

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
March 14, 2016, 6:30 PM.
Municipal Building - Assembly Chambers**

Assembly Worksession - No public testimony This meeting will immediately follow the
Special Assembly Meeting No.

- I. ROLL CALL**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. AGENDA TOPICS**
 - A. Land Management Plan**
 - B. Update on Marijuana Legislation**
 - C. Ordinance 2016-11 An Ordinance Amending Title 11 of the City and Borough of Juneau Code of Ordinances Relating to the Filling of Vacancies on the Assembly.**
- V. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
greg.chaney@juneau.org
Voice (907) 586-0205
Fax (907) 586-5385

TO: The Committee of the Whole

FROM: Greg Chaney, Lands and Resources Manager 

SUBJECT: Land Management Plan Comments

DATE: February 17, 2016

Review of the Land Management Plan was continued from the February 1st 2016 Committee of the Whole meeting. At the February 1st meeting, Lands staff was requested to provide all written comments collected from committees during the review process and to provide them at the February 22nd Committee of the Whole. Attached are the written comments received by the Lands Division during the Land Management Plan outreach to CBJ boards, commissions and the community.

In general, the comments are self-explanatory. Comments from the Parks and Recreation Advisory Committee concerning property acquisition and disposal were so extensive that the Lands Division determined that these comments should be incorporated in an update of the 1996 Parks and Recreation Comprehensive Plan. The Douglas Advisory Board did not provide written comments but there was a spirited discussion about potential development of 6th Street Douglas during their meeting. Opinions were expressed on both sides of the issue but a motion was not put forward in favor, or against, the potential development of the 6th Street right-of-way and sale of lots in the area.

No additional questions from Assembly members were received by the Lands Division before the packet deadline.

The Land Management Plan is now before the Committee of the Whole for final review. When the Committee of the Whole has completed reviewing the document, Lands staff recommends the Plan be forwarded to the full Assembly for a final public hearing. If the Assembly determines that the final draft is acceptable, as outlined in CBJ§53.09.170, the Assembly may adopt the Land Management Plan by ordinance.

Staff recommends the Lands Committee adopt the following motion:

The Land Management Plan be forwarded to the full Assembly for a final public hearing and adoption by ordinance.

Dan Bleidorn

From: Beth McEwen
Sent: Tuesday, August 25, 2015 2:34 PM
To: Greg Chaney; Dan Bleidorn
Cc: Managers Office
Subject: FW: Transportation Need

Greg & Dan – FYI

From: outlook_9efc2e67e46b06d4@outlook.com [mailto:outlook_9efc2e67e46b06d4@outlook.com] **On Behalf Of** Bruce Conant
Sent: Tuesday, August 25, 2015 2:11 PM
To: Borough Assembly
Cc: Auke Bay Plan
Subject: FW: Transportation Need

Lands Committee,

In your discussions/deliberations on the best uses of CBJ lands, it is critical that you preserve all current CBJ lands identified in the DOT designated corridor that will be needed for the Auke Bay Bypass Road project (see below email). To minimize the costs, when this project is eventually built, it will be important to also acquire the other lands needed in this corridor as soon as practical. We are fortunate that most land is either now owned by CBJ or other Governments. I hope that we can look ahead and plan for what is required to build this needed project for the benefit of all CBJ citizens and those who visit our Capital City.

Thank you for considering my comments.

Bruce Conant
CBJ resident

From: bsconant@ptialaska.net
To: sen.dennis.egan@akleg.gov; rep.cathy.munoz@akleg.gov; rep.sam.kito@akleg.gov
CC: aukebay.plan@juneau.org; boroughassembly@juneau.org
Subject: Transportation Need
Date: Tue, 18 Aug 2015 17:35:29 -0700

This email is written to ask for your support in seeking funding for the Auke Bay Bypass Road project of the Alaska Department of Transportation.

Over the last year, I have been involved with the development of the Auke Bay Area Plan for the City and Borough of Juneau. This has been a large/valuable effort by a lot of citizens and CBJ employees. A consistently identified high priority of this plan is to develop a core area of the Auke Bay community with 'traffic calming' features. The Auke Bay Bypass Road is a key project to accomplish this goal by diverting most commercial and 'drive through' traffic around this increasingly congested area. It will make the Auke Bay core area a safer place, especially for pedestrians, bicyclists, and students/school children. This project is currently on the future

needs list of projects as identified in the DOT Draft Statewide Transportation Improvement Program for 2016-2019. It needs to be moved from that list to the actively funded projects as soon as possible.

DOT is now resuming completing the Environmental Impact Study of the Juneau Access Improvement Project. When this process is completed, "the plans can be safely shelved" as stated in the Juneau Empire editorial of July 15, 2015.

I am hoping that you will now shift your focus to obtaining funding for the Auke Bay Bypass Road project. I think that completion of this project will provide a greater benefit for not only the Auke Bay community, but also for all the citizens of the City and Borough of Juneau and our increasing number of visitors at probably a tenth of the cost of the Juneau Access project.

As you know, it takes time to get projects funded and built, especially in these fiscally challenging times. The sooner we start this process, the sooner we all can enjoy the substantial benefits it can provide in our Capital City.

Bruce Conant
Juneau Resident

Dan Bleidorn

From: Greg Chaney
Sent: Thursday, February 18, 2016 9:55 AM
To: Dan Bleidorn
Subject: FW: Auke Cape Preservation by AB Steering Committee to CBJ Lands

From: Eric Feldt
Sent: Thursday, February 18, 2016 9:50 AM
To: Greg Chaney
Subject: Auke Cape Preservation by AB Steering Committee to CBJ Lands

Hi Greg,

Here is the Auke Bay Steering Committee motion regarding Auke Cape:

Topic: Indian Point Land Designation and Zoning

Motion by Ms. Snow, seconded by Ms. Hart, that the Committee recommend to the Lands and Resources Committee, the Planning Commission, and the Assembly, that Auke Cape, Auke Island, and Pillar Rock be protected through either a new land zoning designation or a conservation easement such that they are preserved in their existing state in perpetuity. Lands numbers for properties are LND-0202, LND-0203, LND-0204, LND-0205, and Pillar Rock.

Eric Feldt, AICP, CFM
Community Development Dept.
155 South Seward Street
City & Borough of Juneau, AK
Phone: (907) 586-0764
Email: Eric.Feldt@juneau.org



PARKS AND RECREATION ADVISORY COMMITTEE

155 S. Seward Street
Juneau AK 99801
(907) 586-5226

MEMORANDUM TO: K. Duncan, Director CBJ Parks & Recreation
FROM: PRAC
DATE: October 6, 2015
SUBJECT: Lands Management Plan 2015, PRAC Committee review and PRAC recommendations

The PRAC Committee reviewed the Lands Management Plan 2015 (DRAFT) that was presented to PRAC at the September 8, 2015 Meeting (in which Greg Chaney requested comments and suggestions) and offers the following comments:

All parcels labeled with Retain-Parks & Recreation under *Managing Department* were acceptable as noted, with the following recommendations:

Note: CBJ Lands and Resource Manager, Greg Chaney's comments in bold italics below each proposal. October 27 2015

Dispose

- LND-0665 Smith Park Subdivision III Greenbelt
Map No. 13 This was a greenbelt along a major subdivision. The greenbelt is too narrow to be effective so it would be appropriate to sell it to adjacent properties.
- LND-1406 3 Mile N Douglas Hwy, Falls Creek
Map No. 27 This property contains part of Fall's Creek which is an anadromous stream. Due to habitat setback issues, it may not be appropriate to dispose of this property for development.
- LND-0837 Subdivision Mountainside (the parcels at bottom of hill)
Map No. 17 These parcels are alongside the entrance road to Mountainside Estates. It may be appropriate to sell this property to the adjacent property owners or incorporate it into the Craig Street right-of-way.

The following are lands managed by P&R where disposal would be appropriate with the opportunity to trade for new parkland managed by other departments (see following page). For these properties maintain P&R lands for stream and trail corridors. For large tracts, maintain a portion of lands for future neighborhood park and trail connectivity to adjacent corridors and parkland.

Land Trades are very difficult to structure because it is difficult to establish equal value for separate properties. Disposals should be viewed independently from acquisitions.

Dispose through Trade, maintain portions of properties as indicated and as noted above:

- LND-0020 Pearl Harbor Shoreline
Map No. 2 Area south of Amalga Harbor and north of Pearl Harbor. 96½ acres adjacent to Arboretum. Since this waterfront property does not have right-of-way

Memo To: Kirk Duncan

October 6, 2015

frontage it may be difficult to subdivide and difficult to dispose of.

- LND-0114 Portion of S. Tee Harbor along existing right of way. Maintain shoreline trail.

Map No. 4 This area contains 56 acres along outer coast of southern Tee Harbor. This property has already been subdivided and would be relatively easy to dispose of the existing lots. Significant resistance from the neighborhood can be expected.

- LND-0118 Western portion of Peninsula
Map No. 3 14½ acres along outer coast of northern Tee Harbor. Subdivision costs including water service extension would be required.
- LND-0315 Auke Bay Elem. School, Spaulding Meadows Trail, keep portion as trail corridor

Map No. 7 Access corridor to Spaulding Meadows Trail is important to retain.

- LND-0435 W Valley Wild Meadow Park (west parcel)
Map No. 14 13½ acres is wetlands. This area was purchased with Land and Water Conservation Funds. Disposal would be complex.

- LND-0520 Mendenhall Smuggler's Cove
Map No. 11 349½ acres composes most of the southern edge of the Mendenhall Peninsula. Portions of this area would suitable for development. Further study is needed. Access to sewer service would be required for anything other than a large lot subdivision with on lot waste water disposal.

- LND-0610 Base of Thunder Mountain. Need trail corridor to existing trail. See non-motorized transportation plan

Map No. 13 This 226¼ acre property is primarily managed by Lands and Resources. Most is unsuitable for development due to wetlands, an anadromous stream and natural hazards in the area.

- LND-0867 White subdivision, Norway Point
Map No. 18 This 9.3 acre site should not be disposed of due to significant avalanche and mass wasting hazards in the area.

- LND-1007 North Franklin Parking
Map No. 20 This 1/3 of an acre site in downtown is currently being managed as a parking lot. It is not functioning as a park but it is being managed by Parks as parking lot. This site is currently listed in the "Recommendations" section of this draft to be further investigated for long term lease for housing development.

- LND-1019 W. 6th St, Juneau
Map No. 19 This small 2,178 square foot parcel is isolated with very limited access. Disposal as a separate parcel might not be realistic. Disposal to adjacent parcel owners might be appropriate.

- LND-1021 Calhoun Ave, Greenbelt above Governor's Mansion
Map No. 19 This ¼ acre lot is directly uphill from the Governor's Mansion. It is likely that the community would want to retain this parcel as part of the setting around the Mansion.

- LND-1079 East Park above Gastineau Avenue
Map No. 20 This 33 acre parcel is a mapped hazard zone. Little development is possible in the area without significant investment in hazard mitigation. However, due to its proximity to the urban core, with careful design and hazard reduction measures,

Memo To: Kirk Duncan

October 6, 2015

limited development may be possible.

Lands managed by other CBJ departments that would be desirable for management transfer (trade) to P&R

- LND-0812 Land behind prison, N Lemon Creek - Retain for possible ATV Park
Map No. 16 This area is being actively developed for a gravel pit. Temporary ATV uses might be possible as long as they didn't interfere with material extraction.
- LND-0829 RSH Subdivision, Lemon Creek - Retain for possible ATV Park
Map No. 16 This area is an active travel corridor used for access to rock quarry and gravel pit. It also contains Lemon Creek which is an anadromous stream that DEC classifies as an impaired water body.
- LND-0830 HDK Subdivision behind Home Depot - Retain for possible ATV Park
Map No. 16 This area is being actively used for a gravel pit. Temporary ATV uses might be possible as long as they didn't interfere with material extraction. Noise impacts to Lemon Creek residential areas would have to be carefully evaluated.
- LND-1420 8 Mile N. Douglas Hwy, Fish Creek Rd. – Retain and make Parks
Map No. 28 Portions of this 1,121½ acre site are set aside in the draft Land Management Plan for Parks.
- LND-1430 4 Mile N. Douglas Hwy, SE of Bonnie Brae Subdivision
Map No. 27 Portions of this 654¾ acre site are set aside in the draft Land Management Plan for Parks.
- LND-1450 .75 Mile Fish Creek Road, access road to Fish Creek Quarry
Map No. 28 While Fish Creek Road is not designated as a park, it is designated as a scenic corridor in the Comprehensive Plan. The access road to Fish Creek Quarry is currently still be utilized for rock quarrying and access to maintain a cell tower. In the future, the Fish Creek Quarry could be redeveloped for another use such as a Raptor Center. Designating park land would have to be compatible with these other uses.
- LND-1470 NW Douglas Island, Outer Point, Shaman Island
Map No. 29 At 2,314 acres, LND-1470 is one of the largest land parcels in the Draft Land Management Plan. Given the large extent of this parcel, it would be appropriate to have some of these sites designated as parks. This is particularly true of coastal recreation areas such as Shaman Island.
- LND-1500 34-38 Mile N. Glacier Hwy, Cowee Creek, Bridge Cove Greenbelt
Map No. 1 At 3,490 acres, LND-1500 is the largest parcel in the Draft Land Management Plan. Due to the large extent of this parcel, it would be appropriate to have some of these sites designated as parks. All coastal recreation areas in this area have been shown as Parks on Map 1 of the Draft Land Management Plan.
- LND-1200 Large Lots above Glory Hole – Make Historic Parks
Map No. 25&24 Portions of this 910¾ acre site have been designated as Parks in the Draft Land Management Plan. Prior to any development, historic resources in the area would have to be evaluated.
- LND-1210 Douglas above Crow Hill – Make Parks
Map No. 25&26 Portions of this 355¾ acre site have been designated as Parks in the Draft Land Management Plan. Prior to any development, recreational opportunities in

Memo To: Kirk Duncan

October 6, 2015

the area would have to be evaluated.

- LND-1290 Mining claims around Gloryhole – Make Historic Parks
Map No. 25 Portions of this 74 acre site border the Gloryhole. Prior to any development, historic resources in the area would have to be evaluated. Historic park status for the area near the mine site might be appropriate. The region might be used for mining in the future.

Lands currently not under CBJ management where obtaining P&R lands would be desirable:

- Lemon Creek
There are large Natural Area Parks in Lemon Creek but few neighborhood playgrounds or ball parks in the area. Opportunities for these sites should be evaluated as they become available. The Lemon Creek Local Area Plan or updated Parks Management Plan would be appropriate venues to explore these issues further.
- Thane Storage Warehouse/Sheep Creek area
CBJ does not own property in these areas zone appropriately for parks use. An updated Parks Management Plan would be an appropriate venue to explore designating parks in this region further.
- Thunder Mountain trail corridor from Egan Drive
It is approximately a mile from the southern edge of CBJ property near Thunder Ridge to Egan Drive. This would require significant transfer of Federal or private property to CBJ to establish a trail corridor on CBJ property.

Special Conditions:

- LND-1013 Russian Orthodox Church - Swap their parking lot under P&R management with the adjacent existing CBJ Park under private ownership
Map No. 20 A land trade such as this would require a three way land trade involving CBJ, Catholic Bishops of Juneau and the Russian Orthodox Diocese of Alaska. Three party land trade proposals involving several parties can be complex.
- LND-1480 SW Douglas, Hilda Creek Valley – clarify P&R lands before making a determination
Map No. 29 Land parcel LND-1485 encompasses the Hilda Creek delta. This area is a “Conservation Easement” and is a natural area park.

Juneau Commission on Sustainability motion regarding the City and Borough of Juneau 2015
Draft Land Management Plan

The Juneau Commission on Sustainability (JCOS), in keeping with its latest establishing resolution (Resolution 2718), encourages the Land Management Plan to include recognition of CBJ's commitment to a sustainable future that meets today's needs without compromising the ability of future generations to do the same, and that:

- Supports a stable, diverse, and equitable economy;
- Protects the quality of the air, water, land and other natural resources;
- Conserves native vegetation, fish, wildlife habitat, and ecosystems;
- Minimizes human impacts on local and worldwide ecosystems; and
- Minimizes energy usage and the release of greenhouse gases;

Recommendations on policy and actions to provide sustainable land use in Juneau is given in both the 2013 Comprehensive Plan (See *Chapter 2 – Sustainability, Chapter 3 - Community Form, Chapter 4 - Housing Development, Chapter 8 – Transportation and Chapter 10 – Land Use*) and the 2011 Climate Action Plan (See *Section 3.3 Transportation and Land Use*).

JCOS would encourage language to be developed in the plan that was in keeping these recommendations. In particular the plan should:

- explicitly acknowledge the need to directly encourage infill development in the urban service area including mixed use developments and developments along transit corridors;
- commit to upzoning land to the highest appropriate density prior to proposed subdivisions and land disposals; and
- encourage CBJ Lands to be the responsible party for the subdivision of large parcels of CBJ land prior to disposal to allow greater control over the design of bicycle and pedestrian connectivity within developments and to transit services.

This motion was unanimously supported at the Juneau Commission on Sustainability Regular Meeting, November 9 2015.

Dan Bleidorn

From: Patricia deLaBruere
Sent: Tuesday, October 20, 2015 5:25 PM
To: Greg Chaney
Subject: RE: Comments on Draft 2015 Land Management Plan
Attachments: Airport Property Future Land Acquisition October 2015-2.pdf

Sorry about that Meant to attach.

Patricia deLaBruere
Airport Manager
Juneau International Airport
(907) 789-7821

NOTE NEW EMAIL: PdeLaBruere@jnuairport.com



From: Greg Chaney
Sent: Tuesday, October 20, 2015 5:23 PM
To: Patricia deLaBruere
Subject: RE: Comments on Draft 2015 Land Management Plan

Hi Patty,

Could you provide a map identifying these parcels? I can take a good guess but I think it would be better if you steered me in the right direction.

Thank you for your help.

- Greg

From: Patricia deLaBruere
Sent: Tuesday, October 20, 2015 3:51 PM
To: Greg Chaney
Subject: RE: Comments on Draft 2015 Land Management Plan

Greg, here is what went before the Board and the motion (in italics and highlighted) that was passed last week. Several tenants (after the fact, of course) called and emailed thinking this was a hit list, which you were involved with on the email. I want to make sure that this is a wish list and if property and funding become available is prefaced to the list.

Thx Patty

City Land Management Plan – Future Airport Property Acquisition Priorities (Attachments #2 and #3): The Airport Board was presented the draft CBJ Lands Management Plan at their September 9, 2015, meeting. Greg Chaney from CBJ Lands and Resources requested that the Board review the Airport pertinent portions of the

plan for any error. Attachment #2 includes Mr. Chaney's memo and the pertinent Airport sections of the plan.

Again, the full draft plan is quite large and a link to the draft plan may be found at the following link:

<http://www.juneau.org/airport/pdf/20150904110810-a1.pdf>

Mr. Chaney also requested that the Airport Board consider a list of property acquisitions (or disposals) that the Airport would like to acquire in the future and add to the CBJ's comprehensive list. Due to how Airport property is conveyed, any property disposal must be through the FAA process. Generally, airports are not in the habit of disposing property; more often airports acquire land. The Juneau Airport is not considering any property disposal. However, a list of properties for (possible) future acquisition was considered at the Airport Board Operations Committee meeting on September 25, 2015. The Operations Committee made a prioritized list to recommend to the whole Board. If the Board concurs, this list would be forwarded on to CBJ Lands and Resources. As shown on the Attachment #3, the following properties are recommended for future acquisition by the Airport:

1. Land adjacent to Airport property at the northeast quadrant (near the Mendenhall State Game Refuge and the northeast quadrant of the airport).
2. The parcel surrounded by Airport property located on Yandukin Drive near current sand/chemical building and east of terminal and car rental lot.
3. (interchangeable priority with #4) North greenbelt east along Jordan Creek corridor.
4. (interchangeable priority with #3) North greenbelt west along Jordan Creek corridor.
5. The triangular parcel abutting the northwest corner of the Airport property on La Perouse Ave and adjacent to the tank farm/impound lot.

Board Motion: Approve the Airport Operations Committee recommendation for future Airport property acquisition, as shown in Attachment #3 and as outlined in the following priority list:

1. Land adjacent to Airport property at the northeast quadrant (near the Mendenhall State Game Refuge).
2. The parcel surrounded by Airport property; on Yandukin Drive near current sand/chemical building and east of terminal and car rental lot.
3. (interchangeable priority with #4) North greenbelt east along Jordan Creek corridor.
4. (interchangeable priority with #3) North greenbelt west along Jordan Creek corridor.
5. The triangular parcel abutting the northwest corner of the Airport property on La Perouse Ave; adjacent to tank farm/impound lot.

Patricia deLaBruere
Airport Manager
Juneau International Airport
(907) 789-7821

NOTE NEW EMAIL: PdeLaBruere@jnuairport.com



From: Greg Chaney
Sent: Tuesday, October 20, 2015 12:53 PM
To: 'Chris Mertl'; Kirk Duncan; Patricia deLaBruere; Fran Compton
Subject: RE: Comments on Draft 2015 Land Management Plan

For the Planning Commission packet, today would be excellent, tomorrow would be good, Friday mid-day would be acceptable.

From: Chris Mertl [<mailto:CMertl@corvus-design.com>]
Sent: Tuesday, October 20, 2015 12:49 PM
To: Greg Chaney; Kirk Duncan; Patricia deLaBruere; Fran Compton
Subject: RE: Comments on Draft 2015 Land Management Plan

PRAC has already developed recommendations. These need to be cleaned up before providing to L&R. Can you give me a date when these are needed by?

Cheers
Chris

Christopher Mertl: Corvus Design | [Website](#) | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Blog](#) | [Architizer](#) |
907.988.9000

From: Greg Chaney [<mailto:Greg.Chaney@juneau.org>]
Sent: Tuesday, October 20, 2015 12:45 PM
To: Kirk Duncan; Patricia deLaBruere; Fran Compton; Chris Mertl
Subject: Comments on Draft 2015 Land Management Plan

We need to gather comments as soon as possible for the Draft 2015 Land Management Plan in order to pass them on to the Planning Commission and Assembly. Please let me know if the PRAC or Airport Board have any comments concerning the plan. This is especially relevant concerning the property Disposal or Acquisition Lists.

Thank you for your help.

Greg Chaney
CBJ Lands and Resources Division
(907) 586-0205



Revisions		
Date	Description	Intls.

LEGEND:
 AIRPORT BOUNDARY

DATE: OCT. 5, 2015 DRAWN BY: KR SCALE: None



**JUNEAU INTERNATIONAL
 AIRPORT PROPERTY**
 FUTURE LAND ACQUISITION PROPERTIES OCT 2015

Dan Bleidorn

From: Patricia deLaBruere
Sent: Thursday, October 15, 2015 3:51 PM
To: 'aral@alaskan.com'
Cc: mwilson@coastalhelicopters.com; Debbie White; Greg Chaney
Subject: FW: Lands management plan

Corrected email for Lokens....

Good Afternoon Craig and Aral.

As we mentioned at last night's Board meeting, the properties we discussed for future acquisition are strictly on a Wish List. The Land Management Plan (Draft) asked departments to come up with an updated list of properties that they would be interested in acquiring (for planning purposes). In other words, if any of the properties on this list come up for sale, the City and possibly the seller would know to notify that particular department of their interest in the parcel. Even if they become available, it does not necessarily mean that the Airport would purchase. Use/intent of property plays a big role for FAA to consider funding. The Airport is NOT looking at eminent domain, condemnation, etc. This list is for planning purposes only should the parcels become available.

We did not address property acquisition for other purposes (not planned or on our wish list). If noise contour maps or other FAA regulations change that would require property acquisition (such as those during the Runway Safety Area project), or additional land for NAVAIDs or runway extension (into wetlands) there would have to be proper notification and process (long process). I don't see the parcels on our Wish List being affected by this type of process. I gave examples of these types of acquisition last night: the state refuge land for the runway safety area/runway shift; or the Gute property that was on the NW quad approach to RWY 8 because it was a residential property within xx dB of the approach. These types of acquisitions are a much bigger process and for very unique situations not related to property use/development.

I plan to revisit this item at the November Board meeting and have it on the agenda just to make sure it is clear to our Board and public.

Let me know if you have any questions.

Thanks for fielding the phone calls. Sorry this was not clear to everyone about the intent of this wish list. It never occurred to me that the list could be construed as anything other than a wish list.

Regards,

Patty

Patricia deLaBruere
Airport Manager
Juneau International Airport
(907) 789-7821

NOTE NEW EMAIL: PdeLaBruere@jnuairport.com

-----Original Message-----

From: Debbie White
Sent: Thursday, October 15, 2015 2:36 PM
To: Patricia deLaBruere; Kim Kiefer; Greg Chaney

Subject: Lands management plan

Hello -

I received a call today from Craig Loken, who owns property identified by the airport as being on their "wish list" for acquisitions.

As it was explained to me, this is only to identify lands that departments would LIKE to acquire should they become available. (That the seller wishes to sell, willingly, NOT VIA imminent domain.)

Mr. Loken is getting calls from his tenants who are VERY concerned that they will need to find a different place to run their operations, and one is hesitant to renew their lease.

Is there a way we could get something in writing stating that the list presented at the last airport meeting was a WISH list only, and that IF those properties were to become available, the airport would be interested? The tenants are taking this more as a HIT list, not a WISH list, and Mr Loken could experience financial damages as a result.

