reported from the PRAC that they had a meeting and discussed the work orders and what Trail Mix is going to be doing, as well as the budget and the necessary items that may need to go to deliberation for the \$2 million shortfall.

I. NEXT MEETING DATE June 1, 2026

J. SUPPLEMENTAL MATERIALS

- 1. Assemblymember Steininger Amendment to Ord 2026-_____ (CBJ Code 69.40)**

K. ADJOURNMENT – 5:57PM

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Juneau Housing First Collaborative request to lease CBJ property located off Shaune Drive for less than fair market value
DATE: July 7, 2026

The CBJ-owned property located at the end of Commercial Boulevard adjacent to Home Depot consists of one vacant lot totaling 7.65 acres. CBJ acquired the property by donation from Home Depot in 2006. The property file number is LND-0834 in the 2016 Land Management Plan and it is listed as "retain". The northern part of the property is currently used as access for the Lemon Creek Trail and southern part features a portion of Vanderbilt Creek. There is potentially a buildable area adjacent to the road frontage off Shaune Drive.

Juneau Housing First Collaborative applied to lease or purchase this property at below market rate to "develop a housing community to accommodate low-income individuals with secure and supportive 1-bedroom units. This multi-phased project envisions Phase 1 consisting of 24-28 apartments, with potential for future development of additional two similarly sized phases". Paul Voelckers of MRV Architects supplied a conceptual drawing and noted that "based on CBJ lidar, topography, and walking the site, I believe the solution shown should work very well. The existing forest site is near-level in this area. It is crossed with a minor stream or two that will be re-routed to miss the building foundations. Several large spruce trees have been recently blown over in a wind event, exposing the soils beneath. It appears that the material may be acceptable for conventional spread footings, but that determination will require more rigorous study, along with a detailed site survey and topographic work.....Parking is illustrated with 14 stalls per phase, equaling 1/2 of the typical CBJ parking requirement for 1-bedroom apartments. This number feels appropriate for the target user, as some, but not all, will have vehicles."

The applicant requests a longer than typical lease term of 45-60 years stating "for most grants, to be considered appropriate site control, we need at a minimum 45-year lease and 60 years is the gold standard ". According to the application, the housing project "would be a staffed building with a secure entry, designed to meet operating efficiency and building longevity. JHFC is committed to working with our partners on developing project design which will best meet the needs of our community, in a similar collaborative manner to our other projects, such as Forget-Me-Not-Manor. The project rents will never exceed Fair Market Value, as set by US HUD. The project aims to accommodate individuals below 80% AMI." The applicants proposed timeline includes having site control by year end of 2026 to seek funding, construction starting fall 2027, and completion in 2028.

There have been no recent requests for disposal or general interest in the property as it has been listed as retain. Vanderbilt Creek runs through this property and if this application proceeds any development would need be outside of the setbacks of the creek. The Assembly recently rezoned two adjacent properties located to the northwest of this lot to LC, Light Commercial. This property is zoned both RR and LC, but the area included in the application is zoned RR, Rural Reserve. The applicant has recently submitted a zone change application to the Community Development Department with the requested zoning of Light Commercial, which matches the property the Assembly recently rezoned. The northern part of this property should be retained by the CBJ for future access to the large CBJ-owned parcels further up Hidden Valley and for access to the Lemon Creek Trail. Given the proximity to Vanderbilt Creek, and the need for CBJ to retain access may benefit both the CBJ and the applicant to lease this property rather than subdividing and selling.

According to 53.09.260 (a) "The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land." If it is determined by the full Assembly to consider this disposal through direct negotiations, it is important to consider that the proposal submitted provides a preliminary concept which would be updated pending Planning Commission and Assembly review. Any substantial changes to the proposal would be brought back to the LHED Committee for discussion and the Committee would receive regular updates from the applicant and staff.

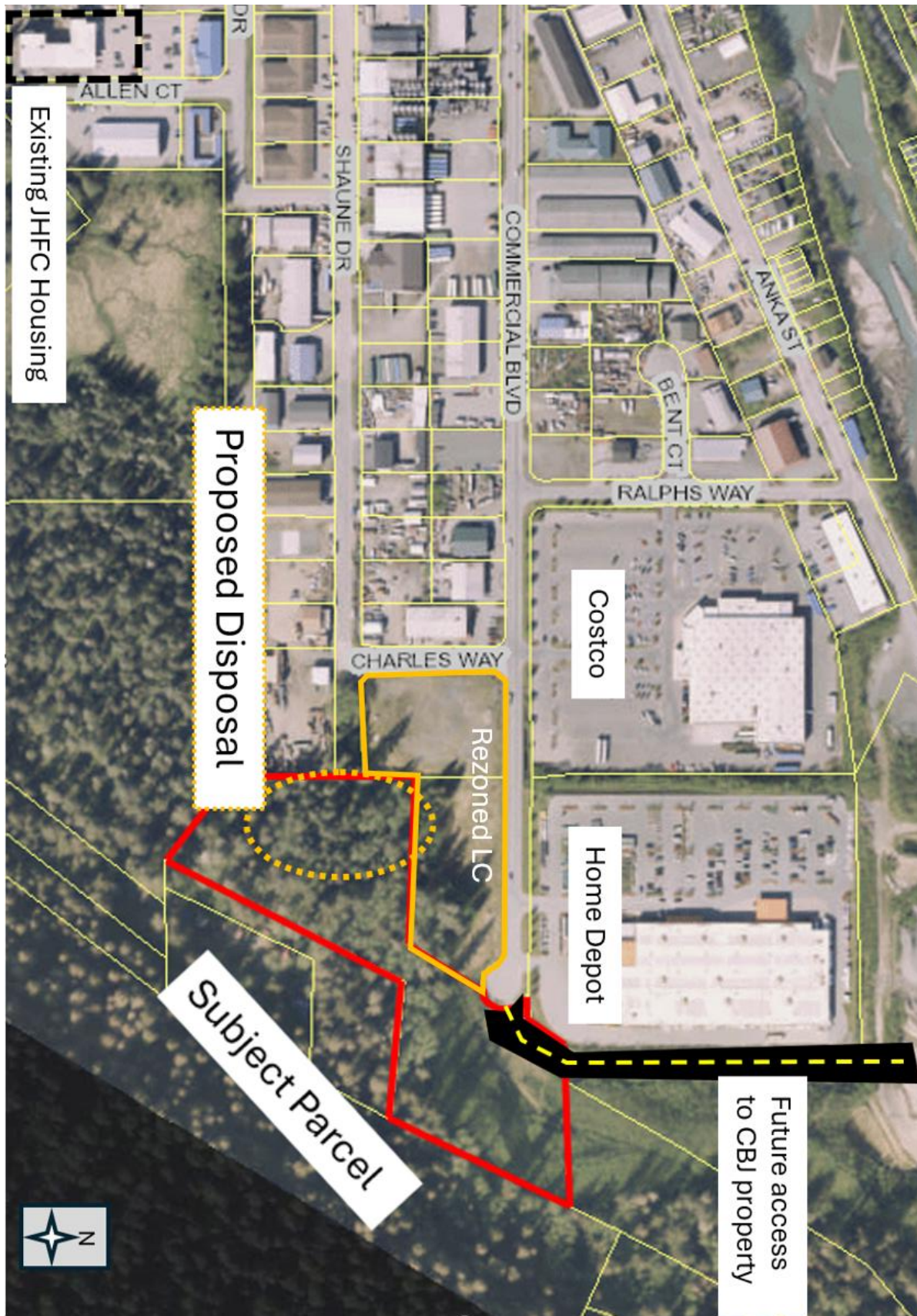
In accordance with the Assembly goal to assure adequate and affordable housing for all CBJ residence, Lands staff recommend that the Assembly work with the original proposer as described in 53.09.260 (a) this will allow the applicant to continue to work on the zone change application. If a positive motion is received by this Committee, the next step will be for the Assembly to review the lease or disposal in order to provide a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition.