Debbie White
CBJ Assembly
District 2

Dan Bleidorn

From: Greg Chaney
Sent: Thursday, October 15, 2015 3:54 PM
To: Patricia deLaBruere; Debbie White; Kim Kiefer
Subject: RE: Lands management plan

Hi Debbie,

This is a reasonable concern but it is not our intent to use eminent domain to acquire property on the acquisition list. I will amend the draft plan to make this clear.

I should mention that CBJ would reserve the right to use eminent domain for a compelling public need but CBJ has not used this mechanism in several years and would always explore alternatives. Eminent domain would be used as a last resort.

As Patty has stated in her series of E-mails, the Airport is not seeking to use eminent domain to obtain property for the airport on this list.

I hope this helps.

Let me know if you have further questions.

Greg Chaney
CBJ Lands and Resources Manager
(907) 586-0205

-----Original Message-----

From: Patricia deLaBruere
Sent: Thursday, October 15, 2015 2:50 PM
To: Debbie White; Kim Kiefer; Greg Chaney
Subject: RE: Lands management plan

Thanks, Debbie.

I thought we made it very clear that these are only properties and if/should they become available, we MAY discuss purchase. Even if they want to sell, does not mean we will necessarily buy (price, etc). I can contact Craig and Aral as well as Mike Wilson who leases from them.

If necessary, this can also be addressed in the Lands Management Plan (Greg) and at a subsequent Board meeting.
Patty

Patricia deLaBruere
Airport Manager
Juneau International Airport
(907) 789-7821

NOTE NEW EMAIL: PdeLaBruere@jnuairport.com

-----Original Message-----

From: Debbie White

Sent: Thursday, October 15, 2015 2:36 PM

To: Patricia deLaBruere; Kim Kiefer; Greg Chaney

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Debbie White

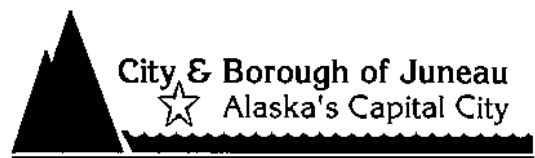
CBJ Assembly

District 2

Draft

City and Borough of Juneau
Land Management Plan
2016 Update

February 1, 2016



Draft

Draft

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Draft

Executive Summary

Sixteen years have passed since the 1999 Land Management Plan was adopted. Since this time, 93 parcels of CBJ land have been sold, traded or donated while 111 properties were acquired. Although many of these properties were acquired for specific public purposes, several large lots were received from the State of Alaska as part of the municipal land selection program.

The “CBJ Ownership Maps” chapter displays CBJ’s property holdings at a glance. The Land’s identification numbers shown on these maps provide a quick reference link to detailed information in the “CBJ’s Land Holdings” chapter. This section contains a wealth of detail which will be an excellent reference document including technical information about size, legal descriptions, general comments, managing departments as well as future retention or disposal status.

Experience has been gained since the last Land Management Plan. CBJ sponsored subdivisions have resulted in a predictable process of making public property available to the private sector and non-profits. Partnerships with private and non-profit developers have at times yielded good results such as the S'it T'uwun Subdivision but also has resulted in an undesirable situation when a developer bought a 31 acre tract from CBJ, logged the site, defaulted on their loan and left the CBJ with an expensive situation to remedy. The site still remains vacant to this day.

Housing remains a long term challenge facing the community. The current Land Management Plan contains recommendations for near term property disposals as well as the long term process for providing public utilities and disposing of additional CBJ property. As established in CBJ§53.09.600, proceeds from property sales are to be deposited in the municipal land fund. These long term projects often take many years to complete. It is therefore very important to minimize use of the Land Fund for other purposes and to maintain the Land Fund at a healthy level so CBJ can continue to provide a responsible land management program in the future.

CBJ property represents a significant resource for the community that would be the envy of many towns across the nation. Municipal facilities including fire stations, a ski area, schools, City Hall, public works facilities, airport, pools, libraries, ball fields, museums, rock quarries, gravel pits, parks, docks and harbors are all located on City land. In addition, the City has thousands acres of wilderness available for future expansion of the municipality some of which can be utilized for housing. Careful stewardship of this property will provide for efficient growth for generations to come. The Land Management Plan provides a template and policies for creating the future of our community.

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Acknowledgements

Assembly

Mary Becker, Mayor
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Debbie White

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Introduction

1995 Land Management Plan

The City and Borough of Juneau's (CBJ) first land management plan, adopted in 1995 and updated in 1999, laid the foundation for management of one of the community's most important resources - 23,000 acres of municipally-owned land. The plan placed significant emphasis on the land disposal program, reflecting the Assembly's growing concern about Juneau's housing situation. The Assembly indicated a strong interest in selling some of CBJ's land as a means of stimulating construction of much-needed housing.

2015 Land Management Plan Update

Much has changed since the first land management plan was prepared 20 years ago. The settlement of the Mental Health Trust's lawsuit has released additional CBJ land for disposal consideration including parcels in the North Douglas and Mendenhall Peninsula areas. Recent extension of municipal utilities in the vicinity of several CBJ parcels enhances disposal possibilities for those newly-served areas. The adoption of the Comprehensive Plan update in 2013 and the Parks and Recreation Comprehensive Plan in 1996 also affect the CBJ Land Management Plan.

CBJ's land holdings have slowly increased over the last 20 years. This has resulted primarily from State land selections but also includes acreage that was donated and purchased. Many of these lots are remote and unsuitable for near term development. While the CBJ has acquired more property, the Lands Division has also been diligently selling property to businesses and individuals for housing and commercial needs. A total of 116 lots have been sold or donated since 1995.

During the last 20 years Juneau has experienced slow steady economic growth and a corresponding 6% increase in population. The Lemon Creek area has experienced significant development including construction of Costco, Concrete Way, Breeze Inn, Home Depot and substantial expansion of the Alaskan Brewery. As a result, Lemon Creek has become a retail center along with the expansion of the region as a significant industrial hub.

The CBJ has constructed several new community facilities including a new police station, Treadwell Ice Arena, Thunder Mountain High School, new ball fields, new trails, Dimond Park Aquatic Center and is about to open a new library in Dimond Park. Construction of projects in Dimond Park have combined to make the area much busier than it was 20 years ago. Eaglecrest Ski Area has also converted to electric lifts, added two new chairlifts and a Learning Center. CBJ harbor facilities and schools have also been upgraded and remodeled in the last 20 years.

The airport has expanded its runway. In addition it has dredged and improved the float plane pond and has used the dredge material to fill significantly more of the area near the terminal for additional airport related services. The terminal has been expanded to accommodate new security requirements and a second major air carrier.

Sewer lines have been extended to improve sanitation and help accommodate increased density in the Urban Service Area. Substantial expansions have been completed on Douglas Island and the Industrial

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Boulevard/Pederson Hill regions. This has been accompanied by significant increases in zoning density in the regions with new sewer service.

Cell phone technology has matured in the last 20 years to become a near necessity and this has been accompanied by many new wireless communication towers. The recently adopted Wireless Communication Tower Plan will provide direction for future antenna and tower installations.

Juneau has also seen increased Federal development during the last two decades. Lena is the site of a new NOAA research facility. The Forest Service and National Weather Service have built new offices on the Mendenhall Loop Road and a new forest research facility has been built near the University of Alaska Southeast (UAS) campus on Auke Lake.

The University and the National Guard have collaborated by adding the UAS Recreation Center/Gamble-Sperl Joint Use Facility. The University has also added the Noyes Pavilion and a new dormitory building on the central campus.

Tourism continues to be strong with Juneau hosting approximately one million visitors a year. A large new floating dock has been approved for construction which will accommodate larger ships. Expanded launch ramp facilities and docks are currently being constructed in Statter Harbor to accommodate the increasing demand. Juneau continues to attract a significant share of the commercial fishing industry. In response, a new drive-down float has been built near the ferry terminal at the Auke Bay Loaning Facility.

The downtown core has seen several changes as well. Fires destroyed Holy Trinity Church, the Town Center Mall, a mid-sized wood frame 4 story apartment building on Gastineau Avenue and the historic Gastineau Apartments. Holy Trinity Church was reconstructed with significant help from the community, the Town Center Mall site was an open pit for many years until it was redeveloped by Sealaska Heritage Institute into the new Walter Soboleff Center. The State Capitol complex has been improved with Capital School, Scottish Rite Temple and the former Christian Science Church all having been converted to support State government functions. These conversions have been accompanied by the construction of the State Library, Archives and Museum (SLAM) building. Once this new facility is open (scheduled for 2016), it will serve as a significant anchor for the Willoughby District. The site of the former Armory has been converted into the Juneau Arts and Culture Center (JACC). Centennial Hall has seen noteworthy upgrades including expanded restrooms, a new roof and an emergency generator. Transit and parking have both seen upgrades with the construction of the Downtown Transportation Center.

The region has seen substantial new industrial development with the expansion of the Greens Creek Mine, the new Kensington Mine and more hydro-electric power generated by the Lake Dorothy project.

Several new private subdivisions, as well as CBJ's major subdivision in the Lena Point region, have been constructed during the last 20 years. Although the community has seen several housing developments completed, supply continues to lag behind demand with the result that even though 20 years have elapsed since the first Land Management Plan was adopted; housing supply continues to be a problem for Juneau. The Lands Division completed a survey of all CBJ property to determine which areas would be most appropriate for new development. The Buildable Lands Study recommended that the Lands Division concentrate new development in the Switzer Creek area near Dzantik'i Heeni Middle School, Lemon Creek and Pederson Hill. The City also has extensive land holdings on Douglas Island however few of these areas have right-of-way frontage and most have been classified as wetlands. A new bench

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road will have to be constructed to develop this property and appropriate methods to address wetland issues will have to be devised.

In the future, it is likely that although most readily developable land suitable for residential use in the community is held by the private sector, the Lands Division will be tasked with making land available for housing. The City has provided land for less than market value for the High School Home Building program and will continue to identify property that will be suitable for the program in the future. Although the need for new housing is immediate, subdivision developments have extended timelines. For example, work on the Lena Subdivision began in 1999 and the first land sale occurred in 2007. Several lots remain to be sold in this subdivision at the present time. Careful planning and subdivision development of the most appropriate City land holdings will be necessary to help provide additional land for new housing construction. In order to facilitate this development, the Land Fund will need to remain intact so that capital will be available to fund new projects.

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Goals & Objectives

Goal 1: Continue the land disposal program which systematically places CBJ land into private ownership.

Objectives:

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

Goal 2: Provide direction on the best use of CBJ owned land for both development and preservation.

Objectives:

- Encourage multiple land uses.
- Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities & services.
- Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities.
- Retain a significant quantity of land to provide for future land use options.
- Maintain sufficient land for future CBJ land needs.

Goal 3: Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.

Objectives:

- Plan expansion of municipal utilities to coincide with and support CBJ land disposals using an "infill" strategy as adopted in CBJ's Comprehensive Plan.
- Establish land disposal priorities based on availability of existing and planned utilities.

Goal 4: Maintain the Land Management Plan as required under CBJ§53.09.180 as a comprehensive reference document, updated every two years, that establishes CBJ land management policy and provides a framework for developing regulations concerning CBJ property.

Objectives:

- Identify the appropriate CBJ department that has day-to-day management responsibilities for specific CBJ parcels.

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Implications for Plan Update

Comprehensive Plan Revised

The *Comprehensive Plan of the City and Borough of Juneau: 2013 Update* is the blueprint for the development of all land, public and private in Juneau. One of the principle concepts in the Comprehensive Plan is to provide a strategy for in-fill development where services and utilities already exist. This concept is important when evaluating which CBJ lands are to be made available for development.

Adoption of Parks and Recreation Comprehensive Plan

The *Parks and Recreation Comprehensive Plan*, adopted in 1996 (with minor updates in 2007) designated over 2,000 acres of CBJ land as the Juneau Park System, for use as mini-parks, neighborhood parks, recreation areas, natural area parks and special use areas. These lands are not considered available for disposal. However, minor actions, such as leases and easements may be granted across park lands. With the adoption of the *Parks and Recreation Comprehensive Plan*, the Parks and Recreation Department has assumed management responsibility for lands designated as parks. Since the *Parks and Recreation Comprehensive Plan* was adopted, several parcels have been added to the Juneau Parks System. Even though they have not been adopted as part of the Juneau Parks System, parcels which were obtained for parks and recreational purposes have been designated “Parks” in this version of the Land Management Plan.

Utility Extensions

Water and sewer utilities are critical components in the timing of the disposal of CBJ lands. In the past, extension of utilities have not necessarily occurred in a manner that supported an “in-fill” development pattern advocated by the CBJ’s Comprehensive Plan. More remote properties received services sooner than areas closer to existing population centers. In recent years, utilities have been extended within the Urban Service Boundary providing for more efficient delivery of municipal services.

Sewer has been extended along North Douglas Highway, and significant rezoning has been approved which will allow several thousand acres to be considered for residential development. Further extensions of the sewer system along the highway are planned. However, construction of North Douglas Bench Road and capacity problems at both ends of the Juneau Douglas Bridge will need to be evaluated at the same time as new development projects.

Housing Market

The history of housing in Juneau fluctuated with high demand in early 1980’s after the State Capital move was defeated. This was soon followed by low demand in late 1980’s due to falling oil prices and State of Alaska budget reductions. Juneau has experienced a slow increased demand since 1990 with mortgage loans dipping in 2007 with the international mortgage loan crisis. The mortgage loan crisis did not reduce need for housing in Juneau but it restricted availability of capital for new housing construction. This has been followed by a steady rise in demand but with low oil prices, Juneau faces an

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uncertain future. Juneau's diversified economy may help buffer impacts of low State oil earnings with the result that housing demand will remain strong.

Transportation

The need for transportation improvements must be considered when identifying lands for future disposal. The intersection of the North Douglas Highway and the Juneau Douglas Bridge at peak hours exceeds design capacity. The intersection at the 10th and Egan at the mainland side of the bridge also has an unacceptably low level of service. Improvements to these intersections are needed prior to significant growth taking place on Douglas Island. Similarly, the Douglas Bench Road and/or an alternate Gastineau Channel crossing are needed before major development of CBJ lands on Douglas Island can occur. While another crossing of Gastineau Channel is a high priority of the CBJ, its development has generally been considered to be the responsibility of the Alaska Department of Transportation and Public Facilities (ADOT&PF). While ADOT&PF has been considering the possibility of this project for decades, it has not been programmed to date.

The Douglas Island Bench Road is intended to be a main arterial with limited access to individual lots. This road will provide service from the Douglas townsite to North and West Douglas and is intended to reduce traffic and increase safety along the existing North Douglas Highway. The conceptual alignment for the Bench Road has been generally established but no detailed work has been done recently.

Since most CBJ property does not border the road system, local access roads will need to be developed in order to utilize land for housing or commercial purposes. Even though in most cases these roads will be short, they will require significant investment to construct. Therefore if the CBJ plans to develop these properties, CBJ should consider setting aside funds for local road construction in order to complete residential developments as proposed in this Land Management Plan.

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CBJ Ownership Maps

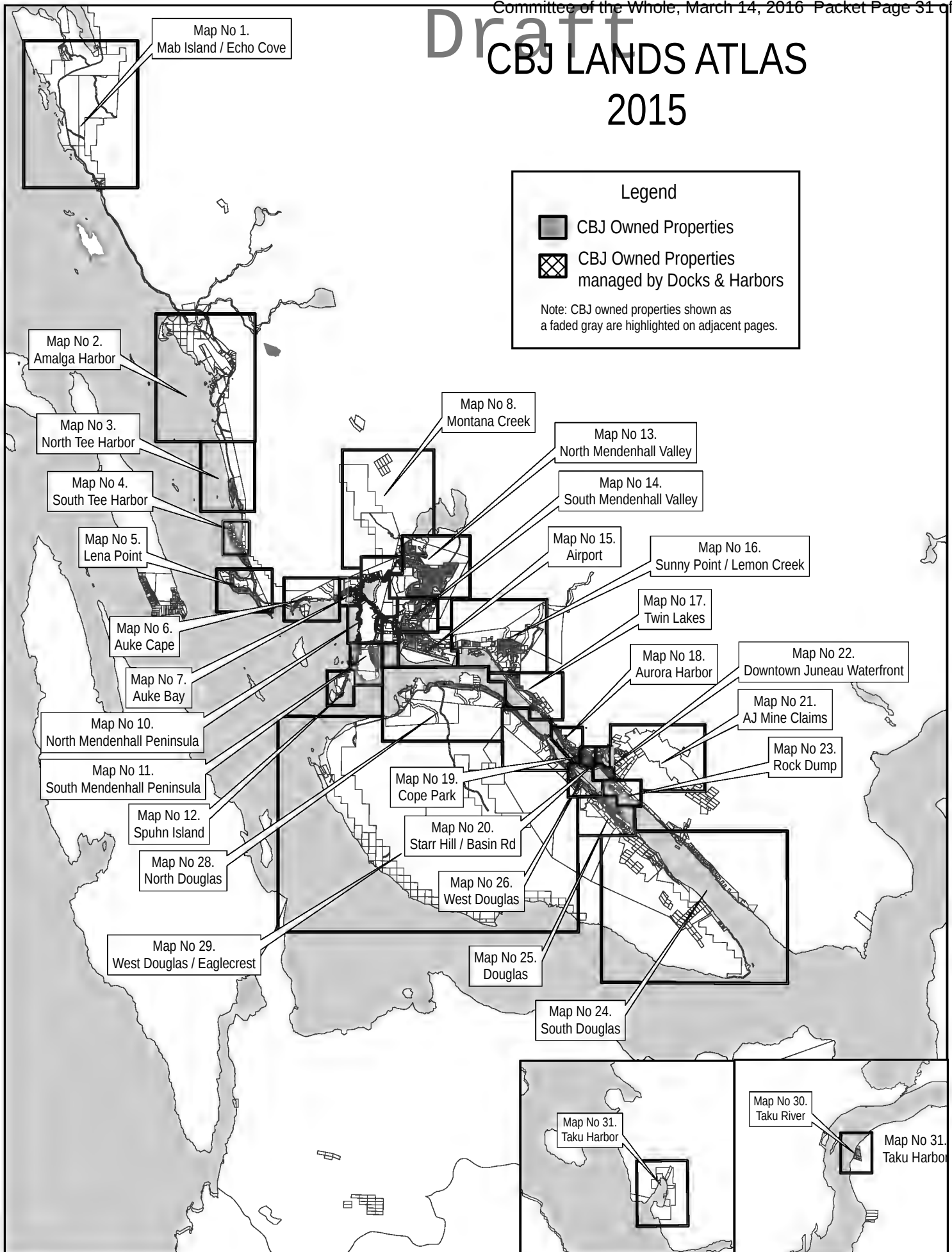
The following section contains maps of all the CBJ owned properties. Descriptions and future plans for these properties can be found in the *CBJ's Land Holdings* section of this plan.

The following abbreviations are used in the maps to define what department has control over the day-to-day operations:

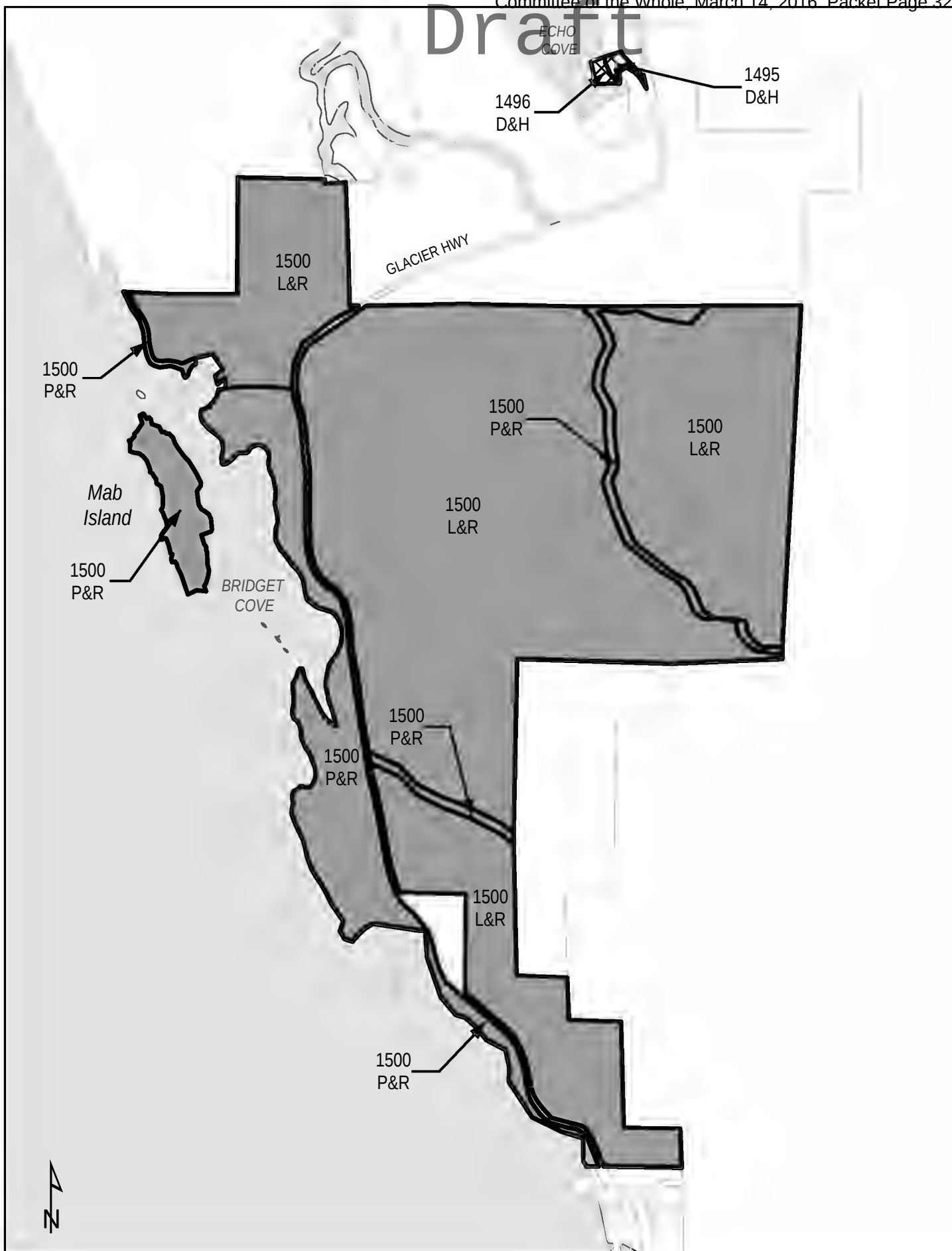
BRH	– Bartlett Regional Hospital
CCFR	– Capital City Fire & Rescue
D&H	– Docks & Harbors
EAGLE	– Eaglecrest
JIA	– Juneau International Airport
JPD	– Juneau Police Department
JSD	– Juneau School District
L&R	– Lands & Resources Division
LIB	– Juneau Public Libraries
P&R	– Parks & Recreation Department
PW	– Public Works

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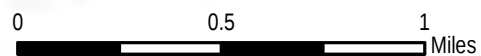
CBJ LANDS ATLAS 2015

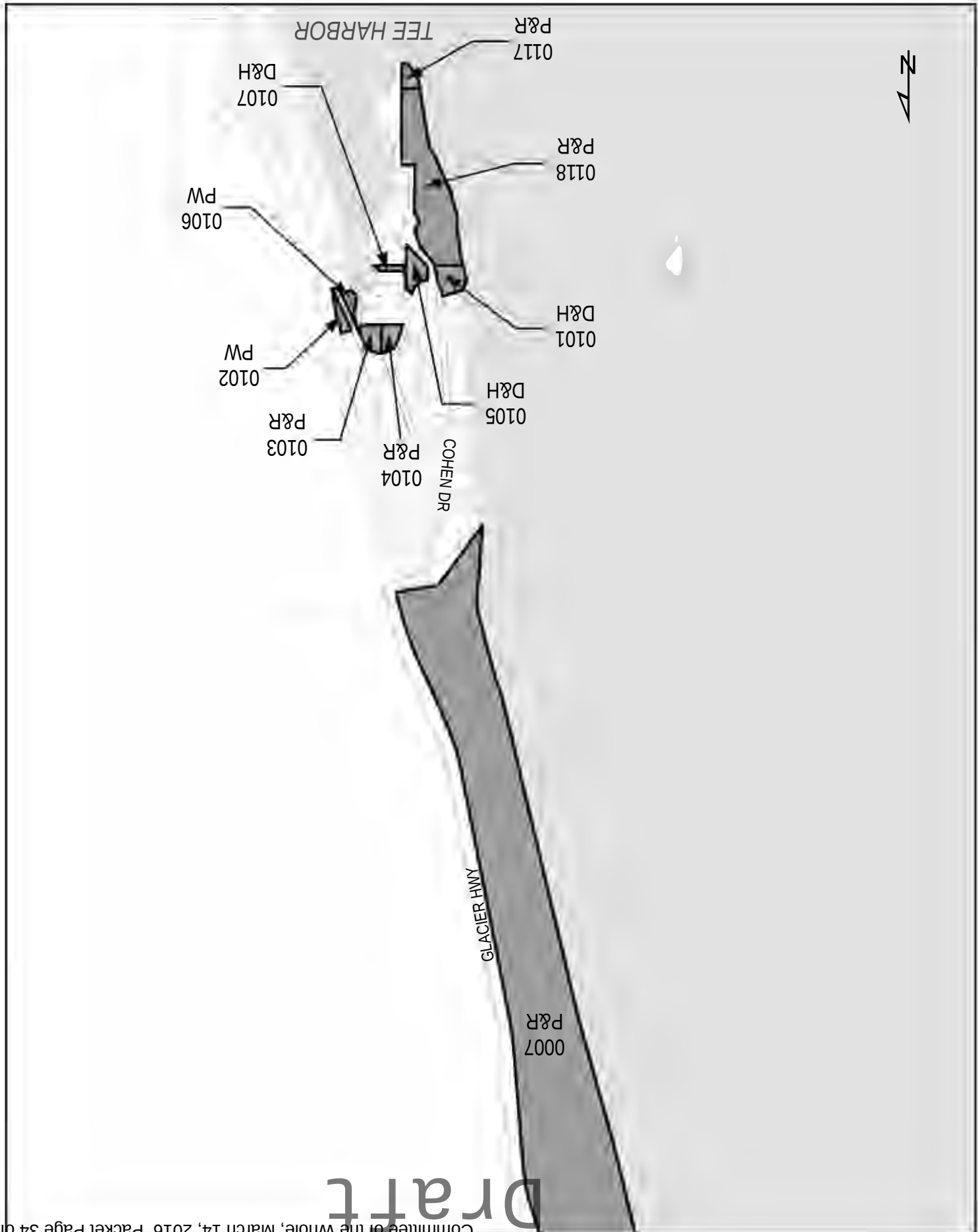
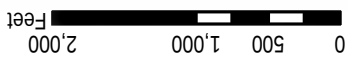