Depending on the outcome of the zone change application review, that process may need to be concluded prior to the Assembly providing direction to lease this property. Final approval for the lease or disposal of CBJ property requires the Assembly to adopt an ordinance after a public hearing.

Staff request the Lands, Housing, and Economic Development Committee pass a motion of support to lease a portion of parcel LND-0834 by direct negotiation with the original proposer for less than fair market value and forward this application to the full assembly to review in accordance with 53.09.260 (a) and 53.09.270

Attachments:

1. Area Map
2. JHFC Land Lease Application
3. Conceptual Site Plan



[← Go back](#)

Applicant Information Juneau Housing First Collaborative

Mailing Address: 8715 Teal Street Juneau, AK 99801 **Legal Representative:** Mariya Lovishchuk **Phone:** (907) 957-2885 **Email:** lovishchuk.mariya@gmail.com

CBJ Land Information

Site Address: 5B1201360040 (No address available)

Legal Description: HDK LT 1

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Not Yet

Provide a brief description of your proposal:

Juneau Housing First Collaborative (JHFC) is a nonprofit entity in Juneau. Since 2017, JHFC has brought 99 units of housing to Juneau. The land is being requested for lease to enable JHFC to create more units of affordable housing to Juneau to combat the housing crisis. The land we ask for will be developed in phases. First phase will include 28 affordable 1 bedroom units, aimed at individuals below 80% AML.

Subsequent phases will include similarly sized developments.

[MAP1.pdf](#)

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Summary Write up

From Mariya Lovishchuk <lovishchuk.mariya@gmail.com>

Date Fri 5/8/2026 1:26 PM

To Dan Bleidorn <Dan.Bleidorn@juneau.gov>; Greg Morris <Greg.Morris@juneau.gov>

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

Hi again Dan and Greg,

Apologies for multiple emails:

Here is a brief summary.

MRV is working on a sketch now and we will be able to send that your way by the end of next week.

Please let me know if I can send anything else

Thank you

Mariya

Preliminary Project Summary:

Juneau Housing First Collaborative (JHFC) seeks to develop a housing community to accommodate low-income individuals with secure and supportive 1-bedroom units. This multi-phased project envisions Phase 1 consisting of 24-28 apartments, with potential for future development of additional two similarly sized phases. We are hopeful that two units of these housing can be set aside for medical respite and supported through a partnership with medical providers in our community.

To begin the design/development process in earnest, JHFC needs to have site control of the property. This could mean a long-term lease from CBJ, 60 years, or ownership.

Timeline: It is not possible to secure substantial funding for project development without site control. JHFC hopes to begin construction in the fall of 2027, with anticipated completion in 2028. This scenario would be possible if site control is in place by the end of 2026 and is substantially underway this summer.

The proposed project would be a staffed building with a secure entry, designed to meet operating efficiency and building longevity. JHFC is committed to working with our partners on developing project design which will best meet the needs of our community, in a similar collaborative manner as our other projects, such as Forget-Me-Not-Manor. The project rents will never exceed Fair Market Value, as set by US HUD. The project aims to accommodate individuals below 80% AMI.

From: [Mariya Lovishchuk](#)
To: [Dan Bleidorn](#); [Greg Morris](#)
Cc: [Paul Voelckers](#); [Correct Kaia](#)
Subject: Fwd: 27 unit housing study
Date: Tuesday, May 26, 2026 2:35:25 PM
Attachments: [27 Unit Study, w Future Phases_MRV Architects.pdf](#)

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

Good Afternoon Dan,

Our concept preliminary concept designed is attached here for the packet. We are also hoping to include the body of the email to give context.

Please let me know if you have any questions

Thank you

Mariya

Begin forwarded message:

From: Paul Voelckers <paul@mrvarchitects.com>
Date: May 26, 2026 at 1:25:44 PM AKDT
To: "lovishchuk. mariya" <lovishchuk.mariya@gmail.com>
Cc: Margaret Morgenstern <margaret@mrvarchitects.com>, Zane Jones <zane@mrvarchitects.com>
Subject: 27 unit housing study

Hello Mariya,

Here is an overall site plan at 1" = 40', utilizing the general portion of the CBJ property identified by Dan Bleidorn. Based on CBJ lidar topography, and walking the site, I believe the solution shown should work very well. The existing forest site is near-level in this area. It is crossed with a minor stream or two that will be re-routed to miss the building foundations.

Several large spruce trees have been recently blown over in a wind event, exposing the soils beneath. It appears that the material may be acceptable for conventional spread footings, but that determination will require more rigorous study, along with a detailed site survey and topographic work.

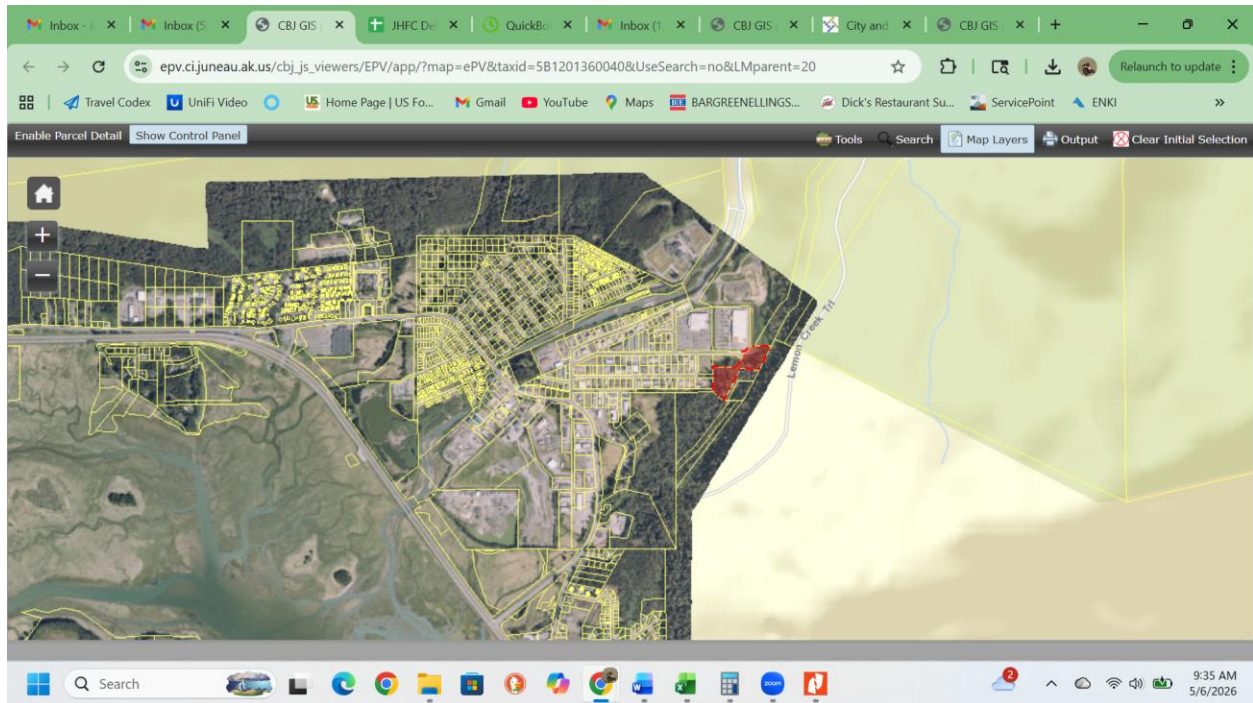
Note that similar future phases, each with 27 units, have also been identified. Parking is illustrated with 14 stalls per phase, equalling 1/2 of the typical CBJ

parking requirement for 1-bedroom apartments. This number feels appropriate for the target user, as some, but not all, will have vehicles.

Paul



5B1201360040



HDK LT 1



① SITE PLAN, PHASE I, II, III
1" = 20'-0"

CONCEPT
05.26.2026

27 Unit Housing Study With Future Phases



① SITE PLAN, PHASE I, II, III
1" = 20'-0"

CONCEPT
05.26.2026

27 Unit Housing Study With Future Phases

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Ritter Request for an Access and Utility Easement Across CBJ Property Located on Pt. Stephens Rd.
DATE: July 7, 2026

The CBJ-owned property (Lot 39, U.S Survey 3058) located along Pt. Stephens Road is a cleared 1.02-acre lot used as parking for the Tee Way trail, Tee Harbor Marina, and as access for the adjoining parcel owned by Ritter (18120 Pt Stephens Rd). The 2,256-sf driveway on the south end of the CBJ owned parcel used by Ritter to access the single-family residence "has been in place and in constant use since before the CBJ acquired the property from the State of Alaska" according to Alec Venechuk, acting agent for Ritter and Professional Land Surveyor. Ritter requests a legal easement for the pre-existing driveway for ingress/egress, drainage, and utilities currently in place.

According to Alec Venechuk "The Ritters have owned the property since 1967, when they received a patent from the federal government. They were already homesteading on the land at that time and lived in a small cabin on the property, the driveway was in place. The City acquired title to the lot next door, Lot 39, in 1971 from the state of Alaska....Short of trying to dig up historic aerial photography of the area, I cannot find any confirmation from the City that the driveway was accepted as is to acknowledge an easement across the property - except for the original building permits for the home built in 2004....There are drawings in both permit documents here that show the driveway coming off Pt Stephens Rd and cutting across Lot 39 below. The driveway was accepted by CBJ then and no issues were raised requiring an easement to access across that wedge of Lot 39.... It has been over 22 years since the permits were issued."

Our records indicate that in 2004, a building permits (BLD2004-00141) for "connecting to existing driveway" and (BLD2004-00381) for the single-family residence were issued and stamped "completed" Neither permits site information regarding an easement. The Lands and Resources division was unable to locate any recorded easements or other documentation on the city property.

In accordance with 53.09.300(c), Lands staff forwarded this application to the Community Development Department and the Engineering & Public Works (EPW) Departments, and any additional comments or concerns will be included and addressed in future recommendations. EPW recommended approving the easement as requested, stating "the existing driveway sits higher than the rest of the CBJ area and there is adequate drainage with heavy vegetation and swales on both sides." The application was discussed with Port Director as this property is managed by the Dock & Harbors Department. The Port Director had no concerns with this easement being granted.

CBJ Code 53.09.300(d) states that "upon receipt of the assembly lands committee recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly." If the LHED Committee provides a motion of support for this request, a resolution will be presented to the assembly for review and public hearing. The resolution would contain terms and conditions to be included in the easement.

CBJ Code 53.09.300(f) states that "The sale or lease price of an easement shall be not less than fair market value as determined by the manager. If the manager cannot determine fair market value, the applicant shall pay for an appraisal ordered by the manager." The Lands and Resources Division recommends an easement value of \$2,000. This value is based on approximately the 2,256-sf valued at 75% of current assessed value (\$1.19/sf) due to the small front foot (40 ft) and large depth of approximately 60ft. This low value accounts for the fact that this easement, though never recorded, has been in use by the applicant for many years and predates the CBJ ownership.

Staff request that the Lands Housing & Economic Development Committee forward this easement request to the full assembly with a motion of support.

Attachments:

1. Property Location Map
2. Easement Application
3. Easement Exhibit
4. Ritter existing Improvements and Proposed Subdivision





Applicant Easement on CBJ Land

[Go back](#)

Applicant Information

Richard Ritte ,
Ritte , et. al.

Mailing Address: 18120 Pt.