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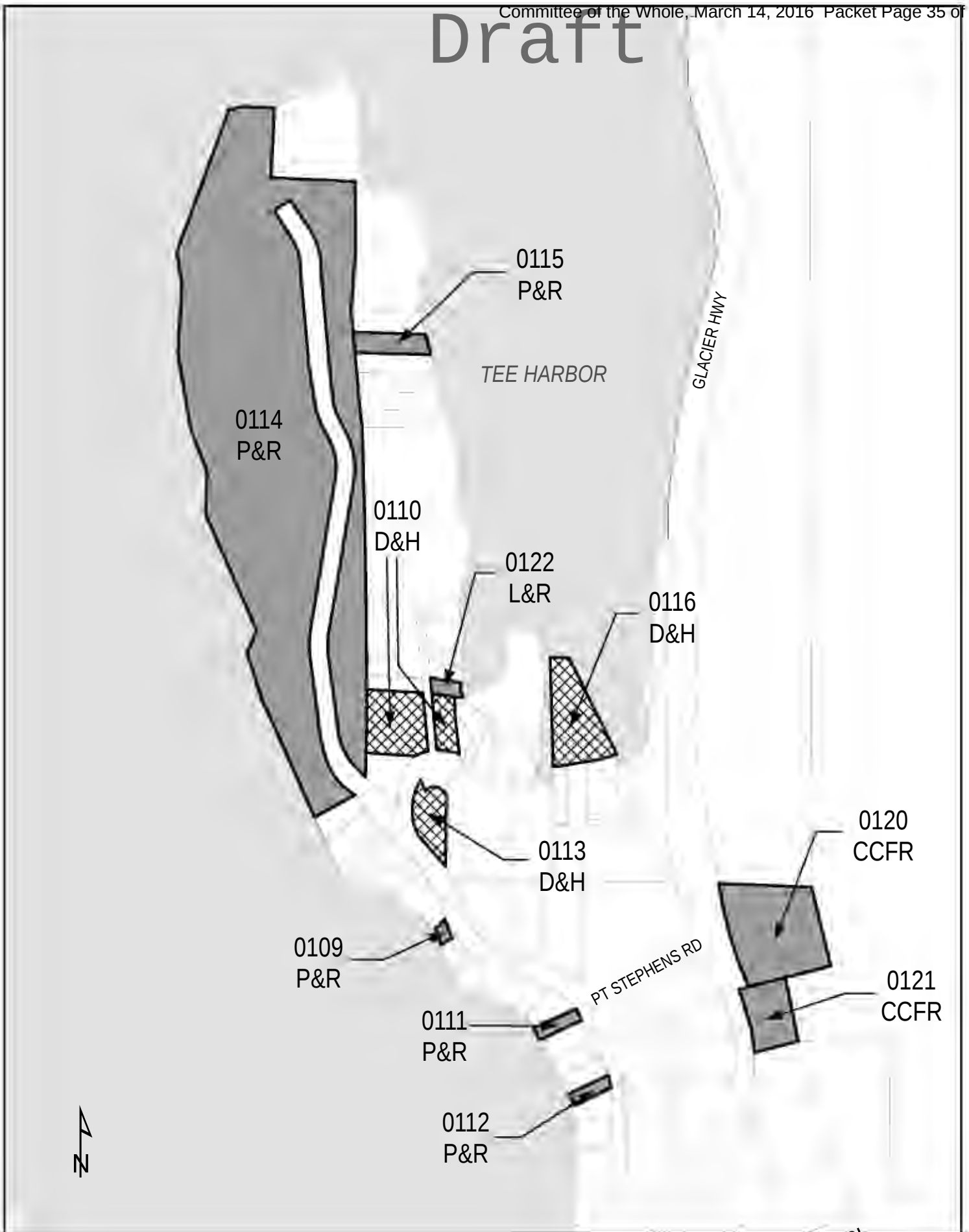
Map No. 1: Mab Island & Echo Cove





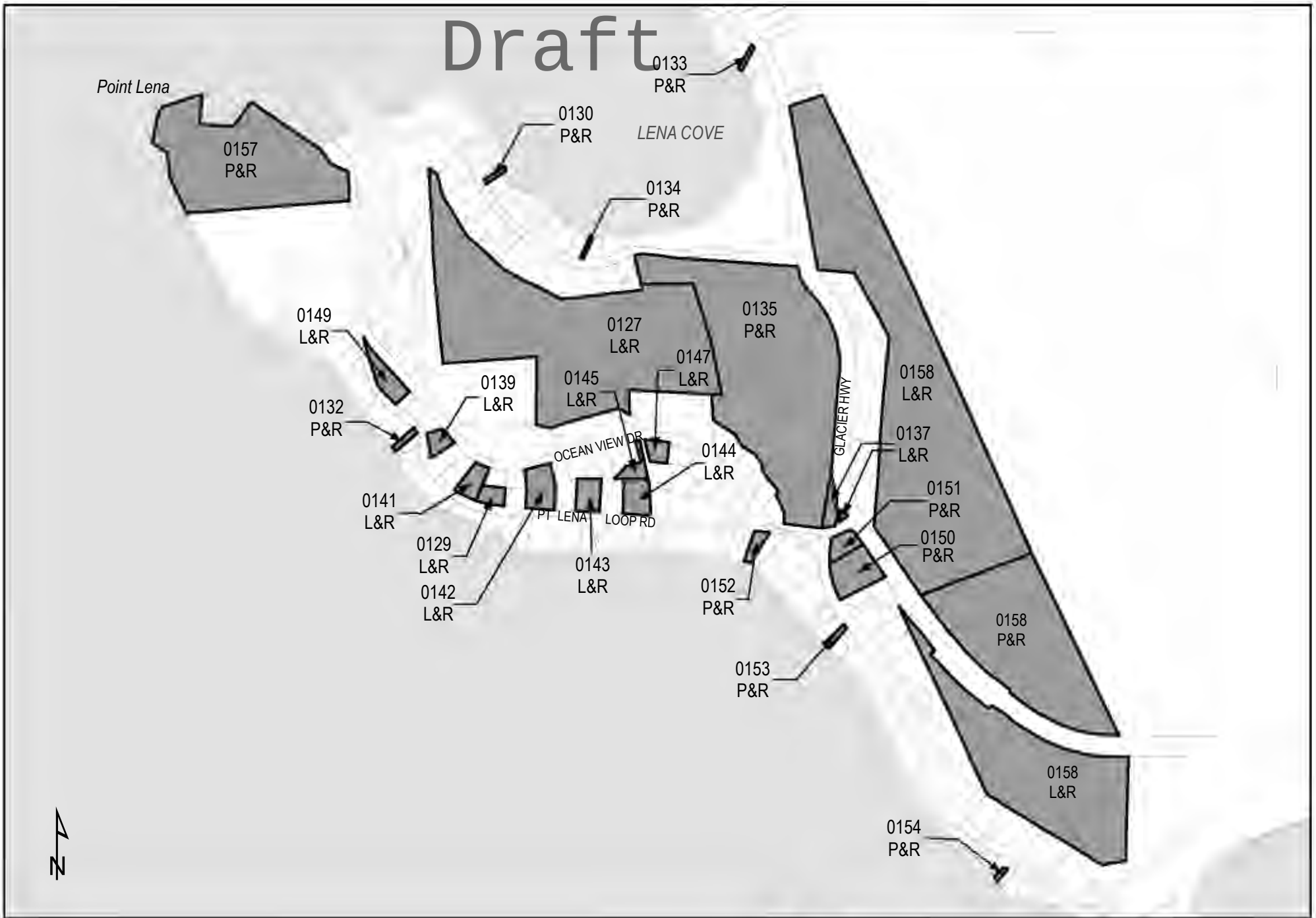
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Map No. 4: South Tee Harbor

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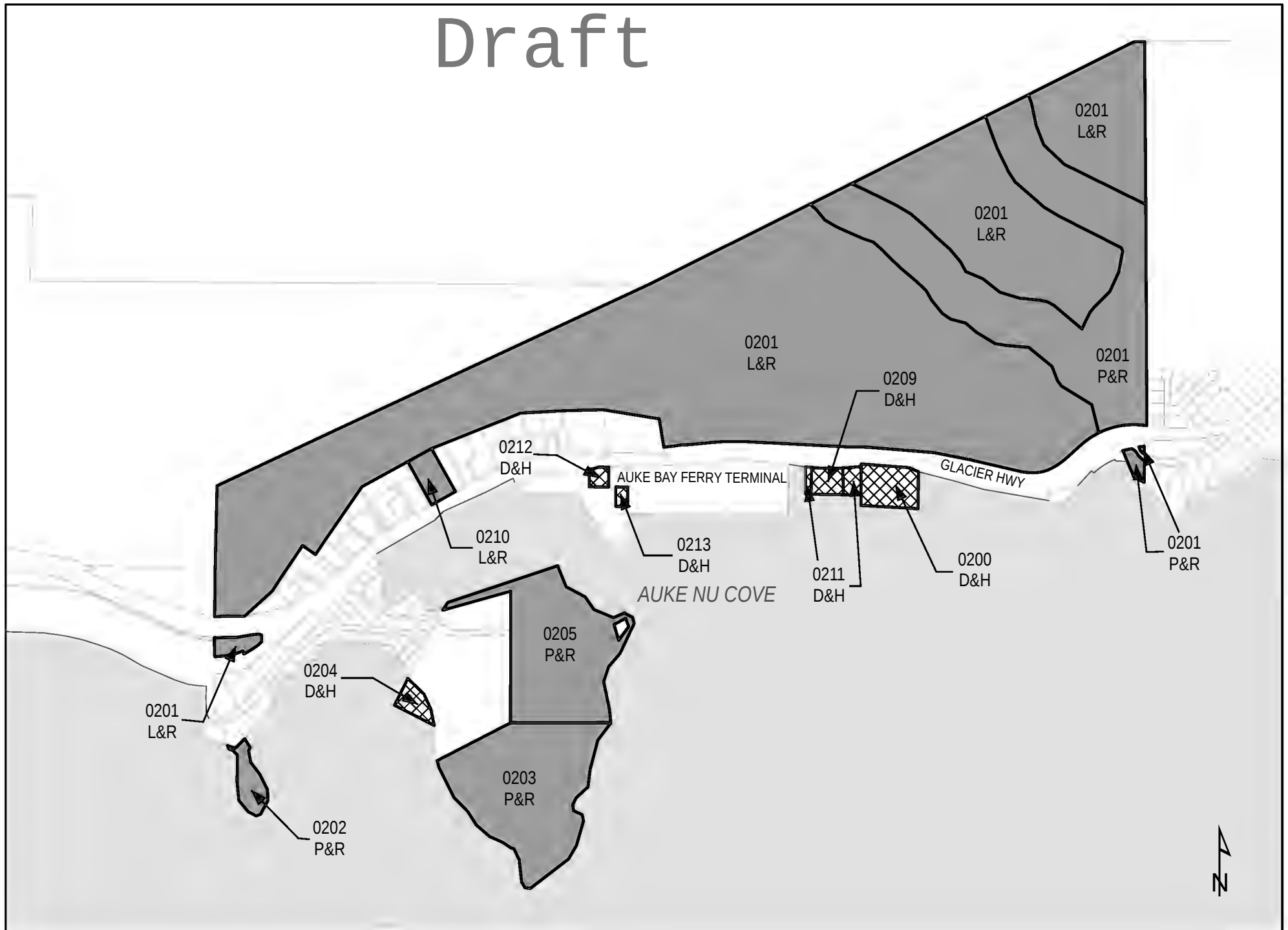


Map No. 5: Lena Point

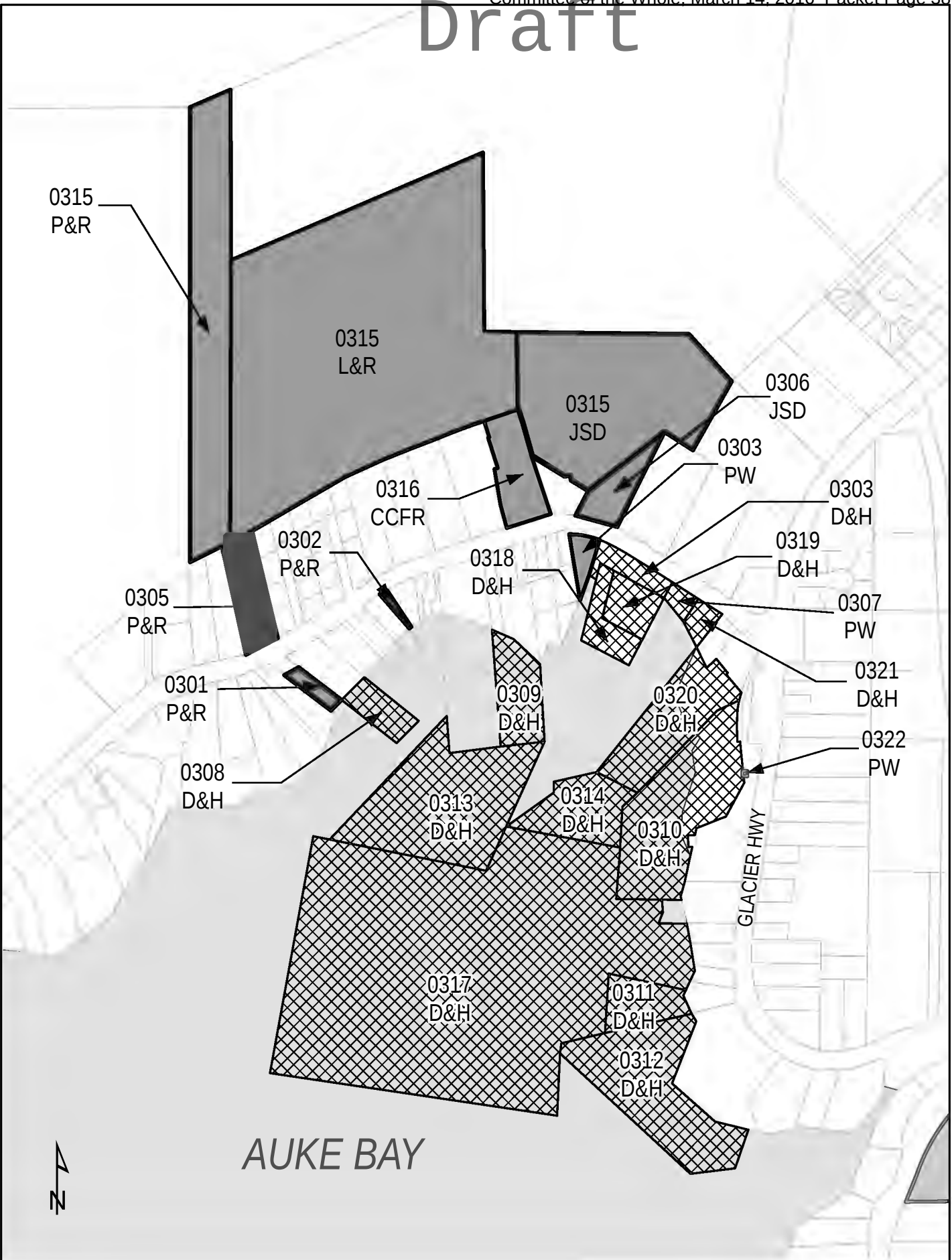
0 500 1,000 2,000 Feet

CBJ Owned Properties
CBJ Owned Properties managed by Docks & Harbors
CBJ Owned Properties highlighted on adjacent page

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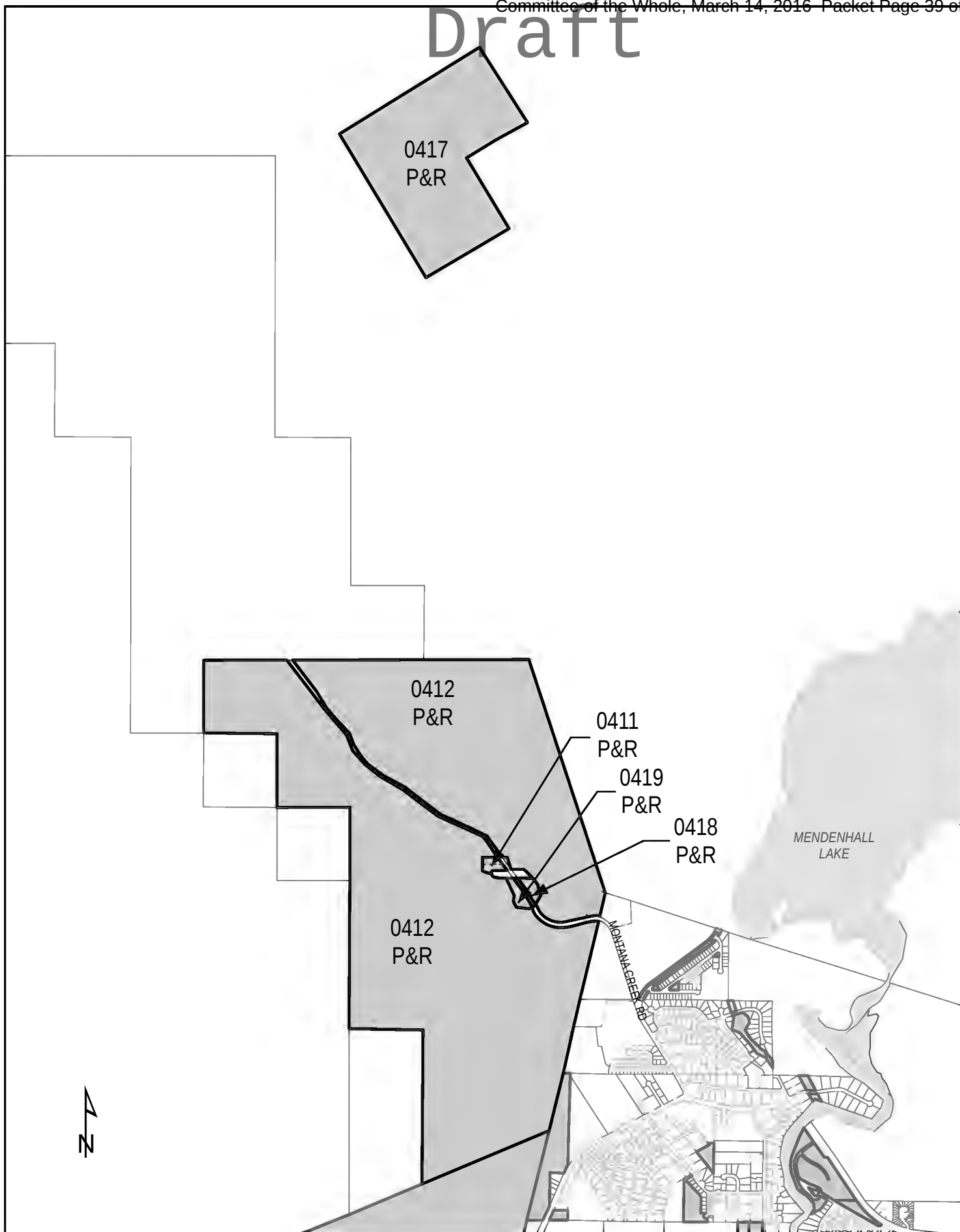
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Map No. 7: Auke Bay

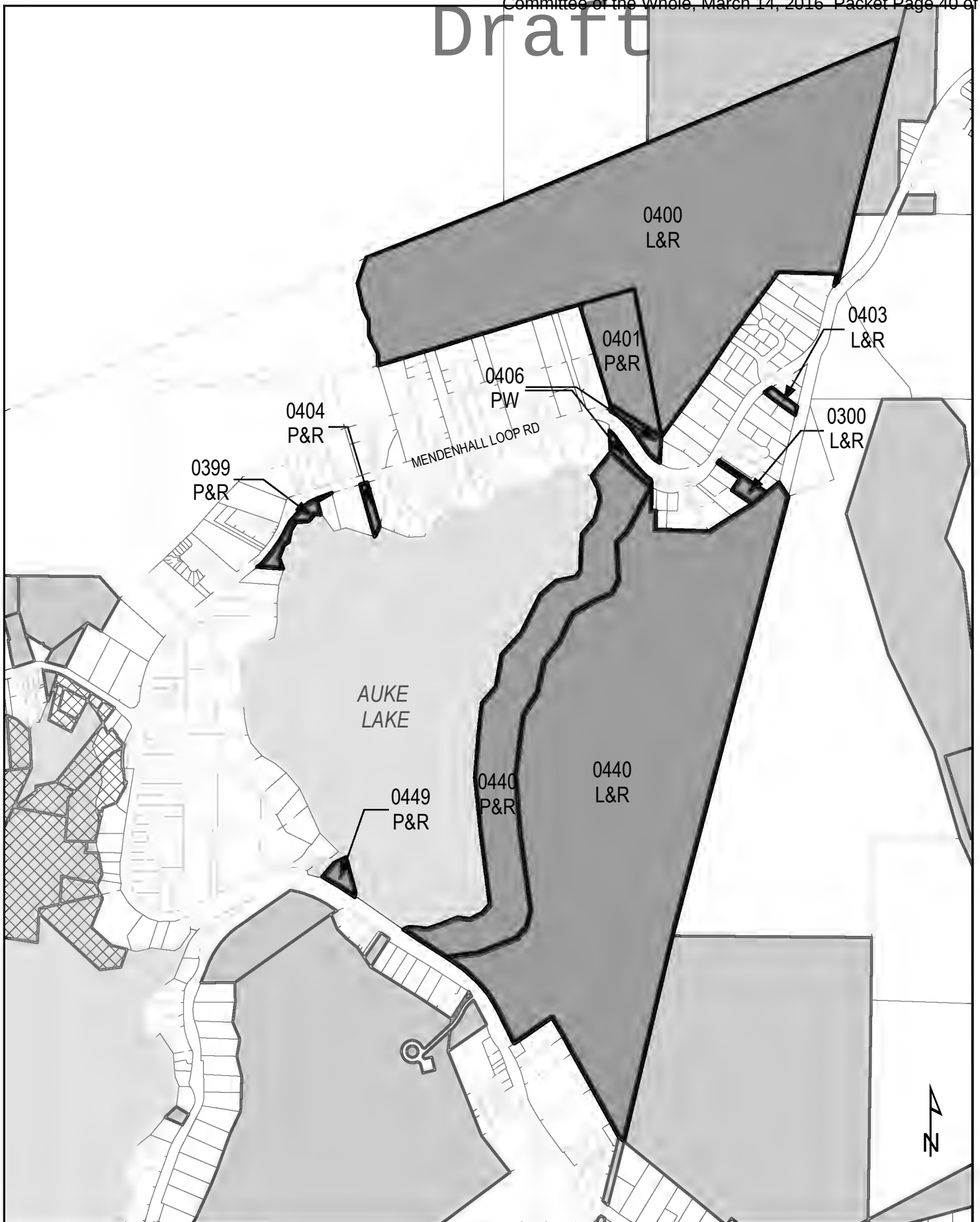


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Map No. 8: Montana Creek

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Map No. 9: Auke Lake & Goat Hill