Stephen Rd Juneau, AK
99801

Legal Representative: Alec Venchuk **Phone:** (907)
419-6749 **Email:** lastfrontiersurveying@gmail.com

CBJ Land Information

Site Address: 18120 Pt Stephens Rd

Legal Description: Lot 38, U.S. Survey No 3058

Map: [Map Link](#)

\$100.00 Fee Paid: Not Yet

Proposal of Usage:

Applicant is seeking an easement across the city-owned Lot 39 of U.S. Survey No. 3058 for ingress/egress, drainage, and utilities for an existing driveway and utility corridor. This driveway has been in place and in constant use since before the CBJ acquired the property from the State of Alaska. Attached here is an Easement Exhibit map which should be attached to an easement signature document.

Additional Comments for CBJ Staff to Consider:

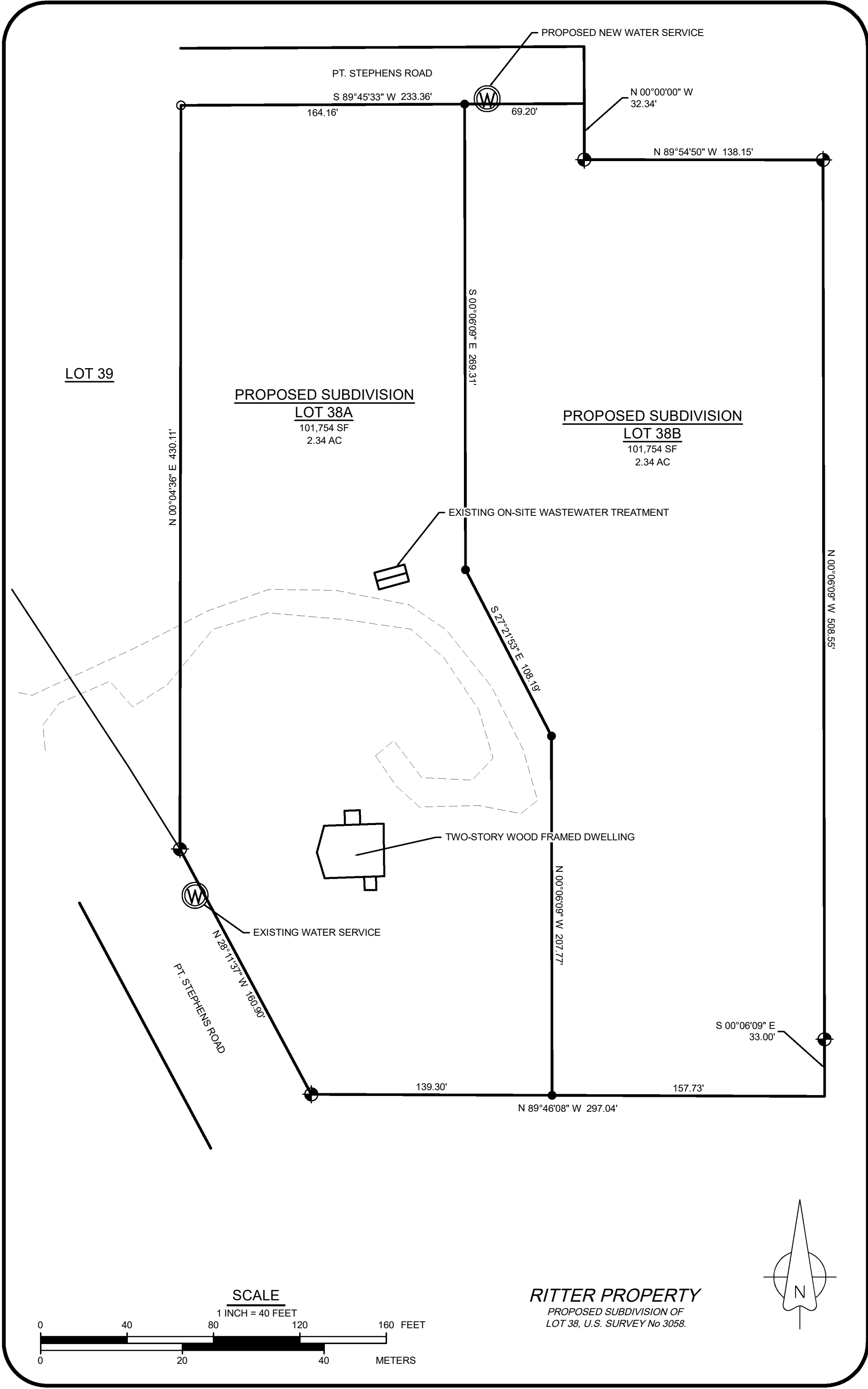
Alec Venchuk, PLS is acting agent for the Ritter family for this application. Please contact me at (907) 388-1099, or at lastfrontiersurveying@gmail.com.

Supporting Documents:

[CBJ-Ritter.EasementExhibit.26y05m27d1.pdf](#)

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MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: U.S. Coast Guard Cutter Homeporting Infrastructure Environmental Assessment Information Sharing Session Staff Report
DATE: July 07, 2026

On April 30, 2026, CBJ Lands and Resources staff attended an Environmental Assessment (EA) Information Sharing Session hosted by the U.S. Coast Guard Civil Engineering Unit Juneau. The session focused on the proposed homeporting of USCG Cutter STORIS and the potential future homeporting of an Arctic Security Cutter. The forum was informative and well-organized, covering the National Environmental Policy Act (NEPA) process, existing infrastructure conditions, proposed design concepts, and the preferred alternative. CBJ staff attended as part of our ongoing coordination with the USCG on this significant infrastructure initiative for Juneau.

Background and Legislative Authority

CGC STORIS is a 360-foot medium polar icebreaker, commissioned in 2025 from a converted commercial vessel. The Commandant of the USCG formally decided in July 2024 to homeport STORIS in Juneau, and the cutter is currently staged in Seattle, WA while homeporting infrastructure is completed. The USCG is proposing to homeport up to two major cutters in Juneau, with STORIS bringing an estimated 120 active-duty personnel (358 total including dependents) to our community.

Existing Infrastructure Conditions

The project area is located at Coast Guard Station Juneau, situated along the Gastineau Channel, adjacent to downtown, near the cruise ship docks and Gold Creek. The existing wharf at Station Juneau was constructed circa 1942, was originally designed for smaller vessels, and was previously used year-round to support logistics for both USCG and NOAA missions. According to the 2025 Marginal Wharf Structural Report, the wharf is no longer safe, and the extent of its age and deterioration is such that accommodating an icebreaker would essentially require complete reconstruction. The NEPA Environmental Assessment now underway will analyze the potential environmental effects of demolition and new construction.

Design Concepts and Preferred Alternative

The session covered three design concepts that were evaluated. The preferred alternative is a New Wharf and floating Finger Pier, which would involve demolishing the existing timber wharf and constructing a new wharf in approximately the same footprint and configuration. The new pier would be up to 560 feet long by 80 feet wide, with an access ramp connecting

shore to pier and site-wide utility upgrades, including potable water, electrical shore-ties, communications, and fire protection. A 2025 navigational study confirmed that this preferred alternative provides adequate safety reserve for vessel maneuvering across a range of environmental conditions.

NEPA Process and Stakeholder Outreach

The USCG is currently in the Scoping and Stakeholder Engagement phase of the NEPA process. Resource areas under evaluation include land use, noise, air quality, water resources, hazardous materials/waste, biological resources, cultural resources, socioeconomics, and infrastructure and utilities.

Upcoming Milestones

The USCG provided the following upcoming project milestones:

- Request for Proposals for Construction and Demolition
- Open House (June 30)
- Draft Environmental Assessment Comment Period (ends July 24)
- Finalize Environmental Assessment with Decision Document
- Mobilization/Site Preparation, Design, Demolition, Construction
- Transfer of Operation to USCG

The Assembly and CBJ have been strong supporters of the USCG's growing presence in Juneau. In addition to the wharf infrastructure, the Shoreside Cutter Support Facilities and USCG Housing components are not yet ripe for NEPA analysis, but will each be evaluated in a supplemental Environmental Analysis. As noted in a separate memo to this committee, CBJ Lands staff responded to a non-binding USCG housing RFI issued in fall 2025, and that coordination remains ongoing.

Attachments:

1. USCG Cutter Homeporting Environmental Assessment Information Sharing Session PowerPoint Slides (30 April 2026)



U.S. Coast Guard Cutter Homeporting

Environmental Assessment Information Sharing Session



30 April 2026

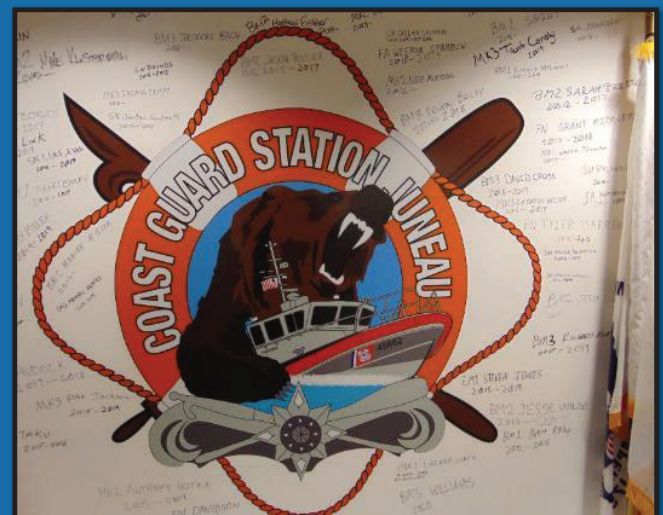
Presented by

Mark Ridgway

Environmental Management
Branch Chief
Civil Engineering Unit Juneau

Agenda

- Housekeeping
- Welcome and Intro
- Purpose and Need
- National Environmental Policy Act
- Background: Context and Conditions
- Design Concepts and Preferred Alternative
- Questions



Who we are...

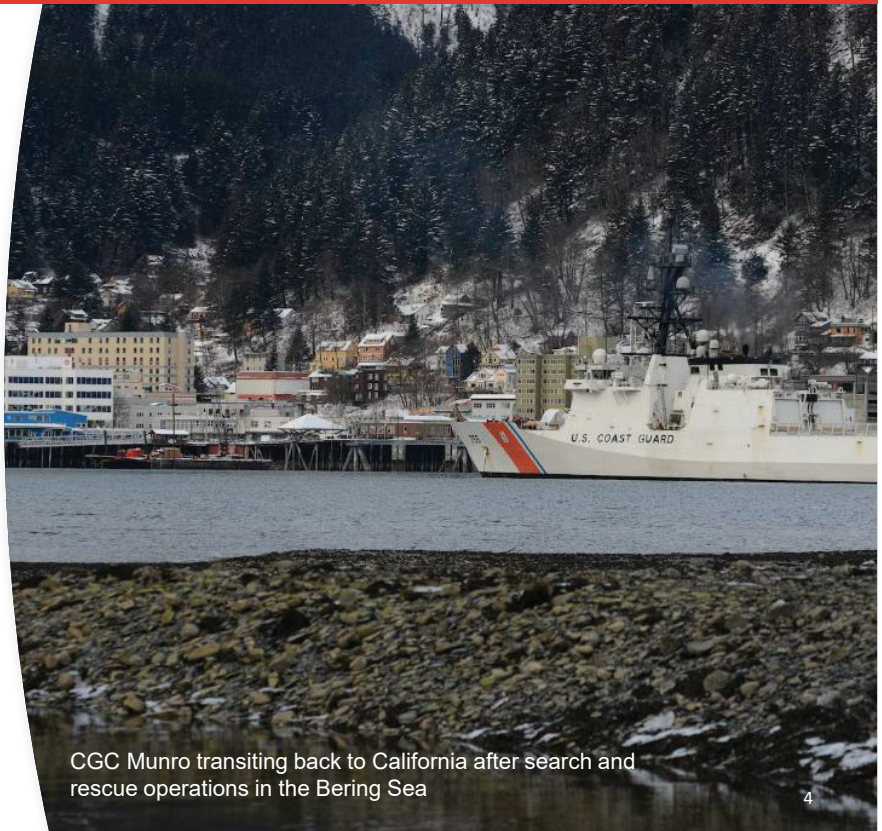
- **Maritime Safety:** Conducts search and rescue (SAR) missions and ensures marine safety
- **Maritime Security:** Enforces federal laws, interdicts drugs and illegal migrants, and protects ports and waterways
- **Maritime Stewardship:** Protects living marine resources and the environment, and manages aids to navigation like buoys
- **Motto:** *Semper Paratus*



Welcome

“STORIS adds vital capability to the U.S. polar icebreaker fleet at a critical time and basing it in Juneau strengthens our partnership with this key maritime community...”