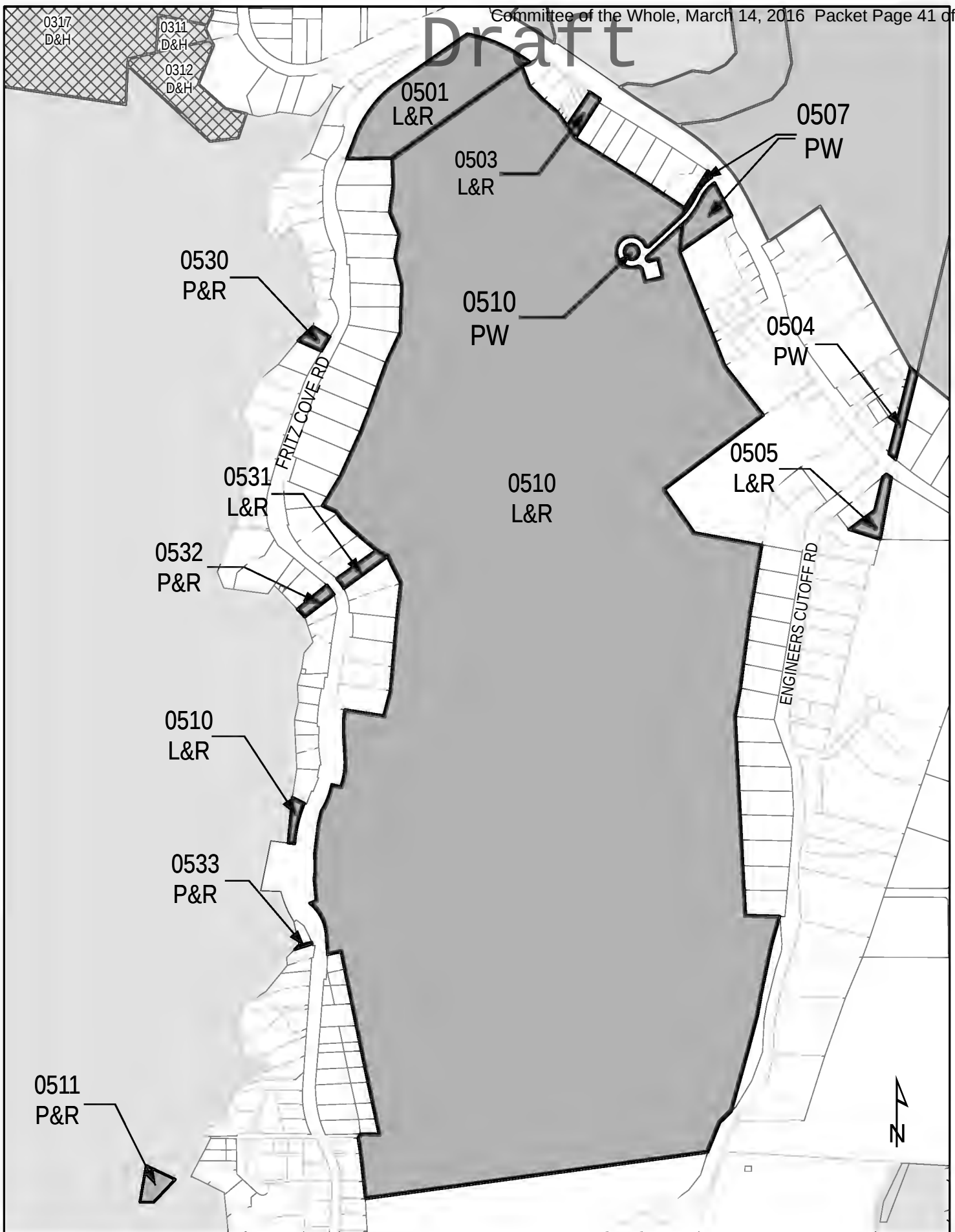
0 500 1,000 2,000
Feet

■ CBJ Owned Properties

▨ CBJ Owned Properties managed by Docks & Harbors

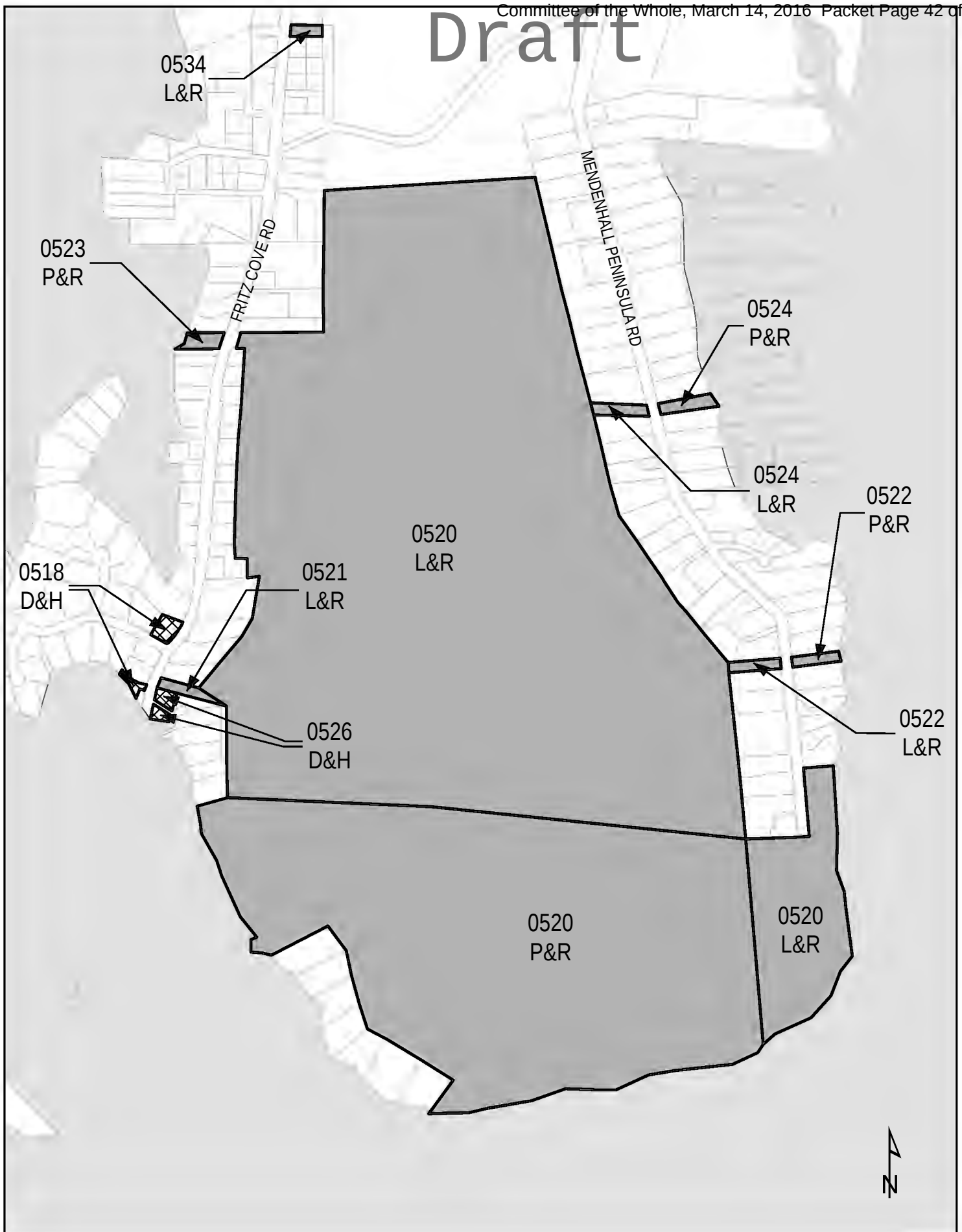
■ CBJ Owned Properties highlighted on adjacent page

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Map No. 10: North Mendenhall Peninsula
Page 21

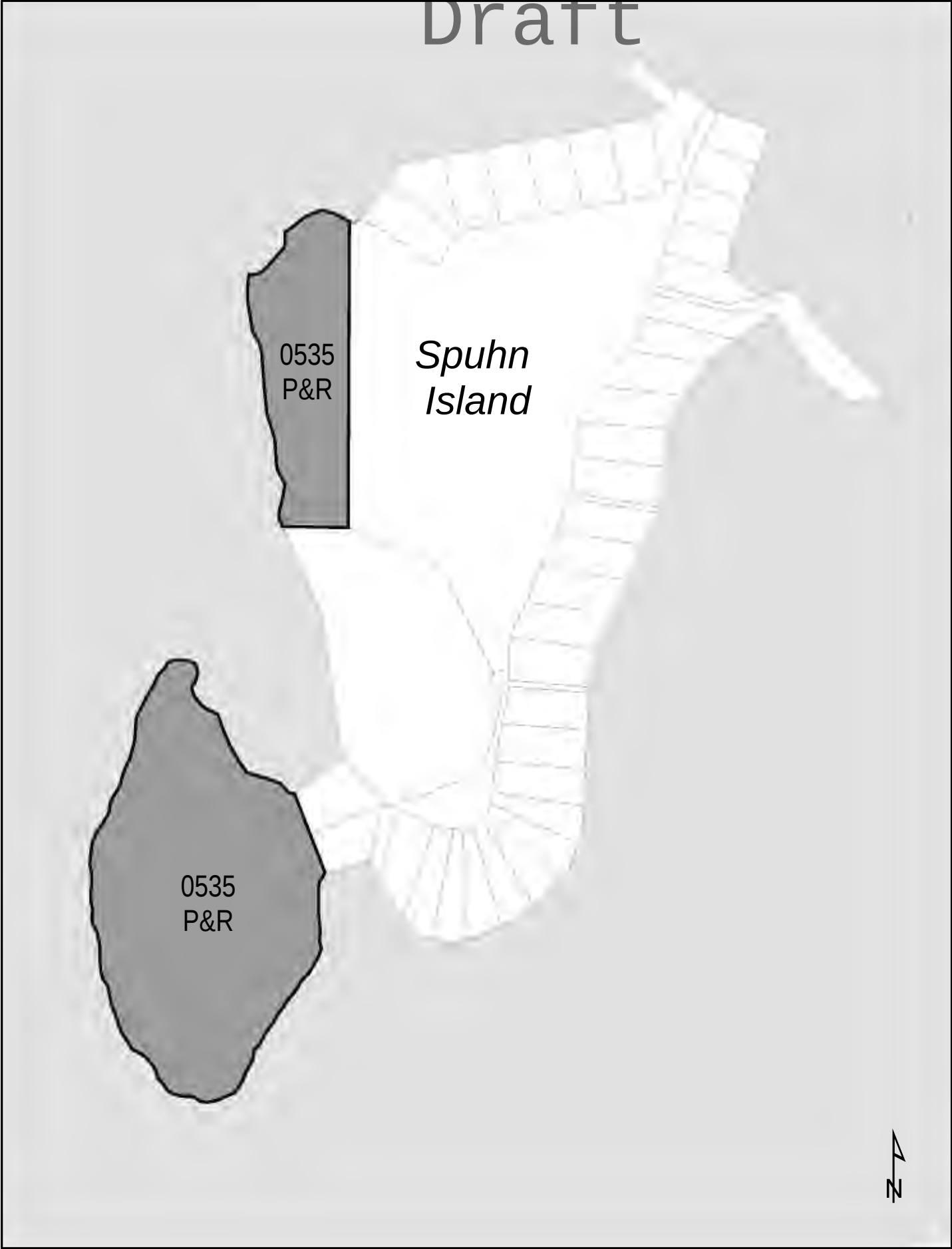
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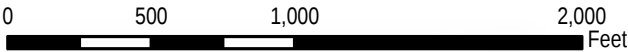
Map No. 11: South Mendenhall Peninsula
Page 22

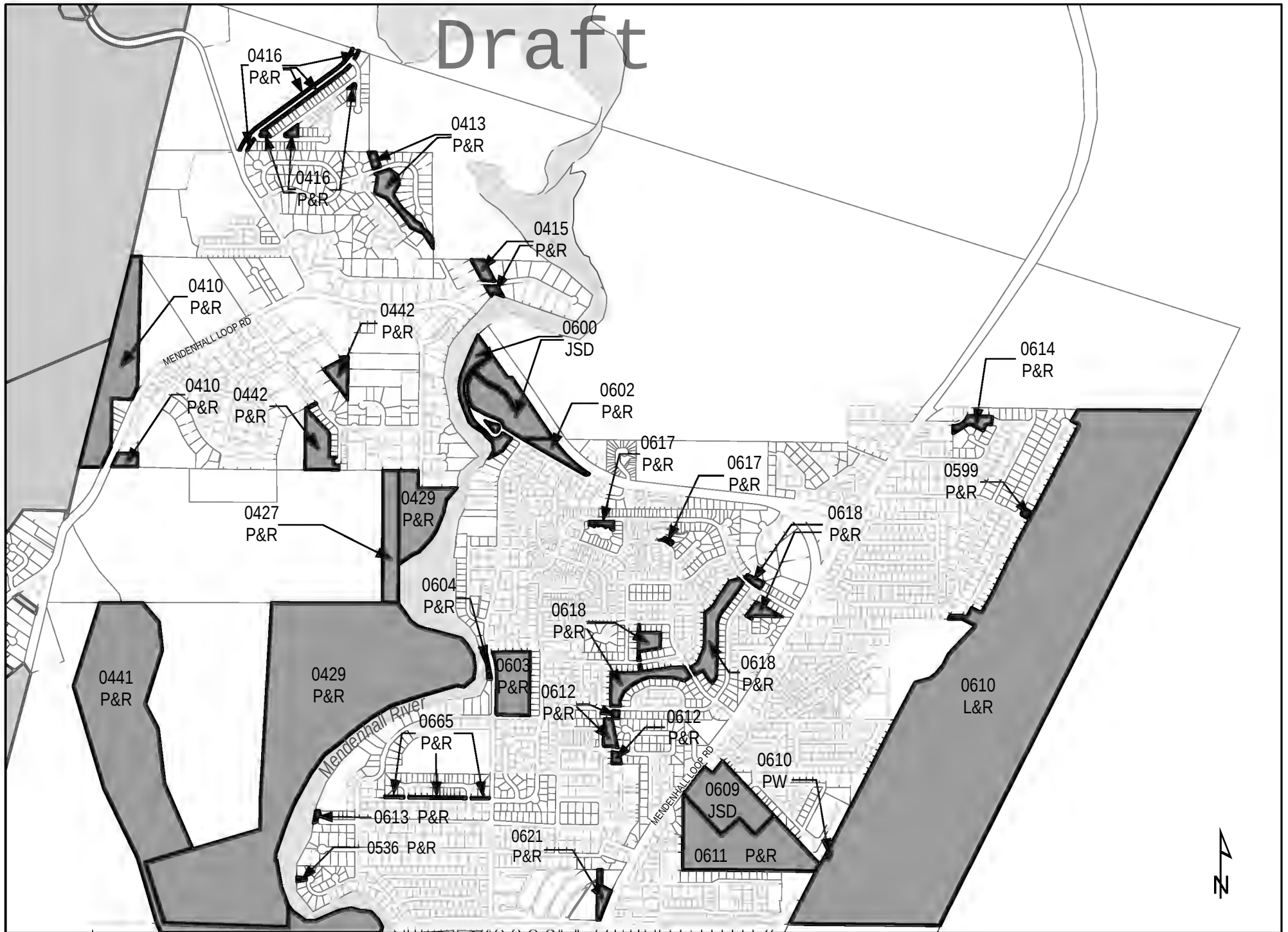
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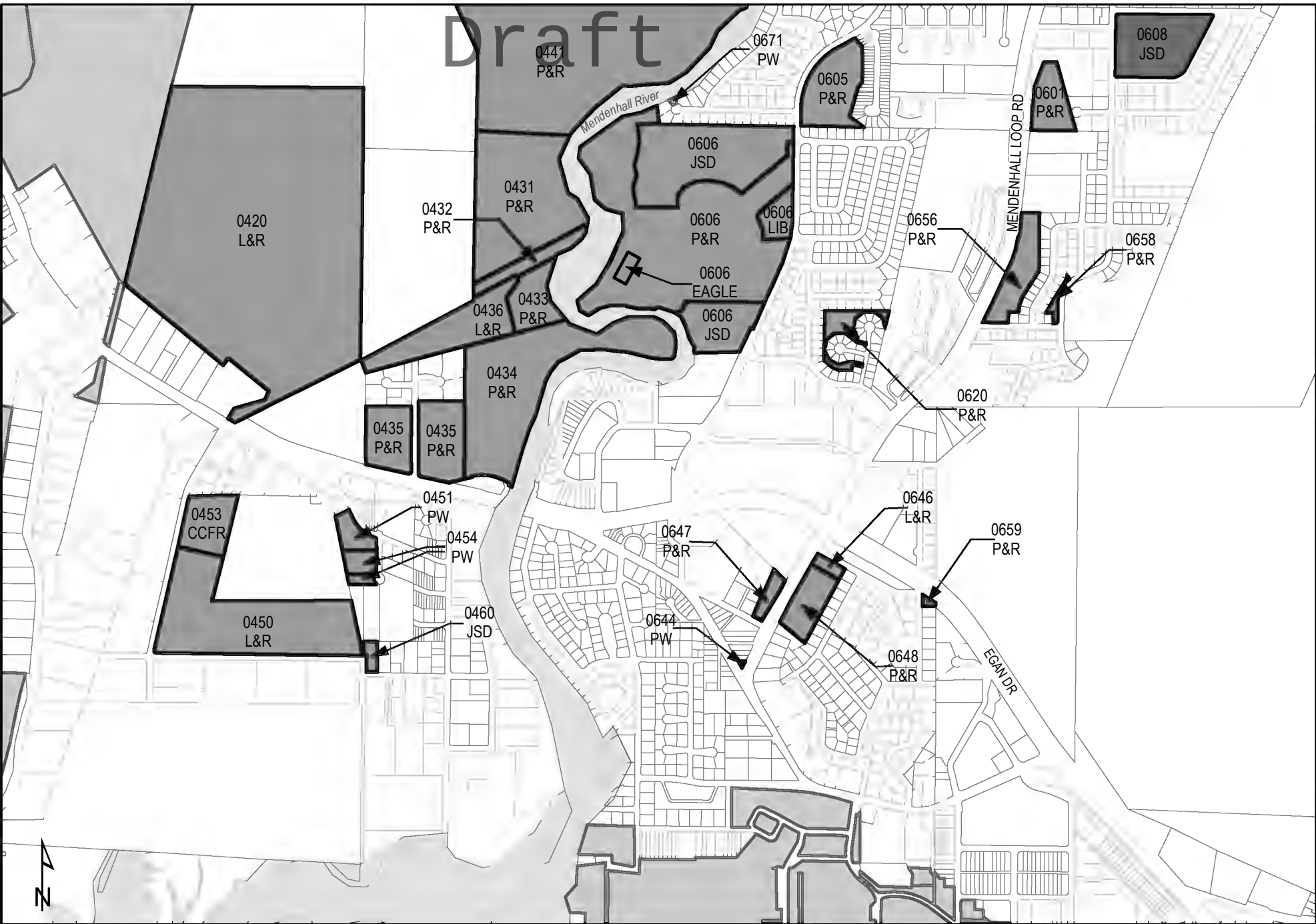


Map No. 12: Spuhn Island





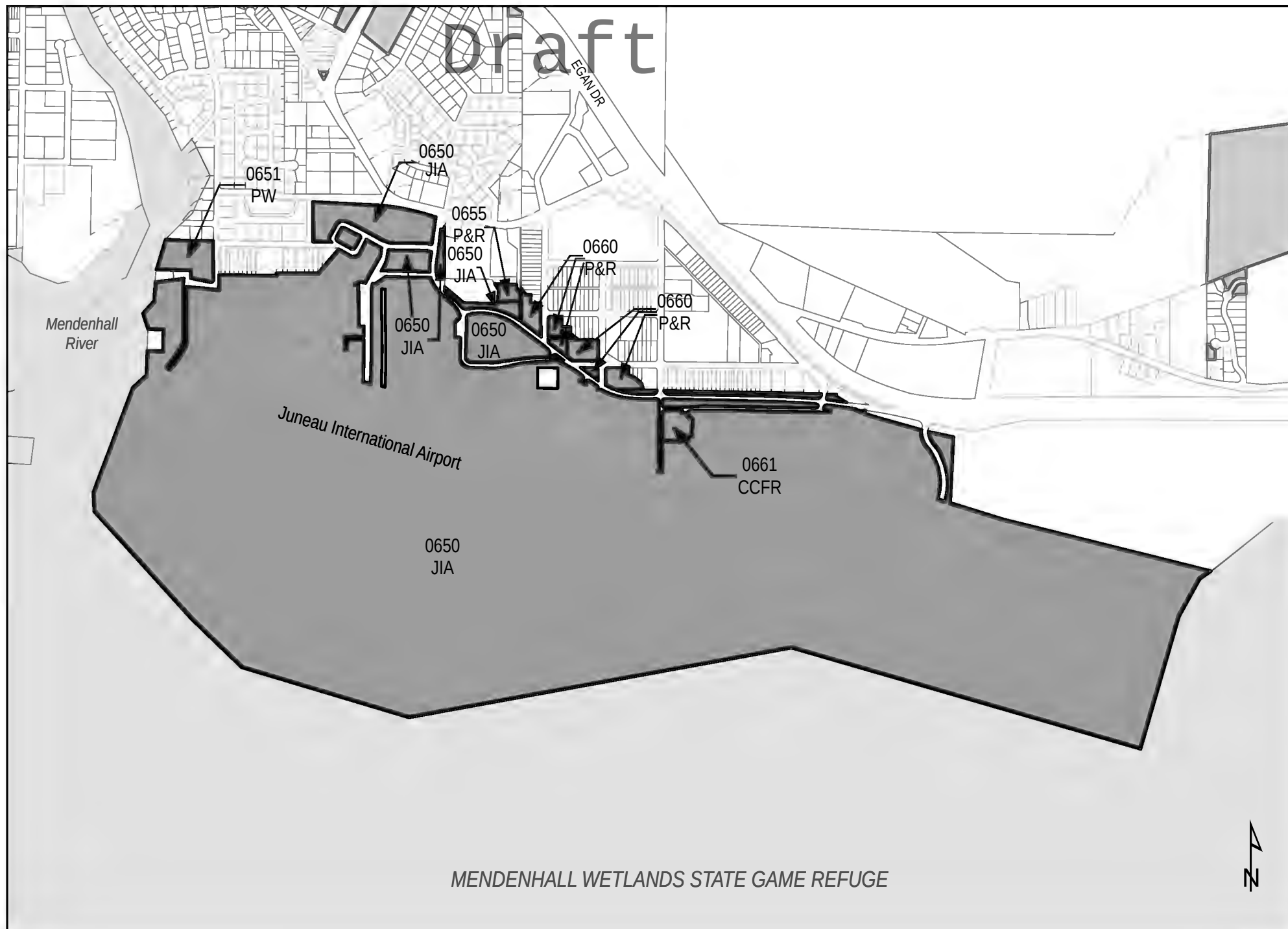
Map No. 13: North Mendenhall Valley



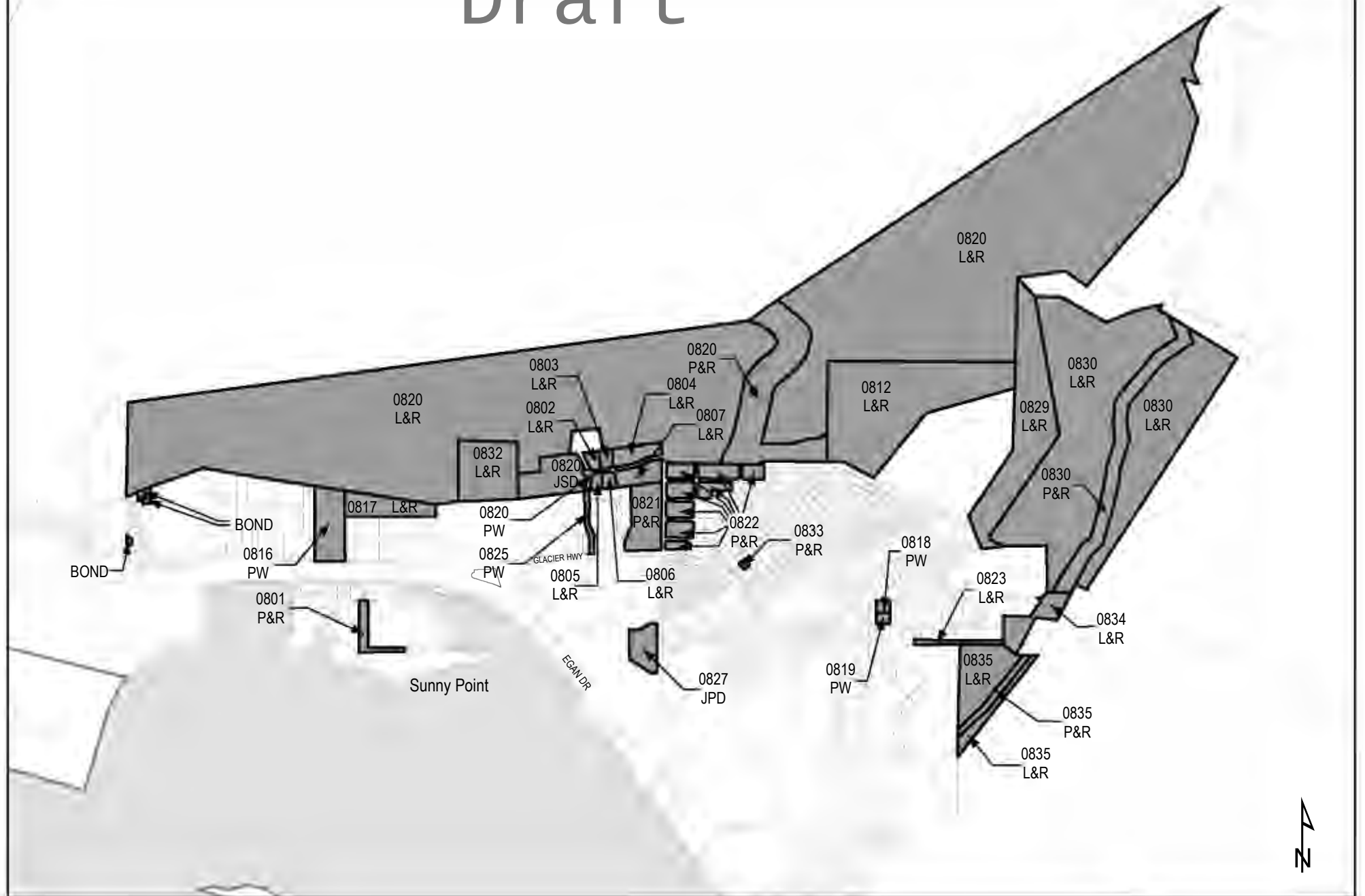
Map No. 14: South Mendenhall Valley

0 500 1,000 2,000 Feet

- CBJ Owned Properties
- CBJ Owned Properties managed by Docks & Harbors
- CBJ Owned Properties highlighted on adjacent page



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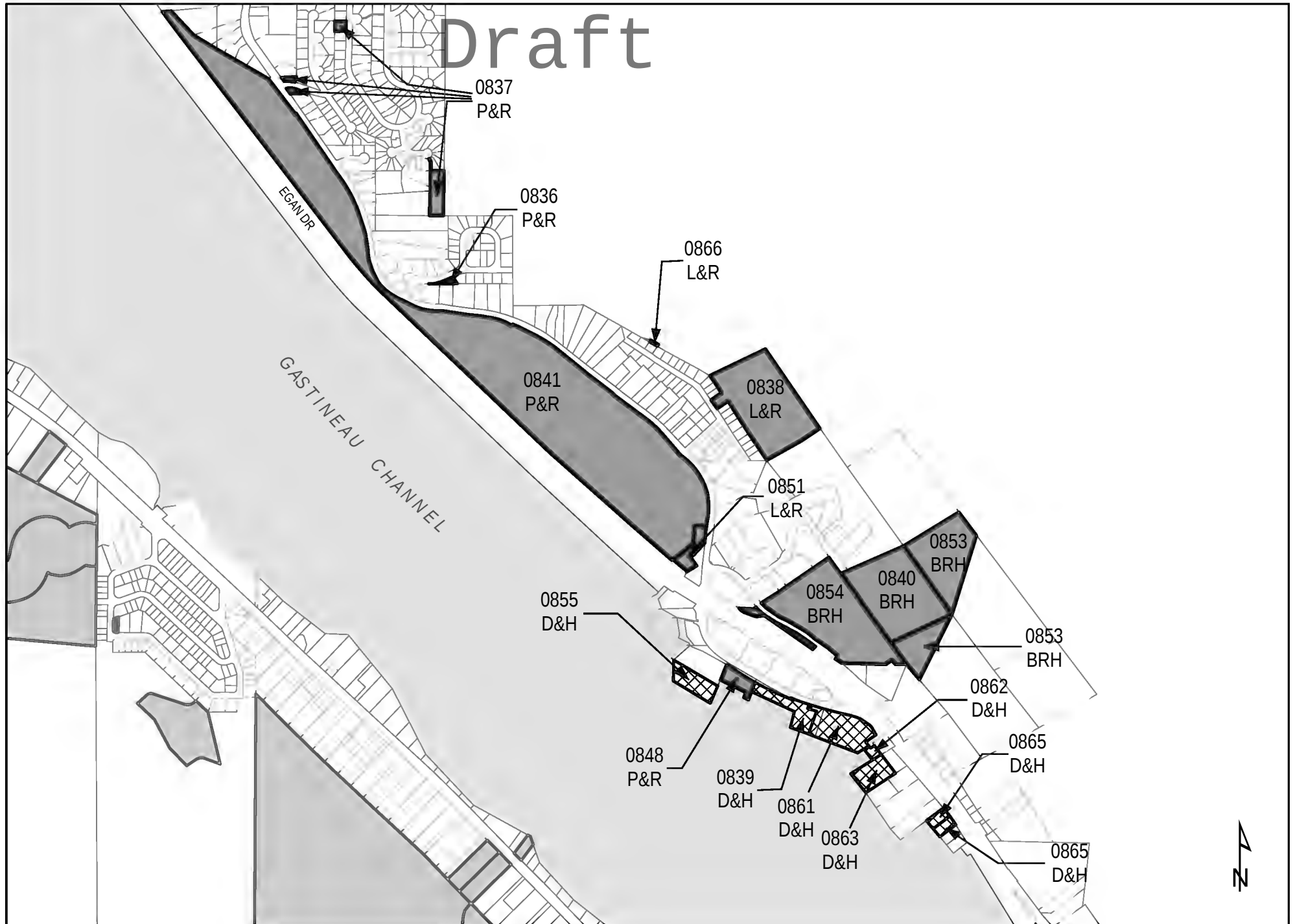
Map No. 16: Sunny Point and Lemon Creek

0 750 1,500 3,000
Feet

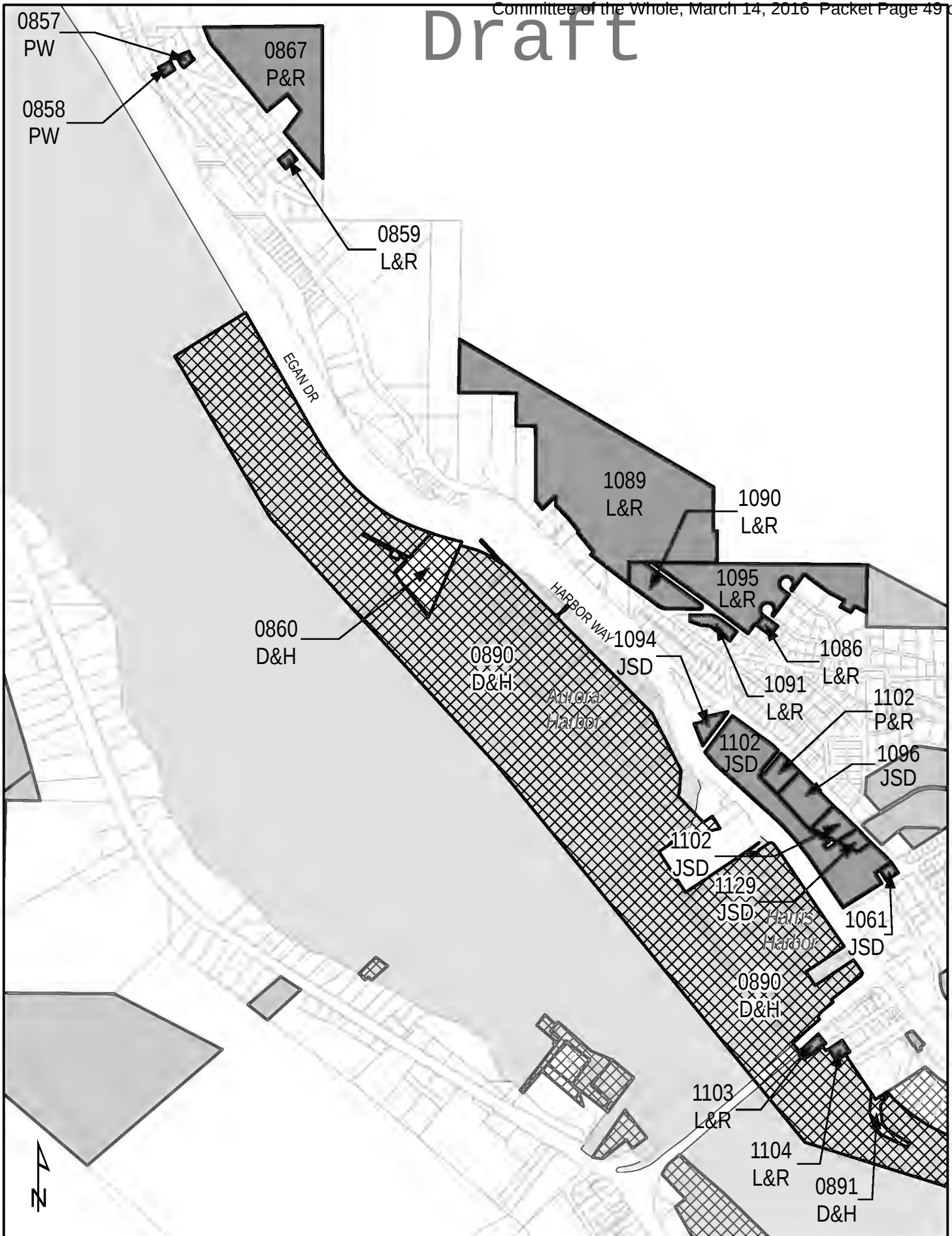
■ CBJ Owned Properties
 ▨ CBJ Owned Properties managed by Docks & Harbors

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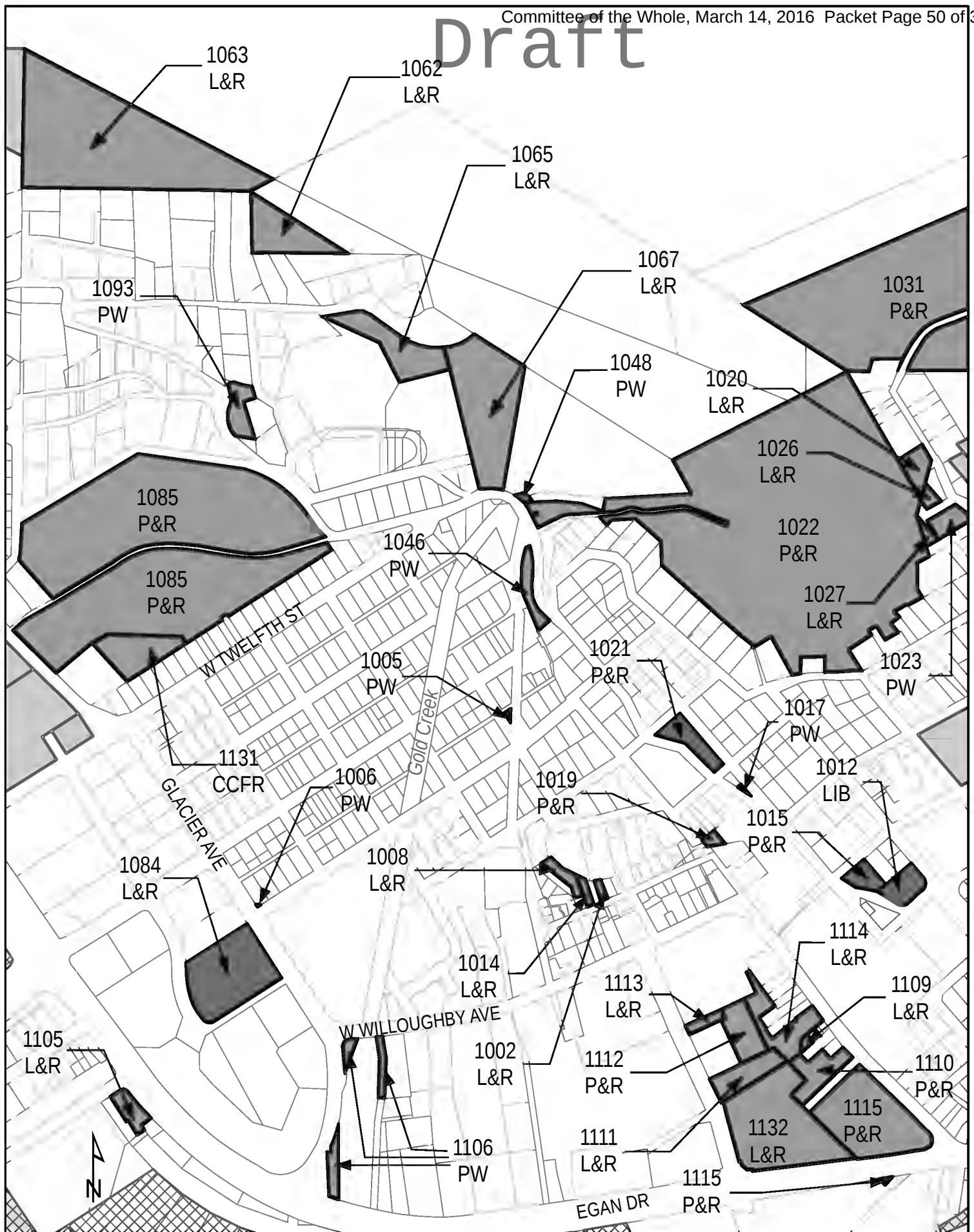
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Map No. 18: Aurora Harbor

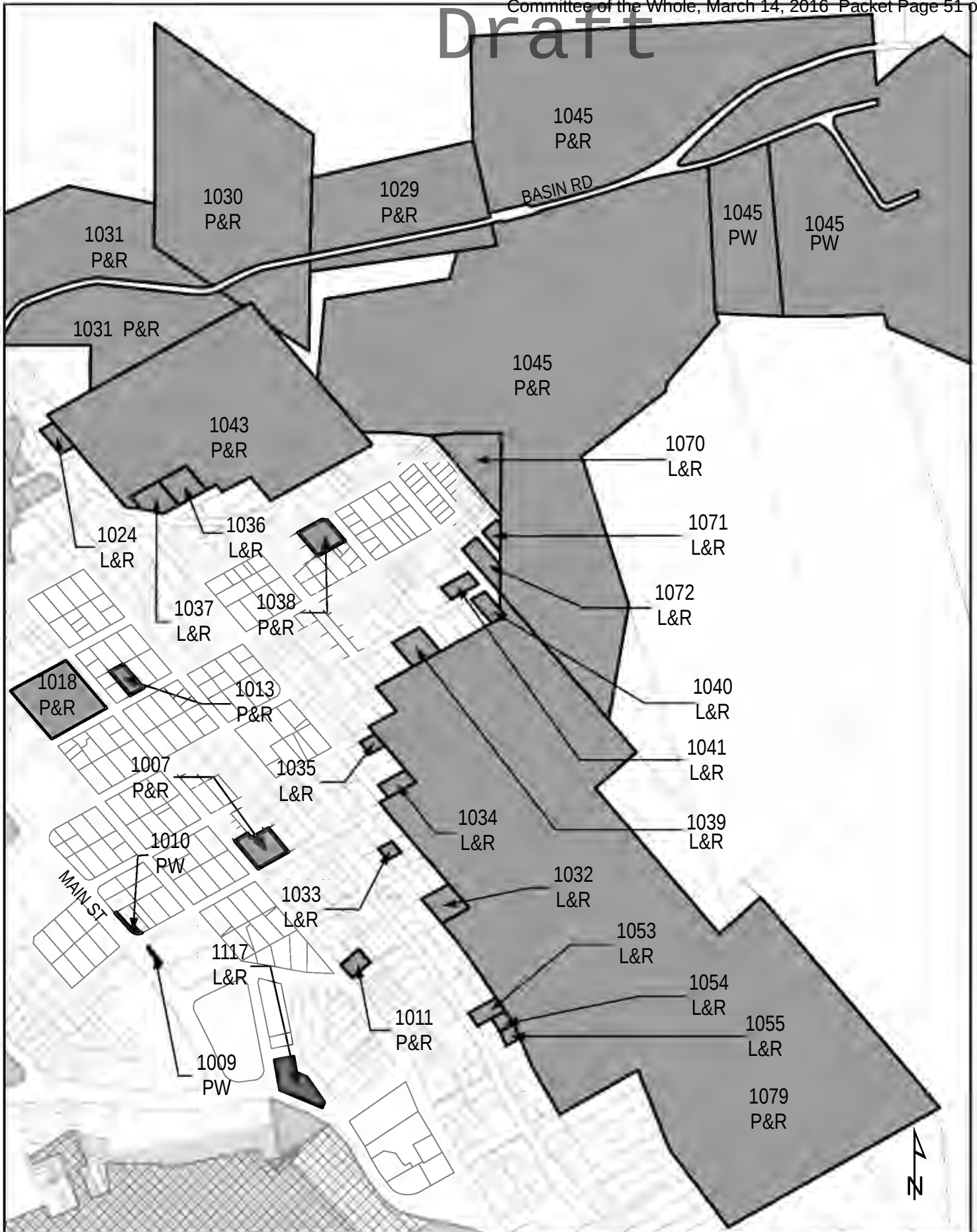


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Map No. 19: Cope Park

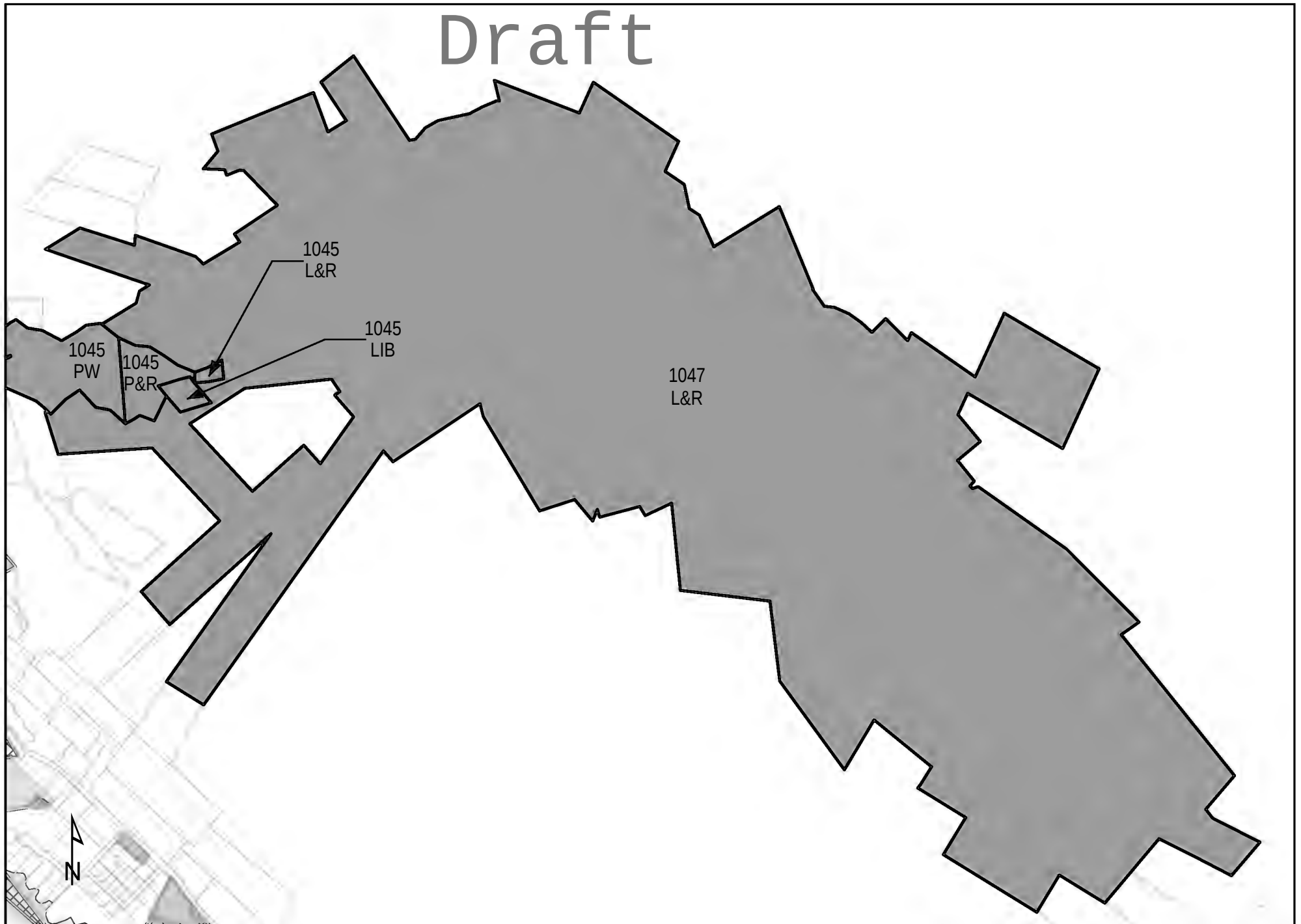
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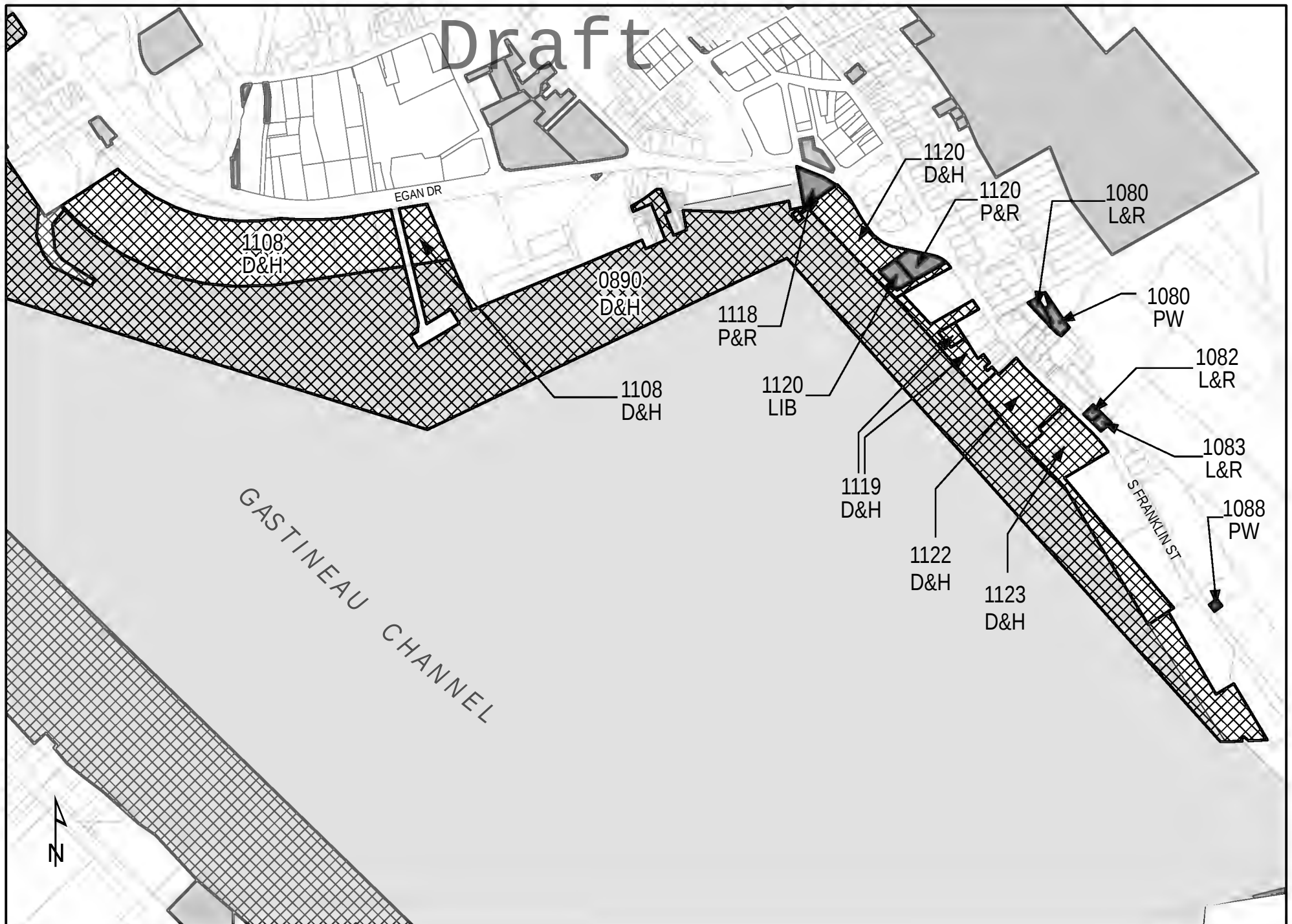
Map No. 20: Starr Hill & Basin Road