– ADM Lunday, Commandant USCG



CGC Munro transiting back to California after search and rescue operations in the Bering Sea



The original USCGC STORIS (WMEC-38), commissioned in 1942

Purpose and Need Summary

- Aging USCG vessels, expanding Arctic mission
- Homeports needed
- Environmental Assessment under NEPA
- Seek stakeholder input in scoping... early stages
- Make better decisions

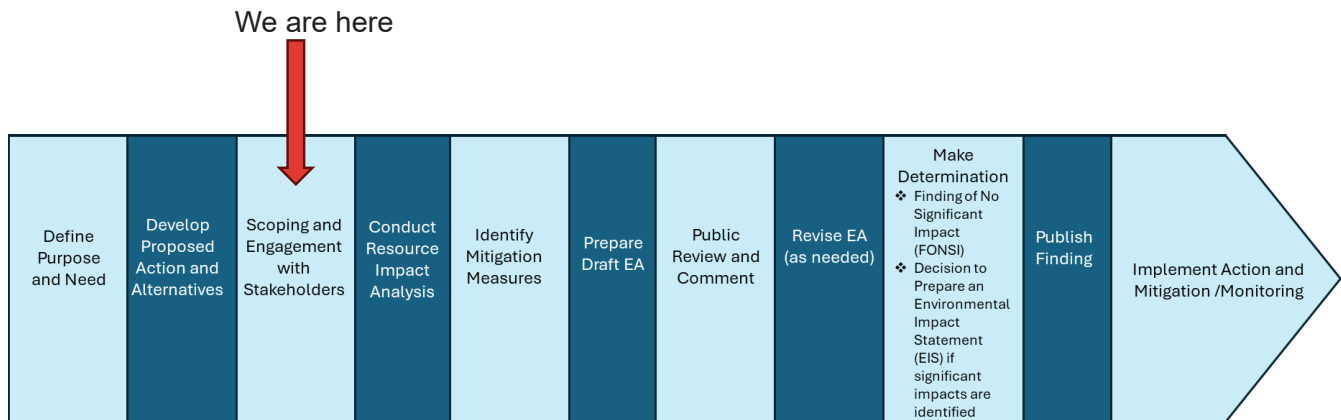


National Environmental Policy Act

- Environmental Assessment (EA)
 - National Environmental Policy Act (NEPA) is a disclosure law for proposed federal actions
 - USCG is broadly assessing potential environmental impacts to mitigate or minimize any that are identified during the analysis
 - Specific resource areas related to design, demolition, and construction are under evaluation
 - We are here to speak to a select group of known interested parties to gather input and concerns as we move forward
- Interagency Partnership
 - USCG and NOAA are working together on design/build contracting



NEPA Process Flowchart



Background: USCG Polar Icebreaker Fleet, Current Status

- CGC POLAR STAR (WAGB-10) Heavy Polar commissioned 1976
 - Seattle, WA Active (primary for Antarctica)
- CGC HEALY (WAGB-20) Medium Polar commissioned 1999
 - Seattle, WA Active (primary for Arctic research)
- CGC STORIS (WAGB-21) Medium Polar commissioned 2025
 - Juneau, AK* Active (converted commercial ship originally constructed in 2012)

*CGC STORIS is currently located in Seattle, WA.



Background: Revitalizing Fleet, Acts of Congress

- The 2022 Don Young Authorization Act provided the USCG funds to acquire an available icebreaker (CGC STORIS)
- In 2023, the National Defense Authorization Act authorized conveyance of NOAA property to USCG
- In 2025, the One Big Beautiful Bill Act (OBBBA) provided USCG with funds specifically for shore homeporting infrastructure
- OBBBA also provides USCG with significant resources to construct Arctic Security Cutters (ASC) and to construct required homeports
- Juneau is a candidate to homeport one ASC in addition to the STORIS



Homeporting in Juneau: CGC STORIS

- USCG proposes to homeport up to two major cutters in Juneau (including STORIS)
- Length 360 feet
- Estimated 120 active duty USCG personnel in Juneau for STORIS
- Decision to homeport CGC STORIS in Juneau, AK was made in July 2024 by the USCG Commandant



Concepts for Potential Arctic Security Cutters

Multi-Purpose Icebreaker



Multi-Purpose Polar Support Ship



Vessels by the Numbers

CGC STORIS	
Tonnage	12,892 GT
Length	110 m (360 ft)
Beam	24.4 m (80 ft)
Draft	8.6 m (28 ft)
Depth	10.4 m (34 ft)
Crew	120

Arctic Security Cutter	
Tonnage	7,606 GT
Length	100 m (328 ft)
Beam	20.4 m (67 ft)
Draft	6.4 m (21 ft)
Depth	10.4 m (34 ft)
Crew	94

*Crew includes both cutter crew and shoreside support personnel not stationed on vessel. Does not include dependents.



Vessel Crew by the Numbers

CGC STORIS	
Crew	100
Shoreside Crew	20
Total Active Duty	120
AD Dependents*	238
Total AD + Dependents	358

Arctic Security Cutter	
Crew	84
Shoreside Crew	10
Total Active Duty	94
AD Dependents*	186
Total AD + Dependents	280

*Dependent estimate assumes spouse and two children and assumes roughly 2/3rds of active duty crew have spouse and two children.