0 125 250 500 750 Feet

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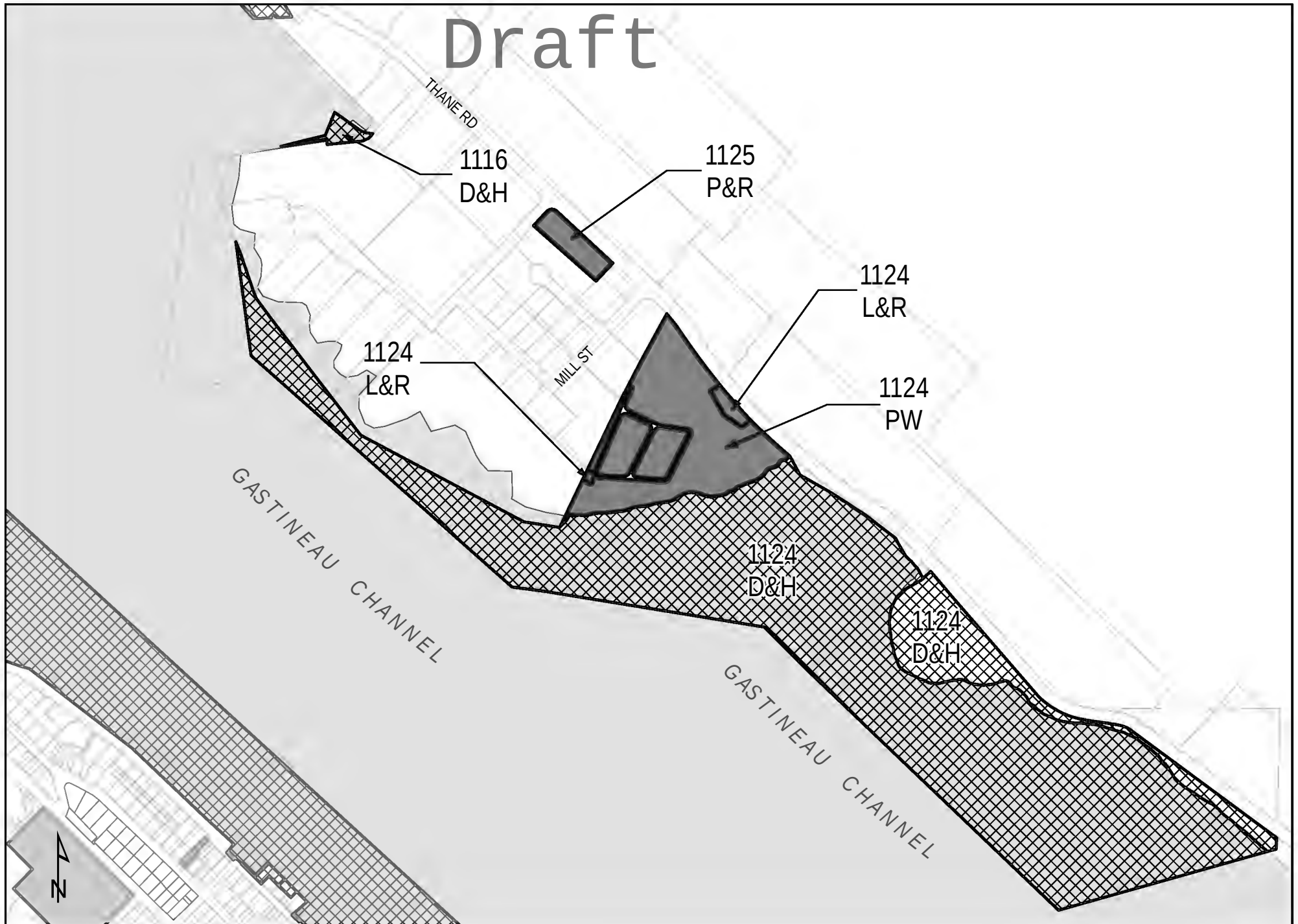
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Map No. 22: Downtown Waterfront

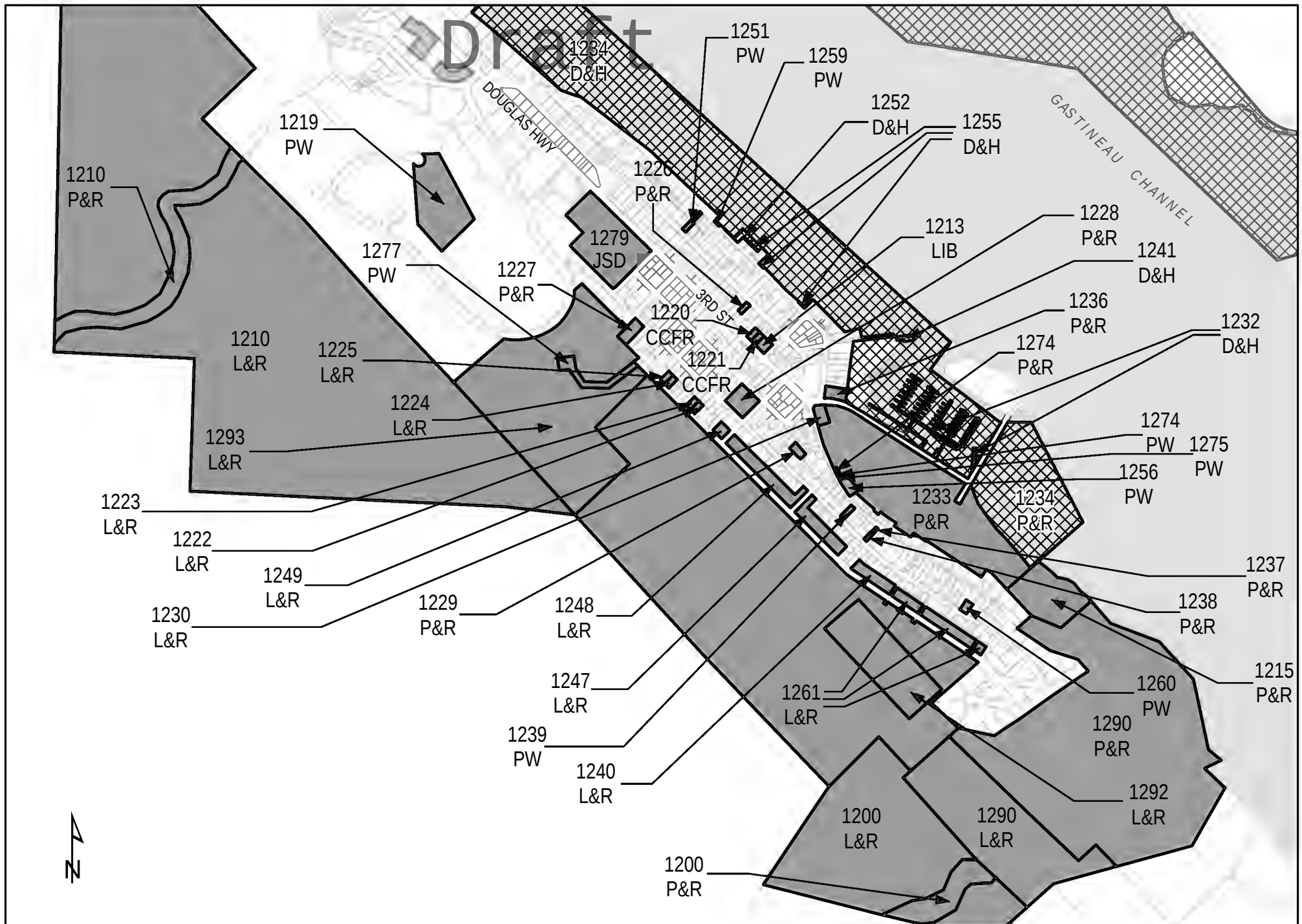


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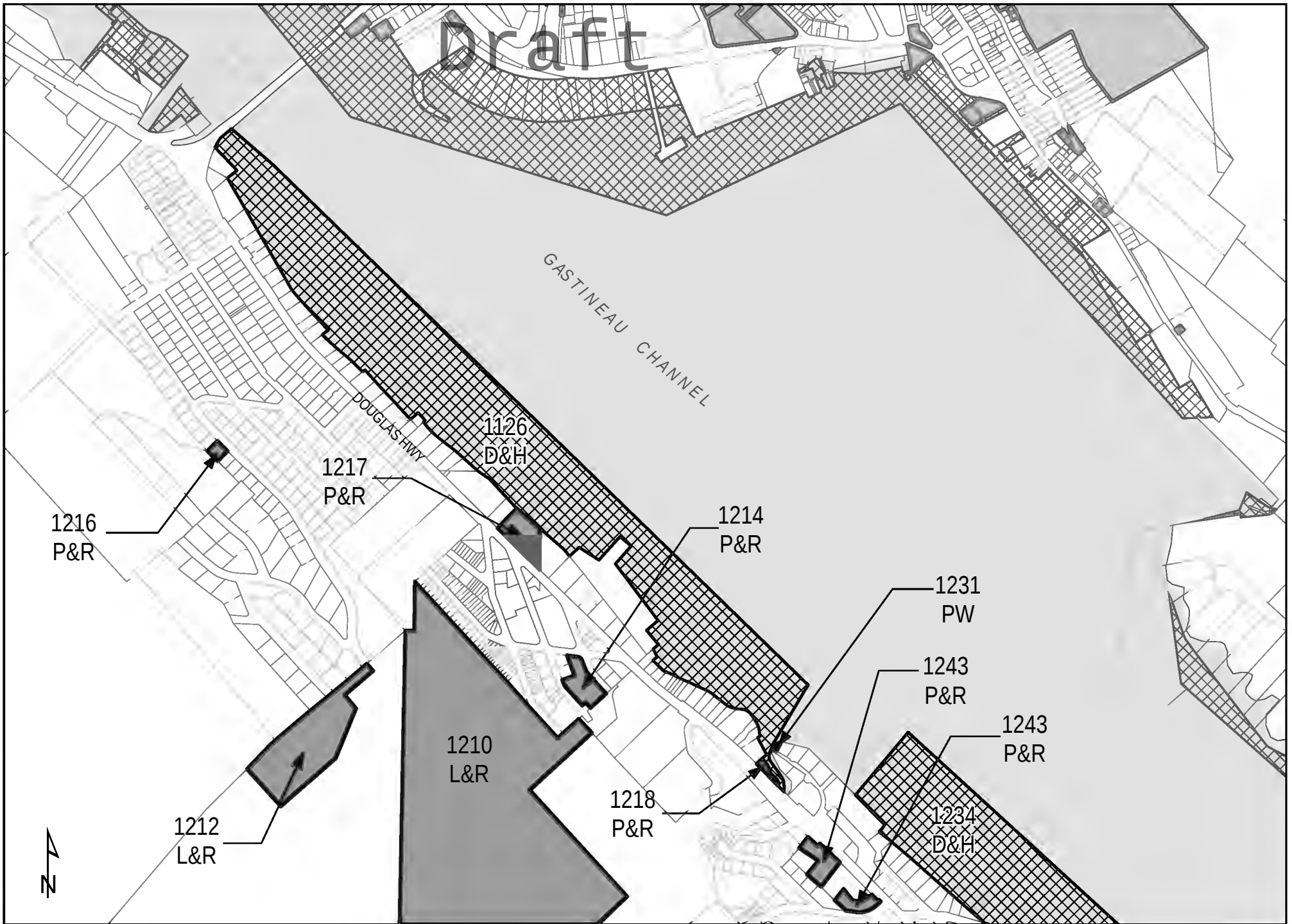


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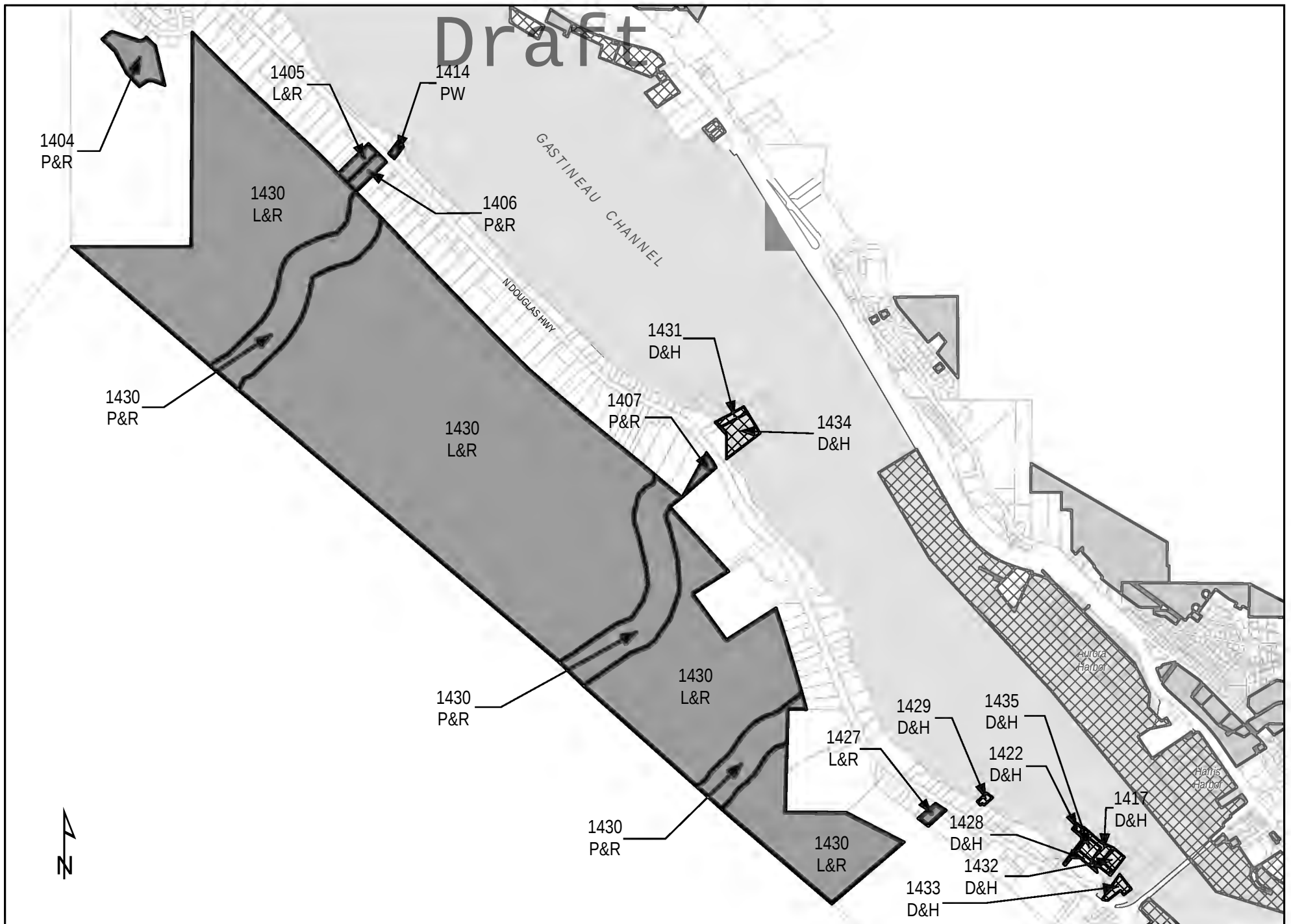




Map No. 25: Douglas

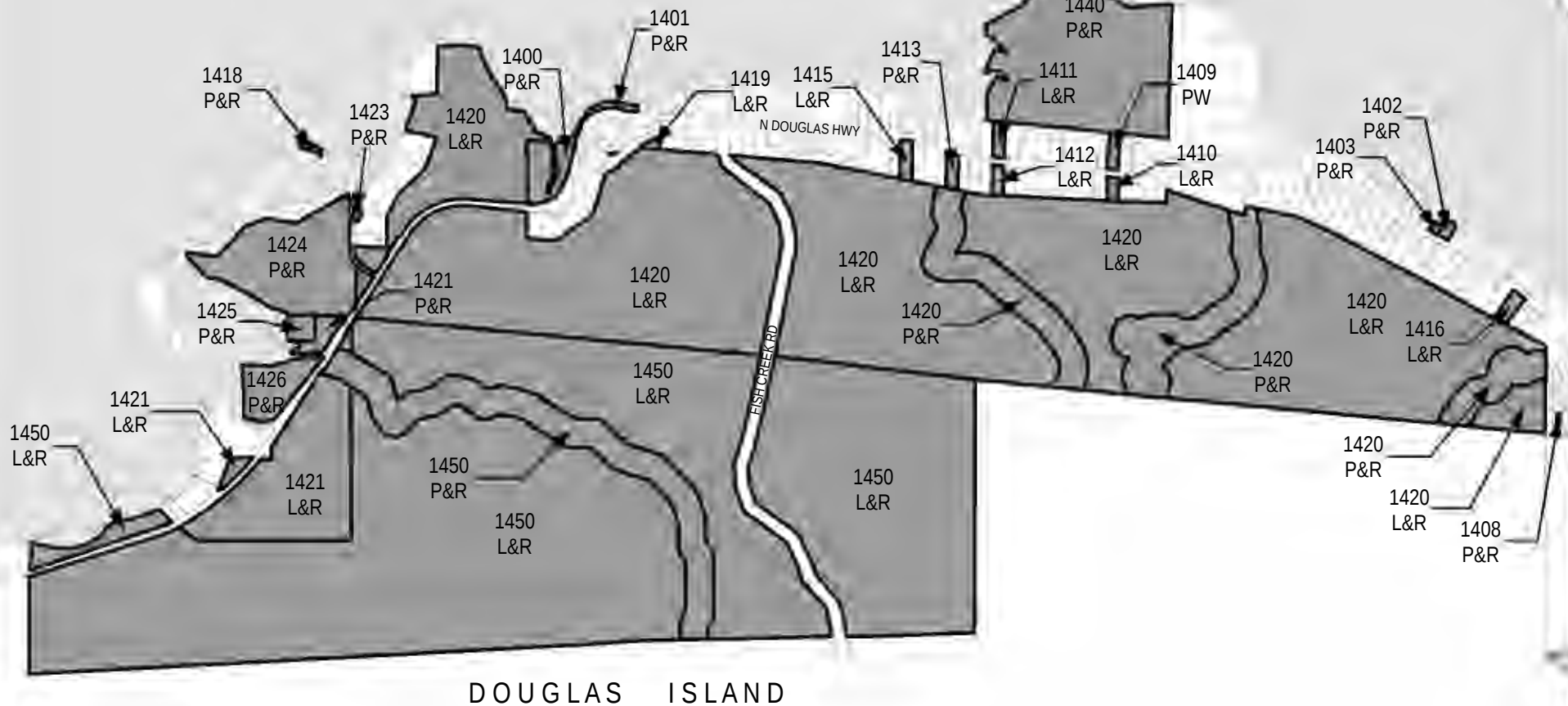


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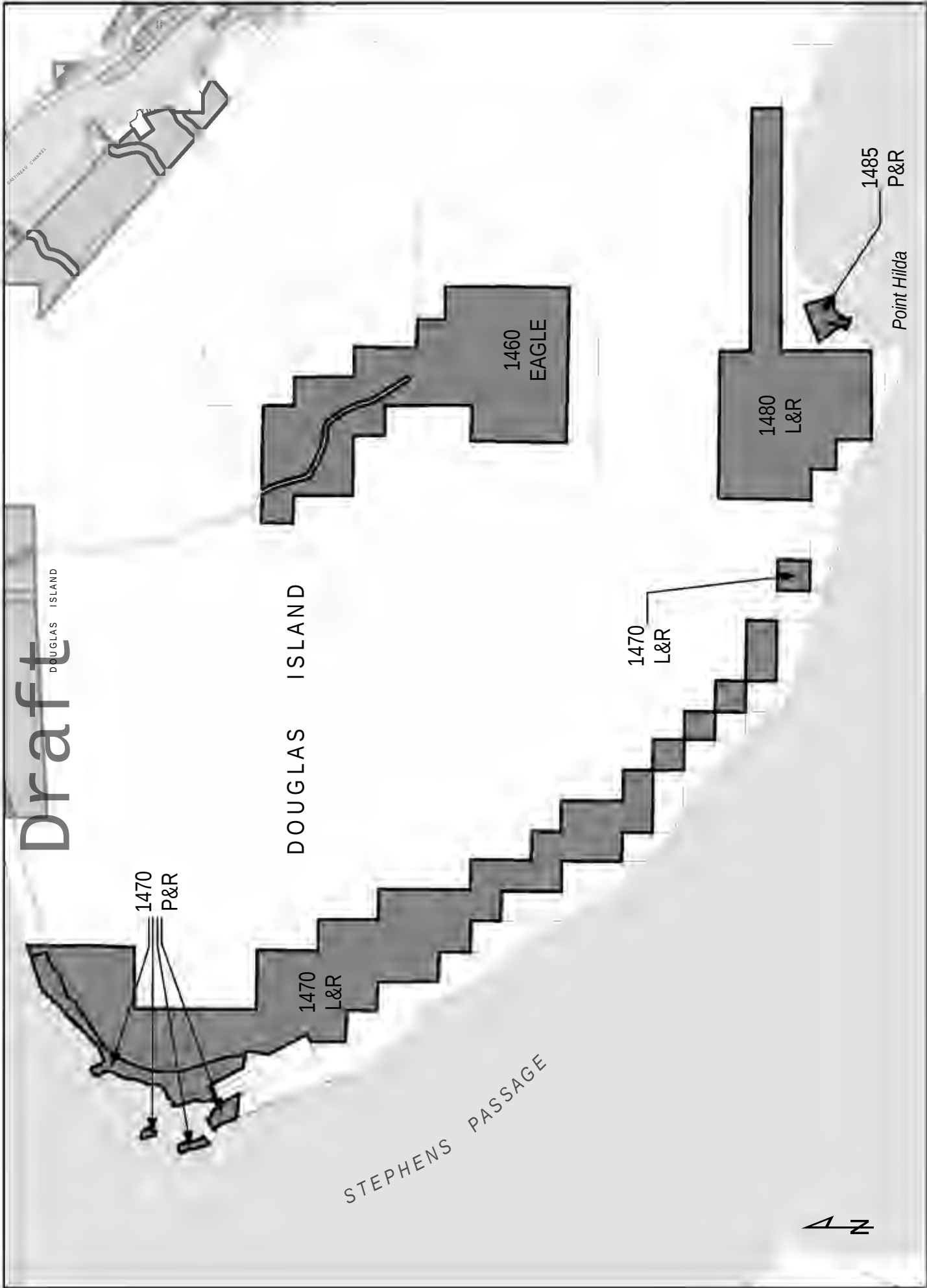
MENDENHALL WETLANDS STATE GAME REFUGE



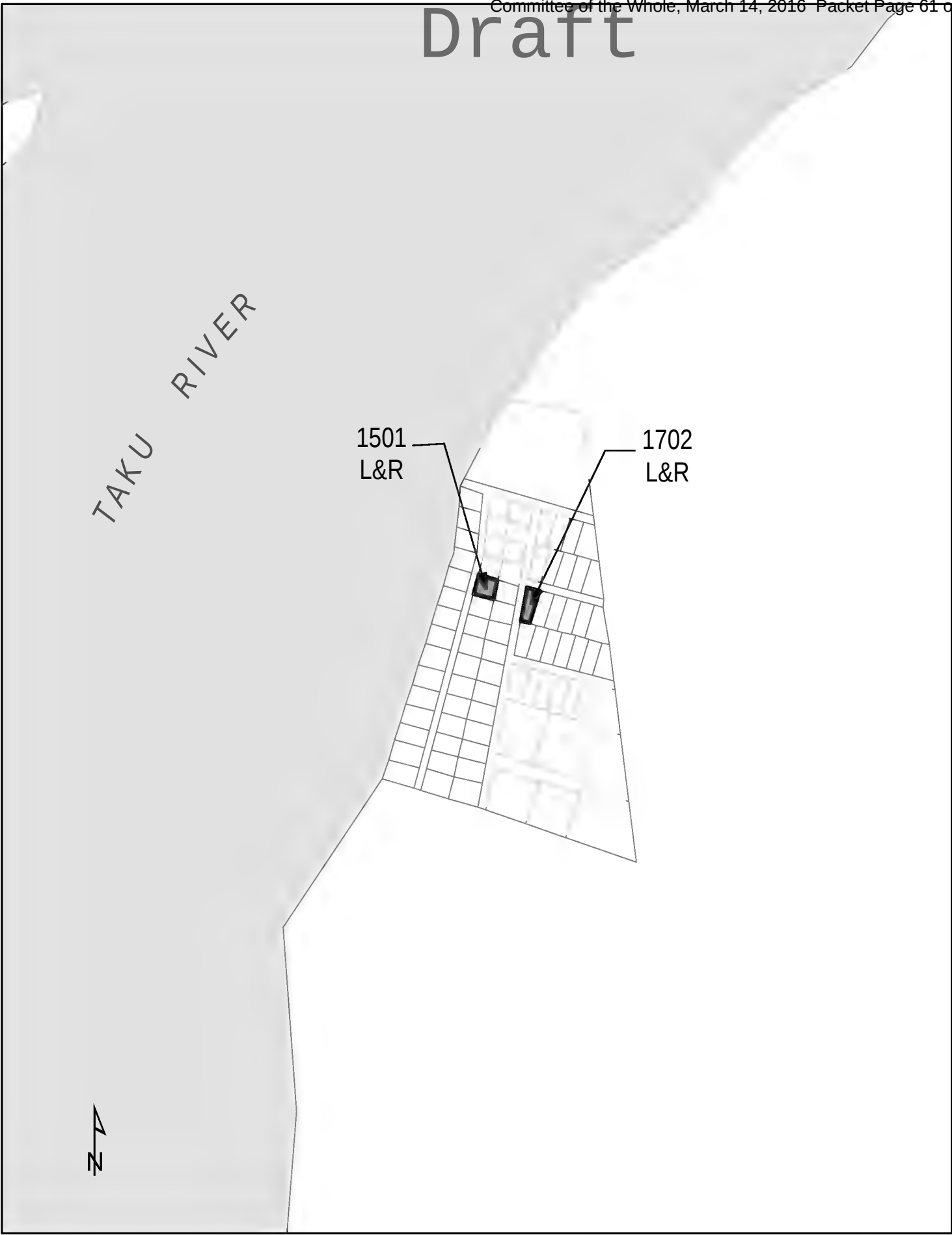
DOUGLAS ISLAND



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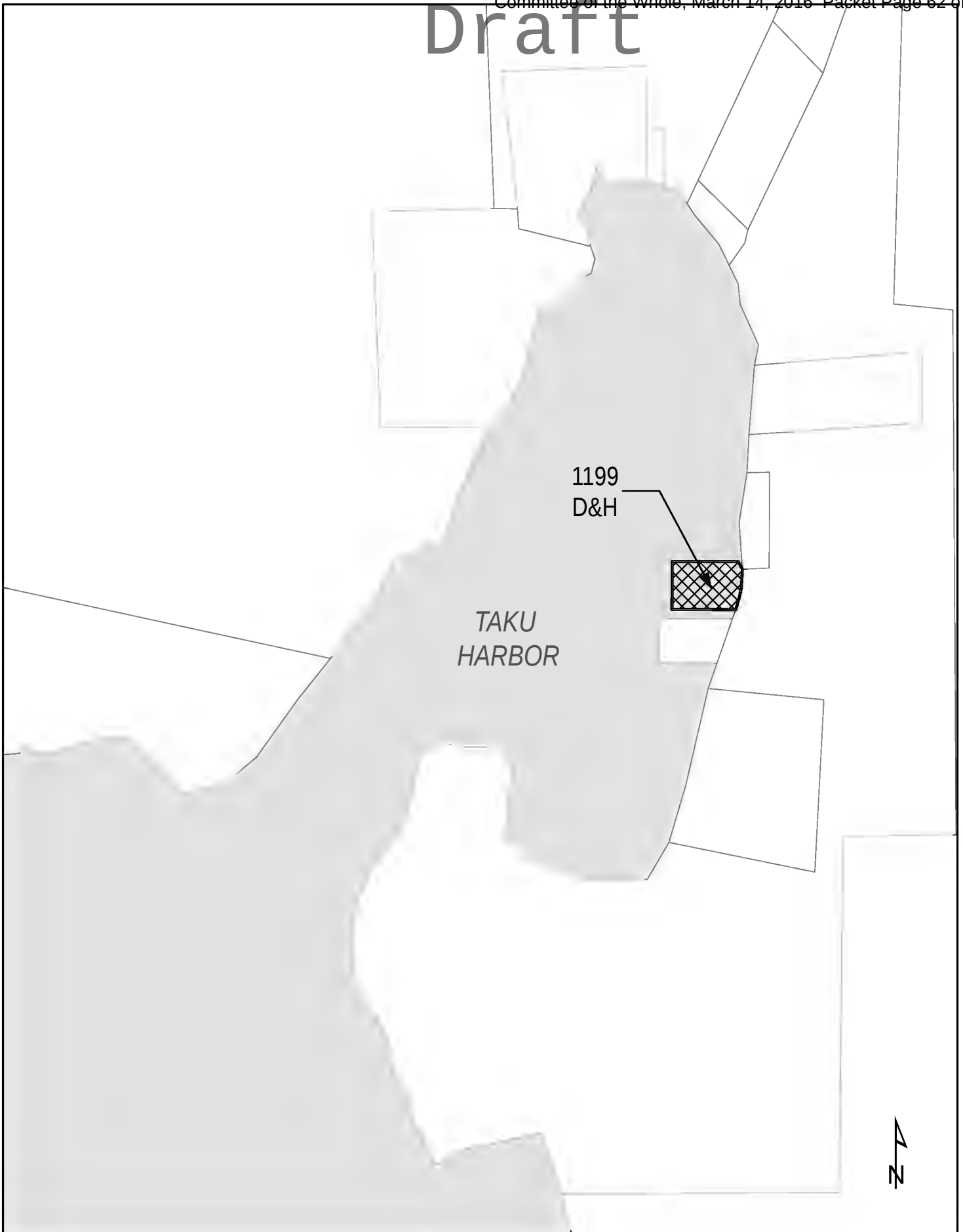
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Map No. 30: Taku River



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Map No. 31: Taku Harbor

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CBJ's Land Holdings

CBJ's Land Holdings:

This section contains a comprehensive list of all CBJ's land holdings and data about each parcel.

The table has been arranged in order by the Lands Number in the following columns:

General Location: General region in which the property is located.

Lands Number: Contains the Lands ID for each piece of CBJ property. These numbers are assigned by Lands Staff and may contain more than one legal lot. They are used for property management purposes.

Parcel Number: Contains the Assessor's parcel number. These numbers are assigned by the Community Development Department. They are the primary identifier for properties within the borough.

Legal Description: Contains the legal description for each Lands parcel. This includes survey, block and lot numbers, subdivision names, etc.

Size: Contains the size of property corresponding to specific Lands numbers. These areas sometimes contain more than one lot, or a fraction of property. This area does not always match the area encompassed by Assessor's parcel numbers. Areas are listed in acres. Although these match the records in the Lands Office, these sizes are not assured to be accurate.

Comments: Includes important notes related to the parcel(s).

Managing Department: Contains the department or division responsible for the day-to-day management of the property. In some instances there is more than one managing department because one parcel, especially large tracts, may include more than one use.

Retention Status: This column contains the following categories:

- "Dispose" will be considered for disposal, either in the near term or in the future.
- "Retain" are being retained for various public purposes which include parks, harbors, airport, fire stations, schools, the hospital, maintenance shops, etc. These lands are not intended to be sold but may be eased or leased for specific purposes, such as airport related uses, consistent with an adopted plan.
- "Retain/Dispose" are appropriate for disposal, but there are sections (such as stream corridors, high value wetlands, etc.) that may be retained for a public purpose. This designation is particularly common for larger parcels.

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Amalga Harbor	LND-0002	3B4001040060	Tract C, USS 3325	0.02	Amalga Harbor Island	Parks & Recreation	Retain
Pearl Harbor	LND-0005	3B3901000110	Lot 3, USS 3764	0.60	Public use; beach access	Parks & Recreation	Retain
Near Shrine of St. Therese	LND-0007	3B3801000012	Portion of Lot 2, USS 3764	426.35	North Tee Harbor to Pearl Harbor; 21 mile to 23.5 mile Glacier Hwy; west of highway is park and east of highway is future residential subdivision; Peterson Creek Trail; Shrine Creek greenbelt; Breadline shore	Lands & Resources and Parks & Recreation	Retain / Dispose
		3B3901010011					
		3B3901010012					
		3B3901010013					
		3B3901010014					
Eagle Harbor	LND-0008	3B4201000020	USS 0	4.50	Eagle Harbor shoreline	Parks & Recreation	Retain
South of Herbert River	LND-0009	3B4301000010	Fraction of USS 1174	147.00	Herbert River; road transects this property	Parks & Recreation	Retain
North of Amalga Harbor	LND-0010	3B4101000011	Lot 1, USS 3662	49.93	Salt Lake - Natural Area Park	Parks & Recreation	Retain
		3B4101000012					
	LND-0011	3B4101000010	Lot 2, USS 3662	3.05	Old tram route ROW	Parks & Recreation	Retain
	LND-0012	3B4101000020	Lot 3A, USS 3662	27.74	Peterson Creek; near junction of Amalga Harbor Road; Natural Area Park	Parks & Recreation and Fire Department	Retain
Eagle River	LND-0013	3B4101000013	Fraction of Lot 3B, USS 3662	503.28	North of Salt Lake; Eagle Harbor; Natural Area Park	Parks & Recreation	Retain
		3B4101000060					
	LND-0014	3B4301000030	Lot 9, Section 2, T39S, R64E, CRM	45.74	Eagle River shoreline; Boy Scout Camp Trail	Parks & Recreation	Retain
	LND-0015	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 10	10.67	Eagle River south of junction of Eagle and Herbert Rivers; Natural Area Park	Parks & Recreation	Retain
North of Amalga Harbor	LND-0016	3B4101000010	T39S, R64E, CRM, Section 2, GLO Lot 11	24.03	Eagle Beach; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0017	3B4101000010	T39S, R64E, CRM, SE1/4SW1/4	40.00	Eagle River; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0018	3B4201000010	USS 1198, and Tract A & B, USS 1163	113.65	Natural Area Park - Eagle Valley Center	Parks & Recreation	Retain
Amalga Harbor	LND-0019	3B4001000060	Tract 6, 7 & 8, USS 1286	84.41	Salt Chuck property along Amalga Harbor Road; Natural Area Park	Parks & Recreation	Retain
		3B4101000070					
		3B4001010010					
Pearl Harbor	LND-0020	3B4001000070	USS 3760	96.47	Shoreline; Natural Area Park	Parks & Recreation	Retain
		3B4001000071					
Amalga Harbor	LND-0022	3B4001040044	ATS 1377	1.94	Amalga Harbor boat launch	Docks & Harbors	Retain
	LND-0023	3B4101000014	Tract A & B, ATS 1560	2.10	Amalga Harbor & Salt Chuck	Parks & Recreation	Retain
		3B4101000015					
Pearl Harbor	LND-0025	3B3901000121	Tract 3, USS 1466 & North Lot A, USS 2516	13.97	Jensen-Olson Arboretum; conservation easement	Parks & Recreation	Retain
		3B3901000130					
Amalga Harbor	LND-0026	3B4001040041	Lot 1, Amalga Harbor Subdivision	3.97	Amalga boat launch & parking	Docks & Harbors	Retain
Inland from Amalga Harbor	LND-0027	3B4101010074	Lot 4, Strawberry Acres Subdivision	3.62	Open space near Amalga Harbor; conservation easement	Parks & Recreation	Retain

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<i>General Location</i>	<i>Lands Number</i>	<i>Parcel Number</i>	<i>Legal Description</i>	<i>Size (acres)</i>	<i>Comments</i>	<i>Managing Department</i>	<i>Retention Status</i>
North Tee Harbor	LND-0101	8B3701040011	Tract B, Beardsley Bay Subdivision	1.83	Natural Area Park	Docks & Harbors	Retain
	LND-0102	8B3701020010	Lot 1, Block 2, Tee Harbor Alaska Subdivision	0.63	Narrow, undevelopable roadside lot; future ROW	Public Works	Retain
	LND-0103	8B3701050030	Tract A, Tee Harbor Alaska Subdivision	1.33	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0104	8B3701050020	Tract B, Tee Harbor Alaska Subdivision	1.14	North tip of Tee Harbor Subdivision; Natural Area Park	Parks & Recreation	Retain
	LND-0105	8B3701050011	Tract CC, Beardsley Bay Subdivision	1.66	Natural Area Park	Docks & Harbors	Retain
	LND-0106	8B3701000200	Lot 5, Block 1, Tee Harbor Alaska Subdivision	0.65	Three private water rights and waterlines exist on this lot; beach access to north Tee Harbor.	Public Works	Retain
	LND-0107	8B3701050080	Lot 1A, USS 3060	0.44	Northwest Tee Harbor waterfront lot; shoreline access	Docks & Harbors	Retain
South Tee Harbor	LND-0109	8B3501040050	Lot 13, USS 3058	0.14	Small access lot from Stephens Road to Favorite Channel shoreline (undeveloped)	Parks & Recreation	Retain
	LND-0110	8B3601030020	Lot 41, USS 3058	3.03	Parcel is divided by ROW corridor; used for parking	Docks & Harbors	Retain
	LND-0111	8B3501030100	Lot 19A, USS 3059	0.34	Junction of Point Stephens Road and Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0112	8B3501030060	Lot 22A, USS 3059	0.31	Point Stephens Spur Road; Natural Area Park; shoreline access	Parks & Recreation	Retain
	LND-0113	8B3601030200	Lot 39, USS 3058	1.02	Tee Harbor parking lot & latrines, at the end of Point Stephens Road	Docks & Harbors	Retain
	LND-0114	8B3601000070	Lots 1 - 31, Lot A-1 & Tract A, and Trails End Drive, Point Stephens Alaska Subdivision	56.07	West side of southern Tee Harbor peninsula; Natural Area Park	Parks & Recreation	Retain
	LND-0115	8B3601020040	Lot B-5, tract A, USS 2388	0.76	Eastern side of southern Tee Harbor peninsula	Parks & Recreation	Retain
	LND-0116	8B3601030180	ATS 615A	3.18	Tee Harbor tidelands	Docks & Harbors	Retain
North Tee Harbor	LND-0117	8B3701050120	Lot 1, USS 3764	0.86	Southern tip of northern peninsula	Parks & Recreation	Retain
	LND-0118	8B3701050131	Tract A, Beardsley Bay Subdivision	14.46	Western portion of northern peninsula; Natural Area Park	Parks & Recreation	Retain
South Tee Harbor	LND-0120	8B3401030040	Tract A, USS 3765	3.16	Lynn Canal Fire Station	Fire Department	Retain
	LND-0121	8B3401030050	Lot 64, USS 3268	1.66	South end of Lynn Canal Fire Station; future expansion	Fire Department	Retain
	LND-0122	8B3601030130	Lot 1, Harbor Lites Subdivision	0.23	Waterfront lot	Lands & Resources	Retain
Lena Point	LND-0127	8B3301070090	Block E, South Lena Subdivision	64.34	Future residential development	Lands & Resources	Dispose
South Lena	LND-0129	8B3301050080	Lot 8, Block B, South Lena Subdivision	0.84	Future disposal	Lands & Resources	Dispose
Lena Cove	LND-0130	8B3501010200	Lot 10A, USS 3055	0.21	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain

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South Lena	LND-0132	8B3301000250	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	LND-0133	8B3401010040	Lot D-D, USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	8B3401000060	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0135	8B3301070070	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	LND-0137	Unassigned	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	8B3301050070	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0141	8B3301050040	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	8B3301050010	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	8B3301040180	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	LND-0157	8B3501010030	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'yeik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B3001020021					

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Indian Cove	LND-0202	4B3101030120	Lot 2, USS 3810	1.54	Auke Bay (Indian Cove), small island west of Indian Point; Natural Area Park	Parks & Recreation	Retain
	LND-0203	4B3101020040	Lots 3 & 4, Indian Point	24.02	Southern portion of Indian Point; Natural Area Park. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
	LND-0204	4B3101020010	ATS 239	4.70	Indian Cove	Docks & Harbors	Retain
	LND-0205	4B3101020020	Lot 2, USS 3811	28.16	Auke Cape; road easement deed (Lot 6 USS 3811) for access to the lot. This parcel should be managed and protected in a manner that is sensitive to the cultural heritage of the A'ak'w Kwa'an people."	Parks & Recreation	Retain
Auke Bay	LND-0209	4B3001020040	ATS 1170	1.69	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
	LND-0210	4B3101000110	Lot A1, USS 2389	2.41	Auke Bay, above Glacier Hwy - Auke Nu Cove; undeveloped access from north Glacier Hwy to CBJ owned Lot 1, USS 3810	Lands & Resources	Retain
	LND-0211	4B3001020035	ATS 1525, Tract A & B	1.16	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
		4B3001020045					
	LND-0212	4B3101000021	Lot 1, ATS 357	0.61	Auke Bay tidelands	Docks & Harbors	Retain
	LND-0213	4B3101000230	ATS 1644	0.39	Dock for seafood processing plant at Auke Nu Cove	Docks & Harbors	Retain
Back Loop	LND-0300	4B2601010021	Lot 3, Bonnie Subdivision	1.09	Panhandle lot along Mendenhall Loop Road; purchased to enhance access options for development of CBJ's "Hill 560" property east of Auke Lake	Lands & Resources	Retain
Auke Bay	LND-0301	4B2801020130	Fraction USS 3812	0.36	Undeveloped pedestrian beach access & stream easement from 12.6 mile north Glacier Hwy to Auke Bay	Parks & Recreation	Retain
	LND-0302	4B2801020070	FS ROW, USS 2909	0.14	Beach access; stream corridor from 12.5 mile north Glacier Hwy to Auke Bay (undeveloped)	Parks & Recreation	Retain
	LND-0303	4B2801010060	Tract A & Lot 2, USS 3819	0.95	12.3 mile north Glacier Hwy; Auke Bay Wastewater Treatment Plant	Parks & Recreation, Public Works and Docks & Harbor	Retain
		4B2801010080					
	LND-0305	4B2801040220	Lot 1, USS 2391	1.39	12.7 mile Glacier Hwy; Spaulding Meadows Trail and trailhead parking.	Parks & Recreation	Retain
	LND-0306	4B2801030110	Lot 3, USS 2391	1.20	Access and entrance to Auke Bay Elementary School	School District	Retain
	LND-0307	4B2801010050	Fraction of Lot 5, USS 2664	0.30	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0308	4B2801020121	ATS 1669	0.95	Thomas - current lessee	Docks & Harbors	Retain
	LND-0309	4B2801020045	ATS 33	1.25	Taylor - current lessee; Fisherman's Bend	Docks & Harbors	Retain
	LND-0310	4B2301050100	ATS 739	6.05	Statter Harbor & launch ramp	Docks & Harbors	Retain
	LND-0311	4B2301050042	ATS 1126	1.57	Dock - Auke Bay	Docks & Harbors	Retain

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Auke Bay	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	ATS 1324	7.15	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2801010034	ATS 1118	2.43	Statter Harbor	Docks & Harbors	Retain
	LND-0315	4B2801030121	Lot 3B1, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land; western portion of lot may be used for residential purposes; Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2801040031	Lot 2, Kirkevold Subdivision	1.73	Auke Bay Fire Station; Northern portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Statter Harbor	Docks & Harbors	Retain
	LND-0318	4B2801010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2801010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2801010032	Lot 3C, USS 2664 and ATS 16	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2801010040	Lot 4, USS 2664	0.41	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0322	4B2301050110	Fraction of USS 1504	0.00	Auke Bay pump station (Statter Harbor)	Public Works	Retain
	LND-0399	4B2701000060	Fraction of Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain
	LND-0400	4B2701080130	Fraction of Lot 3, USS 3820	171.80	Future low-density residential; open space	Lands & Resources and Parks & Recreation	Retain / Dispose
Back Loop	LND-0401	4B2701080120	Lot 1, USS 3820	9.82	6 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
	LND-0403	4B2601010120	Lot 7, Tract B, USS 2392	0.63	Undeveloped ROW at 5.5 mile Mendenhall Loop Road	Lands & Resources	Retain
Auke Lake	LND-0404	4B2701020040	Lot 1, Tract A, USS 2392	0.67	Undeveloped ROW & pedestrian access to Auke Lake at the mouth of Lake Creek (from Back Loop Road)	Parks & Recreation	Retain
Back Loop	LND-0406	4B2701070070	Lot 4, USS 3820	2.73	North of Auke Lake; 6 mile Mendenhall Loop Road; undeveloped access route from 5.7 mile Mendenhall Loop Road to USS 3406 & USS 3820.	Public Works	Retain
	LND-0410	4B2601030010	Lot 2, USS 3730	21.28	West Mendenhall Valley, 5 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
Montana Creek	LND-0411	4B2901410022	Lot 2 & Lot 3, McGinnis View Subdivision	1.98	Adjacent to Montana Creek Road; Natural Area Park	Parks & Recreation	Retain
		4B2901410023					
	LND-0412	4B2901420010	Tract C, USS 2337 & Tract A, ASLS 98-6; Portion USS 10242	852.68	Montana Creek Road, from Gun Club to Rifle Range; Montana Creek; Natural Area Park	Parks & Recreation	Retain
		4B2901410013					
	LND-0413	4B2901340051	Tract A & B, Montana Creek Subdivision III	3.94	Open space - greenbelt	Parks & Recreation	Retain
Back Loop	LND-0415	4B2901340270					
		4B2901090030	Nunatak Terrace II, North & South Public Park Reserve	1.42	Dedicated open space	Parks & Recreation	Retain
		4B2901100040					

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Montana Creek	LND-0416	4B2901260120	Block C Park, Brigadoon Estates I; Block B Park, Brigadoon Estates I; Block B Park, Brigadoon Estates II; 3 Greenbelt Corridors, Brigadoon Estates I & II	2.13	Brigadoon Estates dedicated open space; three parcels and 20' wide strips either side of Skaters Cabin Road	Parks & Recreation	Retain
	LND-0417	3M000MTACRK3	USMS 939	165.29	Patented claims south of McGinnis Creek; Natural Area Park; remote	Parks & Recreation	Retain
	LND-0418	4B2901410012	Tract B, USS 2337	2.10	Property to be managed for wetland values	Parks & Recreation	Retain
	LND-0419	4B2901410011	Tract A, USS 2337	2.53	Adjacent to Montana Creek Road; to be managed for wetlands	Parks & Recreation	Retain
West Mendenhall Valley	LND-0420	4B2201010100	USS 3873	121.56	Pederson Hill; future residential subdivision	Lands & Resources	Dispose
	LND-0427	4B2501050030	Fraction of USS 2551	7.58	Former Harlan Olsen property; trail	Parks & Recreation	Retain
	LND-0429	4B2201010030	Fraction of Lot 1, 2, & 5, USS 4598	135.25	Former Kaiser Property; Mendenhall River frontage and greenbelt; trail	Parks & Recreation	Retain
		4B2501050020					
		4B2601020030					
	LND-0431	4B2201010050	Lot 14, USS 4598	27.36	South of junction of Montana & Mendenhall Rivers; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0432	4B2201010061	Lot 15, USS 4598	2.67	North of Brotherhood Bridge Park; Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0433	4B2201010072	Tract B, USS 1041	5.11	Mendenhall River greenbelt; north of Brotherhood Park	Parks & Recreation	Retain
	LND-0434	4B1601000010	Tract B, USS 1042 & Fraction USS 1193	24.63	Brotherhood Bridge Park	Parks & Recreation	Retain
		4B2101000011					
	LND-0435	4B1701000010	Tracts 1-3 & 8-11, Wildmeadow Park Subdivision	13.46	Seven parcels in Wildmeadow Park	Parks & Recreation	Retain
		4B1701000020					
		4B1701000030					
		4B1701000070					
		4B1701000080					
		4B1701000090					
		4B1701000100					
	LND-0436	4B2201010071	Tract A, USS 1041	10.48	Brotherhood Park (future Raptor Center)	Lands & Resources	Retain
Auke Lake	LND-0440	4B2201010010	USS 3406	231.00	Auke Lake, entire east side; 400 foot band along shore managed by Parks & Recreation	Parks & Recreation and Lands & Resources	Retain / Dispose
		4B2201010011					
West Mendenhall Valley	LND-0441	4B2201010042	Lot 7A, USS 4598	126.33	Montana Creek greenbelt	Parks & Recreation	Retain
	LND-0442	4B2601040110	Parcels A & B, Moraine Edge Subdivision	7.12	Playground and open space	Parks & Recreation	Retain
		4B2601040240					
Auke Lake	LND-0449	4B2301030080	Lot 2, USS 3832	1.20	Auke Lake Wayside	Parks & Recreation	Retain
West Mendenhall Valley	LND-0450	4B1701100120	USS 1401	31.97	South and east of Fire Training Center, Pollution Control Project, west Mendenhall valley; Southeast Alaska Food Bank; vacant land along Sherwood Lane & Crazy Hose Drive	Lands & Resources	Retain / Dispose

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West Mendenhall Valley	LND-0451	4B1701040021	Lots 2 & 3, Block 2, Mendenhall Valley Industrial Park 2 Subdivision	2.12	10099 Bentwood Place; CBJ bus maintenance facility	Public Works	Retain
	LND-0453	4B1701100130	Lot A, USS 1041	5.69	Hagevig Regional Fire Training Center	Fire Department	Retain
	LND-0454	4B1701040040	Lot 4, Block 2, Mendenhall Valley Industrial Park No. 2 Subdivision	1.51	Public Works maintenance shop	Public Works	Retain
	LND-0455	4B1701040051	Parcel 1, Tract 1, Mendenhall Valley Industrial Park Subdivision	0.59	Public Works maintenance shop	Public Works	Retain
	LND-0460	4B1701080010	Lot 1, Mason Industrial Park Subdivision	0.84	Crazy Horse Drive; CBJ School District warehouse & offices	School District	Retain
Mendenhall Peninsula	LND-0501	4B2301000120	Lot 1, USS 3832	11.15	North end of Mendenhall Peninsula, junction of Glacier Hwy & Fritz Cove Road	Lands & Resources	Dispose
	LND-0503	4B2301000050	Lot 54, USS 3274	0.70	Mendenhall Peninsula north; undeveloped access route to Lot 1, USS 3817 from 11.3 mile North Glacier Hwy.	Lands & Resources	Retain
Pederson Hill	LND-0504	4B2201020090	Lot 9, USS 3260	0.91	North of junction of Glacier Hwy & Engineers Cutoff; undeveloped access route from north Glacier Hwy	Public Works	Retain
Mendenhall Peninsula	LND-0505	4B2201040020	Lot 11, USS 3260	0.95	South of junction of North Glacier Hwy & Engineers Cutoff; long linear lot not necessarily needed for access; might be useful as future pump station site; Peterson Hill Creek	Lands & Resources	Retain
	LND-0507	4B2201070101	Lot N, USS 2386	2.20	Mendenhall Peninsula north, 11 mile north Glacier Hwy; access route from 11 mile north Glacier Hwy to water reserve	Public Works	Retain
		4B2201070100					
	LND-0510	4B2301010170	Lot 1, USS 3817	416.66	Mendenhall Peninsula, central portion of northern half	Lands & Resources and Public Works	Retain / Dispose
	LND-0511	4B1801020290	Lot 2, USS 3817	0.58	Small Island near end of Ann Coleman Road (off of Fritz Cove Road) in Auke Bay; Natural Area Park	Parks & Recreation	Retain
	LND-0518	4B2001030031	Lots 21 & 22, Spruce Point Estates Subdivision	0.70	Two parcels; potential water access parking and shoreline	Docks & Harbors	Retain
		4B2001030250					
	LND-0520	4B1901070010	Lot 3A, ASLS 78-171	349.61	Mendenhall Peninsula; Smuggler's Cove managed by Parks & Recreation	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B1901070011					
	LND-0521	4B2001050090	Lot 2, ASLS 78-171	1.60	About 1055 Fritz Cove Road (near end); Undeveloped access route from end of Fritz Cove Road to Lot 3, USS 3816	Lands & Resources	Retain
	LND-0522	4B1901010100	Lot 2, USS 3814	0.98	Undeveloped access route from Mendenhall Peninsula Road to shoreline & upland; near south end of Mendenhall Peninsula Road	Lands & Resources and Parks & Recreation	Retain
		4B1901010101					