Project Area



Existing Facilities

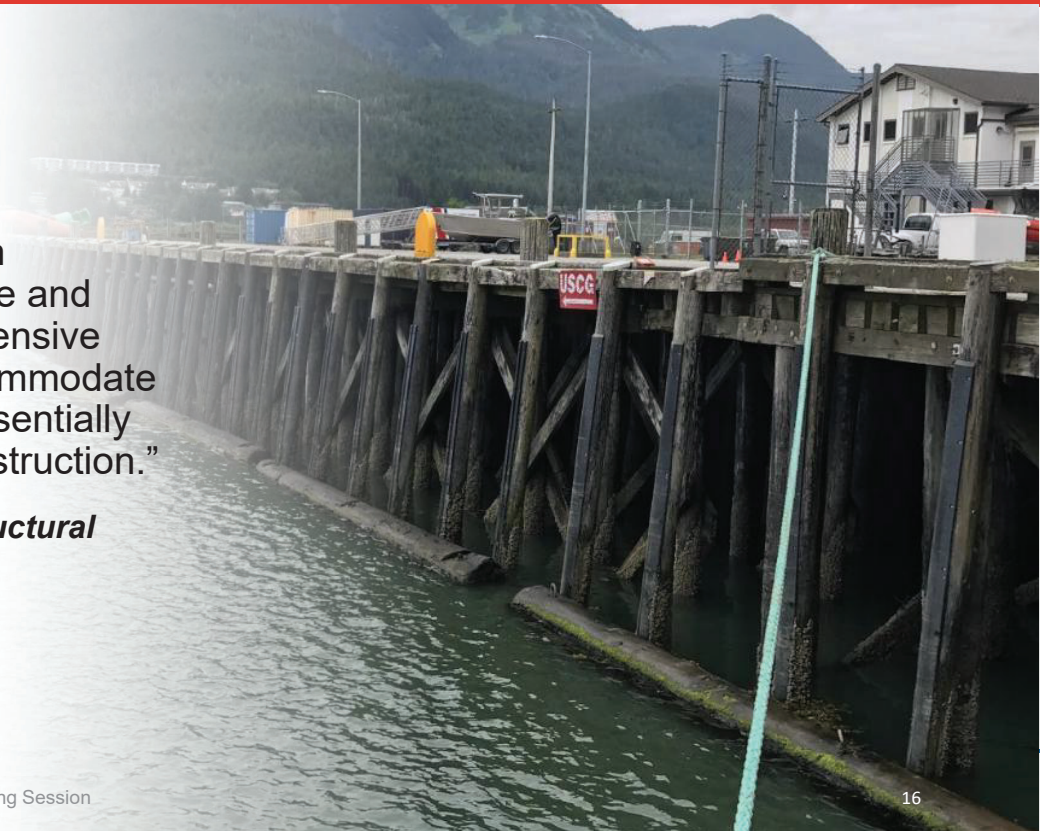
- Wharf was constructed circa 1942
- Originally designed for smaller vessels
- Used throughout the year to support logistics for USCG and National Oceanic and Atmospheric Administration (NOAA) missions



Facility Condition

- “The wharf is not even marginally safe. The age and deterioration are so extensive that any repairs to accommodate an icebreaker would essentially require complete reconstruction.”

- 2025 Marginal Wharf Structural Report, Juneau Alaska





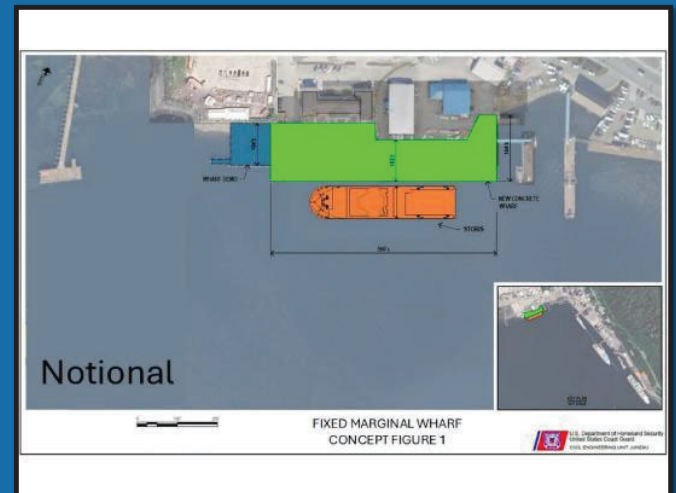
Coast Guard Cutter Homeporting EA Information Sharing Session

Design Concepts and Preferred Alternative

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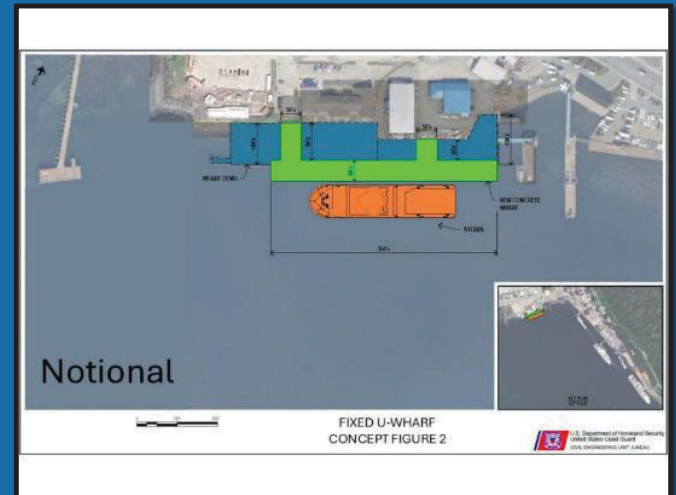
Fixed Marginal Wharf

- Demolish the existing timber wharf (blue) and construct a new steel and concrete fixed wharf (green)
- Extend the new wharf an additional 20 feet from the shore as the existing wharf
- The new wharf would be:
 - Approximately 560 feet long and 214 feet wide
 - Capable of berthing one vessel (orange)



Fixed U-Shaped Wharf

- Demolish the existing timber wharf (blue) and construct a new wharf in the same footprint
- Construct a new, smaller concrete fixed wharf steel mooring frames parallel to the shoreline (green)
- The new wharf would be:
 - Approximately 560 feet long and 50 feet wide
 - Capable of berthing one vessel (orange)

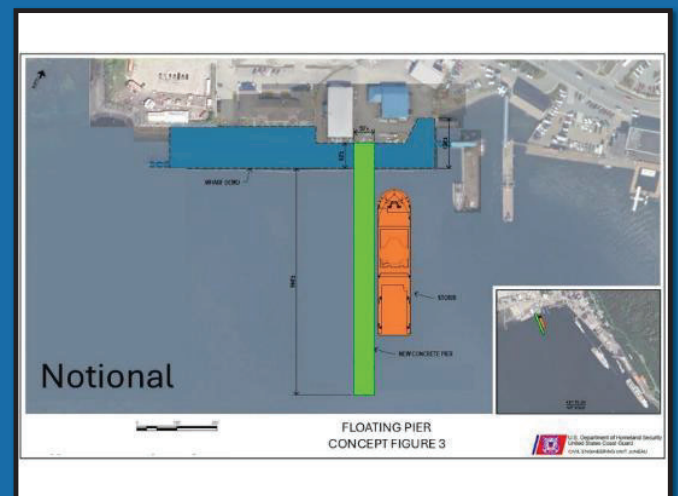


Coast Guard Cutter Homeporting EA Information Sharing Session

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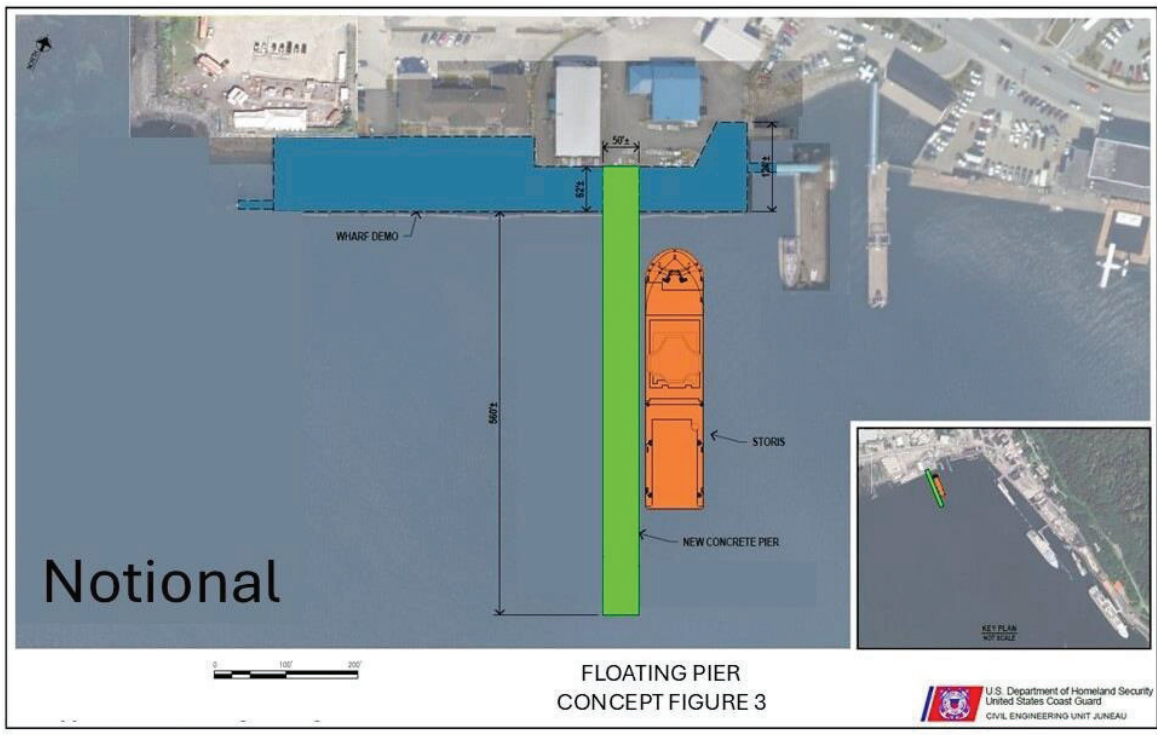
New Wharf and Finger Pier (Preferred Alternative)

- Demolish existing timber wharf (blue) and construct a new wharf in approximately the same footprint and configuration
- Construct an up to 560-foot-long by 80-foot-wide pier with an access ramp connecting the shore to the pier
- Upgrade site-wide utilities as required to support existing buildings and the existing Station boat complement
 - Includes potable water, electrical shore-ties, communications, and fire protection



Coast Guard Cutter Homeporting EA Information Sharing Session

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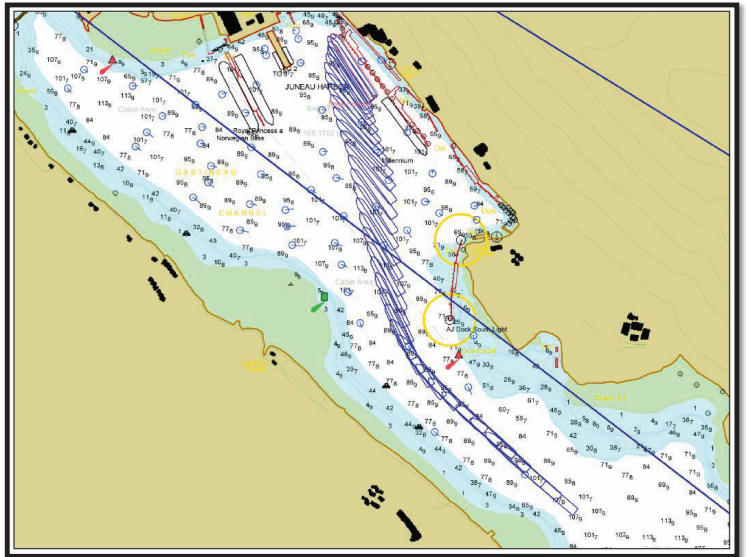
Resources Currently Being Evaluated Under NEPA for Preferred Alternative

- Land Use
- Noise
- Air Quality
- Water Resources
- Hazardous Materials/Hazardous Waste
- Biological Resources
- Cultural Resources
- Socioeconomics
- Infrastructure and Utilities



Resource Area Example: Navigation Study and the Preferred Alternative (Socioeconomics)

- A 2025 navigational study tested a variety of environmental conditions
- The study simulated safe maneuvering and best practices used by captains and pilots in present-day cruise ship operations
- The results showed the preferred alternative afforded plenty of safety reserve



Outreach Conducted to Date

- October 2025:
 - Alaska Native Organizations
 - Federally Recognized Tribes
 - NOAA/National Marine Fisheries Service (NMFS)
 - State Historic Preservation Office (SHPO)
 - U.S. Fish and Wildlife Service (USFWS)
- February 2026:
 - Follow-up calls to Tribes
 - Ongoing communications with regulatory agencies
 - Preliminary permitting discussion with the U.S. Army Corps of Engineers (USACE)
- March 2026:
 - Updated consultation letters and Section 106 NHPA Technical Memo
- April 2026:
 - Information Sharing Session



Upcoming Project Milestones



**Permitting and regulatory consultation will be ongoing; timelines may change as project develops*



Coast Guard Cutter Homeporting EA Information Sharing Session

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Summary and Next Steps

- The EA is under development to analyze potential effect resulting from demolition and construction
- Recapitalizing Shoreside Cutter Support Facilities
 - Design elements are not ripe for analysis but will be evaluated in a supplemental EA
- Housing
 - Non-binding RFI was issued in fall 2025 for market research purposes
 - Design elements are not ripe for analysis but will be evaluated in a supplemental EA



Coast Guard Cutter Homeporting EA Information Sharing Session

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Summary and Next Steps

- Community Involvement
 - USCG will host an Open House to coincide with the EA 30-day comment period
 - Time, date, and location TBD
 - USCG may host future engagement events based on project progress and decisions

Coast Guard Cutter Homeporting EA Information Sharing Session

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Questions and Comments



How to submit Homeporting EA comments:

StationJuneauHomeportingComments@uscg.mil