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
	LND-0523	4B2001000040	Lot 1, ASLS 78-171	0.89	About 1400 Fritz Cove Road; undeveloped pedestrian access from Fritz Cove Road to Auke Bay; shore access.	Parks & Recreation	Retain
	LND-0524	4B1901040170 4B1901040171	Lot 1, USS 3814	1.15	Mendenhall Peninsula Spur Road; Mendenhall Wetlands; undeveloped Echo Road	Lands & Resources and Parks & Recreation	Retain
	LND-0526	4B2001050080	Tract B, Fritz Cove Alaska Subdivision	0.66	Beach access; public use site	Docks & Harbors	Retain
Mendenhall Peninsula	LND-0530	4B2301020080	FS ROW, USS 2670	0.38	0.5 mile Fritz Cove Road on beach; shoreline; ROW; undeveloped pedestrian access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0531	4B1801060070	Lot 45, USS 3261	0.67	0.8 mile Fritz Cove Road; access to interior parcel	Lands & Resources	
	LND-0532	4B1801000080	Lot 66, USS 3261	0.48	0.8 mile Fritz Cove Road; undeveloped pedestrian beach access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0533	4B180101002R	FS ROW, USS 2515	0.03	Fritz Cove Road; beach access; Mendenhall Peninsula; 10' wide undeveloped route from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0534	4B1801040150	ROW, Fraction USS 2390	0.79	1.75 mile Fritz Cove Road; developed driveway access routes from Fritz Cove Road to private lands	Lands & Resources	Retain
Spuhn Island	LND-0535	4B2001120010 4B2001120020	Lot 7 and lot 8, U.S. Survey 12335	58.40	Western portions of Spuhn Island suitable for recreation	Parks & Recreation	Retain
East Mendenhall Valley	LND-0536	5B2101210190	Public River Access, Lakewood Subdivision III	0.12	River access	Parks & Recreation	Retain
	LND-0599	5B2402000300	S'it' Tuwan Park Site	0.23	Playground in S'it' Tuwan Subdivision	Parks & Recreation	Retain
	LND-0600	5B2501580080	Lot 1, USS 2385	24.96	Mendenhall River Elementary School	School District	Retain
	LND-0601	5B2101480030	USS 3757	4.51	Dredge pond north of Nancy Street Pond	Parks & Recreation	Retain
	LND-0602	5B2501580070	Tract B, Riverside Heights Subdivision	2.22	Recreation Service Park	Parks & Recreation	Retain
	LND-0603	5B2501410190	Tract D, USS 3872	7.95	Melvin Park	Parks & Recreation	Retain
	LND-0604	5B2501440010	Lot 3, Tim Subdivision	0.48	Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0605	5B2101320051	Tract A, Lot 6, USS 4598	8.46	Rotary Park	Parks & Recreation	Retain
	LND-0606	5B2101080023	Lot 1, Riveredge Subdivision & Tracts I & II, Lakeside Subdivision	77.28	Dimond Park; ball fields; Dimond Park Field House; Thunder Mountain High School; Riverbend Elementary School; Dimond Park Aquatic Center; Mendenhall Valley Library; Parks & Recreation landscape shop	Parks & Recreation, Eaglecrest, Library, School District	Retain
		5B2101080024					
		5B2101080025					
	LND-0608	5B2101520010	Fraction of USS 2100	10.68	Glacier Valley Elementary School	School District	Retain
	LND-0609	5B2401000020	Fraction of Lot 1A, USS 2084.	15.18	Floyd Dryden Middle School	School District	Retain
	LND-0610	5B2401030060	Lot 2A, USS 5504	226.28	Base of Thunder Mountain; access to water reservoir; Under Thunder Trail	Lands & Resources, Public Works and Parks & Recreation	Retain / Dispose
		5B2401370171					
	LND-0611	5B2401000010	Fraction of Lot 1-A, USS 2084	18.60	Adair-Kennedy Memorial Park	Parks & Recreation	Retain

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	LND-0612	5B2501300221	Tracts BB & CC, Fraction of USS 3144	1.62	Three greenbelt lots along Duck Creek	Parks & Recreation	Retain
	LND-0613	5B2601010040	Open Space, Smith Park Subdivision IV	0.21	Open area, end of Betty Court; river access	Parks & Recreation	Retain
East Mendenhall Valley	LND-0614	Unassigned	Utilities and Recreation Lot, Golden Nugget Subdivision	1.30	Greenbelt; open space	Parks & Recreation	Retain
	LND-0617	5B2501640070	Public Recreation Area & Access, Hidden Lakes Subdivision No II; Public Area, Hidden Lakes	0.60	Misc. dedicated parcels within Hidden Lakes Subdivision	Parks & Recreation	Retain
		5B2501640080					
	LND-0618	5B2401180230	Park, Mendenhaven Unit One Subdivision	12.70	Five parcels; Duck Creek greenbelt Mendenhaven Mini Park	Parks & Recreation	Retain
		5B2501790180					
	LND-0620	5B2101050130	Open Space in Fraction of Green Acres Subdivision No. I	2.06	Open space, Jerry Drive	Parks & Recreation	Retain
	LND-0621	5B2101300130	Fraction of Block A, Field Acres Subdivision	1.29	Duck Creek greenbelt	Parks & Recreation	Retain
	LND-0644	5B1601120050	Lots 12-14, Block 29, JW McKinley Subdivision	0.07	Triangle of land/intersection of Mendenhall Loop Road & Glacier Hwy; Duck Creek	Public Works	Retain
	LND-0646	5B1601020230	Fraction of USS 381	0.83	Juneau Receiving Home - Miller House	Lands & Resources	Retain
	LND-0647	5B1601090010	Tract D, Dales Subdivision	1.49	Area next to Duck Creek north of Del Rae Road; Natural Area Park	Parks & Recreation	Retain
	LND-0648	5B1601020220	Fraction of USS 381	4.57	2400 Mendenhall Loop Road, Pipeline Skate Park located within Jackie Renninger Park	Parks & Recreation	Retain
	LND-0649	3B1601000030	Tract D, USS 381	0.54	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0650	3B1601000020	Multiple Descriptions	664.00	Airport; Also includes files LND- 0653, 0649, 0652, 0662, 0663, 0670	Airport	Retain
	LND-0651	5B1601220010	Block A, Utility Park	3.21	Mendenhall Wastewater Treatment Plant - 2009 Radcliffe	Public Works	Retain
	LND-0652	5B1501080010	Tract A, USS 1434	0.69	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0653	3B1601000010	Tract B according to Plat 78-40	8.20	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0655	5B1601000025	Tract GB, Glacier Mall Subdivision	0.89	Jordan Creek greenbelt	Parks & Recreation	Retain
	LND-0656	5B2101350170	Tract A2, Tall Timbers Subdivision 2	6.02	Nancy Street pond	Parks & Recreation	Retain / Dispose
	LND-0658	5B2101360180	Tract A, Tall Timbers #5 Subdivision	1.05	Subdivision open space	Parks & Recreation	Retain
	LND-0659	5B1601080080	Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Open space	Parks & Recreation	Retain

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East Mendenhall Valley	LND-0660	5B1501030081	Lots 8-21 Block D, Lots 1-3 & Lots 12-21 Block H, Lots 1-5 Block L; Lots 2-10, Block K, Valley Centre Greenbelt Subdivision	8.42	Jordan Creek greenbelt; also includes file LND-0654	Parks & Recreation	Retain
		5B1501030090					
		5B1501060010					
		5B1501060020					
		5B1501060100					
		5B1501080030					
		5B1501090010					
		5B1501090011					
East Mendenhall Valley	LND-0661	3B1501000010	Fraction of USS 1195	2.20	Glacier Valley Fire Station (Airport)	Fire Department	Retain
	LND-0662	5B1601220030	Fraction of USS 1742	1.00	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0663	3B1601000020	Fraction of USS 1195	33.95	Temsco Lease, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0665	Unassigned	Greenbelt, Smith Park Subdivision III	0.60	Narrow greenbelt along Sharon Street; may be appropriate for disposal to adjacent neighbors	Parks & Recreation	Retain / Dispose
	LND-0670	3B1601000010	Fraction of USS 381, ATS 716	338.46	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0671	Unassigned	Public River Access, Lakewood Subdivision No. I	0.10	Public access to Mendenhall River	Parks & Recreation and Public Works	Retain
Sunny Point	LND-0801	5B1401040120	Lot N, USS 2475	3.13	Partially developed access route through Sunny Point Peninsula to Mendenhall Refuge	Parks & Recreation	Retain
Lemon Creek	LND-0802	5B1401000190	Renninger Lot 2 Plat 2015-47	1.25	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0803	5B1401000200	Renninger Lot 3 Plat 2015-47	1.16	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0804	5B1401000210	Renninger Lot 4 Plat 2015-47	3.78	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0805	5B1401000220	Renninger Lot 5 Plat 2015-47	4.38	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0806	5B1401000230	Renninger Lot 6 Plat 2015-47	1.10	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0807	5B1401000240	Renninger Lot 7 Plat 2015-47	0.94	Subdivided by Plat 2015-47, this lot is to be disposed of for multi-family housing	Lands & Resources	Dispose
	LND-0812	5B1201340020	Tract B-1, ASLS 2004-22	64.98	Land behind prison; portion of North Lemon Creek Material Source	Lands & Resources	Retain / Dispose
	LND-0816	5B1401000021	Lot 2A, USS 3258	11.47	7-Mile Property; Public Works shop	Public Works	Retain
	LND-0817	5B1401000011	Lots 27-32, USS 3258	8.33	Adjacent to Public Works shop and behind DOT	Lands & Resources	Retain / Dispose
	LND-0818	5B1201390030	Lots 41 & 42, SSG Subdivision IV	0.76	Hazardous waste; utility shop & offices	Public Works	Retain
		5B1201390040					
	LND-0819	5B1201020040	Lots 4 & 5, SSG Subdivision	0.75	Public Works utility shop on Shaune Drive	Public Works	Retain
		5B1201020050					

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		5B1301130020					
	LND-0820	5B1301130030	Renninger Lot 1, Plat 2015-47 Formerly Lot A-2, USS 5504, Tract A1-B, USS 5504 and Tract A1-C, USS 5504	725.79	Lemon Creek to Sunny Point and include Switzer Creek; behind DOT/PF, Gruening Park, Pinewood Park, State prison and CBJ Public Works; residential subdivision; greenbelt; Dzantiki Heeni Middle School; North Lemon Creek Material Source; portion of Renninger Drive should be designated at ROW; Renninger Subdivision	Lands & Resources, Parks & Recreation and School District	Retain / Dispose
	LND-0821	5B1301110010	Tract 1, USS 2121	10.38	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0822	5B1201290010 5B1201290020 5B1301000010 5B1301030010 5B1301030020 5B1301050010 5B1301050020 5B1301050070 5B1301060010 5B1301060020	Lots 1-3, Block A; Lots 1-8, Block C; Lots 1-8, Block G; Lots 1-8, Block K; Lots 1, 2, 12-16, Block L; Lots 1-8, Block V; Lots 1-12, Block W; Lots 1-3, 10-12, Block X; Pinewood Park Subdivision 2	16.06	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0823	5B1201020170	Tract A, SSG Subdivision	1.79	Lemon Creek access to CBJ lands; future access route	Lands & Resources	Retain
	LND-0825	5B1301100041	Tract 4B & 5B, USS 2121 & Lot 1A, USS 2137	1.45	Access to Dzantiki Heeni Middle School; assemblage of portions of three separate properties; middle school access road; remainder should be designated as ROW	Public Works	Retain
	LND-0827	5B1301070038	Tract J, JPD Subdivision	5.57	Juneau Police Station	Police Department	Retain
	LND-0829	5B1201310032	Lot 2B, RSH Subdivision II	35.56	Lemon Creek Access Corridor - formerly Horecny property acquisition; Lemon Creek Riverbed	Lands & Resources	Retain
	LND-0830	5B1201360021 5B1201360060	Lot 4, HDK Subdivision	171.16	South and east of Lemon Creek, across from jail & south of Sawmill Creek; Lemon Creek Gravel Pit; behind Home Depot	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0832	5B1301130000	Lot 6, USS 5504	17.22	North of Switzer Village Mobile Home Park; west of Dzantiki Heeni Middle School	Lands & Resources	Retain / Dispose
	LND-0833	5B1201100020	Lot 6, Block E, Pinewood Park Subdivision No. 2	0.31	Sigoowu Ye Playground	Parks & Recreation	Retain
	LND-0834	5B1201360040	Lot 1, HDK Subdivision	7.65	Parcel across from Home Depot store; end of Commercial Blvd	Lands & Resources	Retain
	LND-0835	5B1201000160 5B1201000161	USS 7297	20.90	Lemon Creek Trail; south of Home Depot	Lands & Resources and Parks & Recreation	Retain
	LND-0836	Unassigned	Green Area, Twin Lakes Subdivision	0.17	Open space adjacent to ROW	Parks & Recreation	Retain
	LND-0837	7B1001090060 7B1001100240 7B1001140110	Tract A, B & C, Mountainside Estates Subdivision I and Lot 7, Block E, Mountainside	2.01	Subdivision open space; four parcels	Parks & Recreation	Retain

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Twin Lakes		7B1001150020	Estates Subdivision II				
	LND-0838	7B0901020150	Lot 1, Salmon Falls Two Subdivision	13.20	Lot above Wire Street; limited access.	Lands & Resources	Dispose
Salmon Creek	LND-0839	7B0901030035	Unsurveyed. ASLS 96-28	2.28	Public fishing dock adjacent to the Juneau Empire and DOT/PF buildings	Docks & Harbors	Retain
	LND-0840	7B0901020130	Lot 3, Salmon Falls Two Subdivision	10.16	Salmon Creek, behind hospital, across Salmon Creek & north of Greenwood Subdivision; hospital expansion, open space for Salmon Creek & Blackerby Ridge Trailhead; Wildflower Court	Hospital	Retain
Twin Lakes	LND-0841	7B0901040181	Twin Lakes Park	77.80	Twin Lakes Recreation Area, Project Playground, parking and includes the lakes. Also includes files LND - 0842, 0843, 0844, 0845, 0852	Parks & Recreation	Retain
		7B0901040180					
	LND-0842	7B0901040180	Parcel C, D, E & H, USS 1210	0.39	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0843	7B0901040181	Parcel A-E USS 1861	0.61	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0844	7B0901040180	Fraction of USS 2132	0.84	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0845	7B0901040180	Parcels A & B, USS 2502	0.54	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0848	7B0901030034	ATS 1412	1.27	Channel Drive Wayside Park	Parks & Recreation	Retain
Twin Lakes	LND-0851	7B0901040180	Fraction of USS 1075	0.98	Twin Lakes Hatchery; CBJ owns the land	Lands & Resources	Retain
		7B0901040170					
	LND-0852	7B0901040170	Fraction of USS 1075	0.75	Part of Twin Lakes parking, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	LND-0853	7B0901020112	Tracts A & B, ASLS 99-22	11.12	Land adjacent to Bartlett Regional Hospital; includes reservoir site and access road	Hospital	Retain
		7B0901020111					
	LND-0854	7B0901020041	Lot 1, Hospital Subdivision; Lot 3, Salmon Falls Two Subdivision; Fraction USMS 968	16.06	Bartlett Regional Hospital Complex	Hospital	Retain
		7B0901020050					
		7B0901020060					
	LND-0855	7B0901030101	ATS 1277	1.83	Tideland parcel off of Channel Drive	Docks & Harbors	Retain
Norway Point	LND-0857	7B0801060070	Lot 7, Block A, White Subdivision	0.17	Avalanche hazard (open space)	Public Works	Retain
	LND-0858	7B0801060140	Lot 14, Block A, White Subdivision	0.15	Avalanche hazard (open space)	Public Works	Retain
	LND-0859	7B0801050070	Lot 7, Block B, White Subdivision	0.18	Avalanche hazard (open space)	Lands & Resources	Retain
	LND-0860	1C020K010042	Fraction ATS 773	2.61	Juneau Yacht Club	Docks & Harbors	Retain
		1C020K010030					
		1C020K010041					

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Salmon Creek	LND-0861	7B0901010070	ATS 1356, Tract A & B	4.88	DIPAC - Channel Drive	Docks & Harbors	Retain
	LND-0862	7B0901010062	ATS 1067	0.26	Juneau Ready Mix - Channel Drive	Docks & Harbors	Retain
	LND-0863	7B0901010061	Lot 2, ATS 7	1.61	Juneau Ready-Mix - Channel Drive	Docks & Harbors	Retain
	LND-0864	7B0901010020	Fraction of Lot 2, ATS 18	0.46	Vacant; formerly Channel Marina, seaplane float	Docks & Harbors	Retain
	LND-0865	7B0901010020	Fraction of Lot 3, ATS 18	0.46	Vacant; formerly Channel Marina boat shop	Docks & Harbors	Retain
Twin Lakes	LND-0866	7B1001030050	Lot 1, USS 13137	0.04	Greenwood Avenue parcel	Lands & Resources	Dispose
Norway Point	LND-0867	7B0801070012	Tract B, Parker Subdivision	9.30	White Subdivision hazard area; purchased to prevent development in hazard area.	Parks & Recreation	Retain
Juneau Waterfront	LND-0890	1C020K010050	Tidelands	171.50	Downtown Juneau Tidelands, including Aurora Basin Boat Harbor and Harris Boat Harbor, also includes files LND-1100 and LND-1101; all the way to Little Rock Dump	Docks & Harbors	Retain
		1C020K010021					
		1C020K010020					
		1C100K830032					
		1C020K010022					
		1C100K830032					
		1C060K510010					
		1C060K510040					
		1C030K510011					
	LND-0891	1C060K630050	Fraction of ATS 3 & Fraction of Block 87, Tidelands Addition	0.64	Spit; future seawalk location; near Fish & Game Building	Docks & Harbors	Retain
Juneau	LND-1002	1C060V050070	Lot 7, Block 5, Indian Village	0.03	Indian Village; encroaching mobile home	Lands & Resources	Dispose
	LND-1005	1C030C030050	Lot 6, Block 203, Casey-Shattuck Subdivision	0.01	Small remnant, triangular shaped lot located between Capital Avenue and A Street; possible street vacation	Public Works	Retain
	LND-1006	1C060C250080	Fraction Lot 6, Block 225, Casey Shattuck Addition	0.001	Intersection at 9th Street & Glacier Avenue; ROW	Public Works	Retain
	LND-1007	1C070A110010	Lot 1, Lot 2, Fractions of Lot 8 and 3, Block 11, Juneau Townsite	0.30	North Franklin Parking Lot	Parks & Recreation and Lands & Resources	Dispose
		1C070A110020					
		1C070A110140					
	LND-1008	1C060V050020	Lots 2 & 3, Block 5, Indian Village	0.11	Indian Village	Lands & Resources	Dispose
		1C060V050030					
	LND-1009	1C070A020051	Lot 8A, Block 2, Juneau Townsite	0.01	Landscaping along Main Street	Public Works	Retain
	LND-1010	1C070A050011	Lot 1A, Block 5, Juneau Townsite	0.02	Sidewalk along Main Street	Public Works	Retain
	LND-1011	1C070A130012	Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain / Dispose
	LND-1012	1C070A200030	Lots 2-4, Block 20, Juneau Townsite	0.30	Juneau-Douglas City Museum	Library	Retain
	LND-1013	1C070A240030	Lot 2, Block 24, Juneau Townsite	0.11	Parcel adjacent to Russian Orthodox Church	Parks & Recreation	Dispose
	LND-1014	1C060V050050	Lot 5, Block 5, Indian Village	0.05	Indian Village	Lands & Resources	Dispose
	LND-1015	1C070A200080	F	0.04	Beatrix Park; adjacent to Juneau-Douglas City Museum	Parks & Recreation	Retain
	LND-1017	1C060A310060	Fraction of Lot 5, Block 31, Juneau Townsite	0.01	Property on Dixon Street & 7th Street; remnant used for ROW sight distance	Public Works	Retain

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	LND-1018	1C070A230011	Lots 1-8, Block 23, Juneau Townsite	0.90	Capital School Playground	Parks & Recreation	Retain
Juneau	LND-1019	1C060A310010	Lot 1, Block 31, Juneau Townsite	0.05	West 6th Street, Juneau; above Indian Village; open space	Parks & Recreation	Retain
	LND-1020	1C040A400100	Lots 11 & 12, USS 3379	0.20	Lots on Basin Road near Cope Park	Lands & Resources	Retain / Dispose
	LND-1021	1C060A320020	Fraction of Lot 32, Juneau Townsite	0.21	Lot on Calhoun Avenue; greenbelt above Governor's Mansion	Parks & Recreation	Retain
	LND-1022	1C040CR10070 1C030E060010	USMS 926 & USS 2348	9.51	Cope Park/Evergreen Bowl	Parks & Recreation and Public Works	Retain
	LND-1023	1C040A380010	Lots 1 & 2, & Fraction of Lot 3, Block 38, Juneau Townsite	0.22	Eighth Street & Basin Road; parking	Public Works	Retain
	LND-1024	1C040A380040	Lot 5, Block 38, Juneau Townsite	0.11	Lot near Basin Road; open space/ geophysical hazard buffer strip	Lands & Resources	Retain
	LND-1026	1C040A380080	Lot 8, Block 38, Juneau Townsite	0.06	Lot near Basin Road	Lands & Resources	Retain / Dispose
	LND-1027	1C040A390010	Lot 4, Block 39, Juneau Townsite	0.05	Lot on Eighth St; open space	Lands & Resources	Retain
	LND-1029	1C040M040010	USMS 289	4.71	Basin Road; Mt. Roberts Trail parking	Parks & Recreation	Retain
	LND-1030	1C040M030010	USMS 317	7.55	Basin Road, Gold Creek & lower slope of Mt. Juneau	Parks & Recreation	Retain
	LND-1031	1C040M020010	USMS 2219	9.48	Basin Road trestle; Gold Creek just before trestle	Parks & Recreation	Retain
	LND-1032	1C070A510040 1C070A510050	Lot 3 & 4, Block 101, Juneau Townsite	0.22	Northeast and above Gastineau Ave; Southeast of First Street; open space/ geophysical hazard area	Lands & Resources	Retain
	LND-1033	1C070A520030	Fraction of Lot 3, Block 104, Juneau Townsite	0.05	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1034	1C070A530010	Lot 1, Block 105, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1035	1C070A530040	Fraction of Lot 8, Block 105, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1036	1C040A100020	Lots 3 & 4, Block 110, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1037	1C040A100010	Lots 1 & 2, Block 110, Juneau Townsite	0.20	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1038	1C040A130060	Lots 5 & 6, Block 113, Juneau Townsite	0.23	Chicken Yard Park	Parks & Recreation	Retain
	LND-1039	1C040A150010	Lots 5 & 6, Block 115, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1040	1C040A180010	Lot 5, Block 118, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1041	1C040A190040	Lot 4, Block 119, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1043	1C040M010010 3C040M050010	USS 7, North Park	8.20	North Park, Mt. Maria	Parks & Recreation	Retain
	LND-1045	3M000G0LCRK0	Over 30 Mining Claims - legal descriptions on file	99.00	Last Chance Basin; Last Chance Mining Museum	Parks & Recreation, Public Works and Library	Retain

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1046	1C030C040090	Unknown	0.24	Hillside between Calhoun Avenue and Capital Avenue at intersection	Public Works	Retain
	LND-1047	1B0301100050	Over 170 Mining Claims - legal descriptions on file	1716.50	Primary site of the AJ Mine	Lands & Resources	Retain
	LND-1048	1C030E060020	Fraction USS 1013	0.05	Along roadside above Gold Creek near Cope Park	Public Works	Retain
	LND-1053	1C070B0R0010	Lot 2, Block R, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area; Gastineau Avenue	Lands & Resources	Retain
	LND-1054	1C070B0R0030	Fraction of Lot 1, Block R, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1055	1C070B0S0020	Fraction of Lot 2, Block S, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1061	1C060C350010	Lots 1 & 2, Block 235, Casey Shattuck Addition	0.22	School District offices	School District	Retain
Highlands	LND-1062	1C030D050030	Lot 3, Block 3, Seater Addition	0.60	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1063	1C030DEV0110	Fraction of JES/USS 1762	2.50	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1065	1C030E030010	Tract, 3A, Irwin Addition	0.45	Access to Gold Creek Flume	Lands & Resources	Retain
	LND-1067	1C030E060030	Fraction of USMS 1013	1.00	Open space/greenbelt/geophysical hazard area; Irwin Street	Lands & Resources	Retain
Juneau	LND-1070	1C040G020080	Tract A, Nelson Park Addition	0.69	Trail; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1071	1C040G020070	Lot 13, Block 2, Nelson Park Addition	0.07	425 Nelson Street, Starr Hill; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1072	1C040G040030	Lots 4-8, Block 4 Nelson Park Addition	0.21	420 to 426 Nelson Street above Park Street Stairs, Starr Hill; open space/greenbelt/ geophysical hazard area	Lands & Resources	Retain
Juneau	LND-1079	1C070H010010	Tract A, East Park	33.11	East Park, above Gastineau Avenue; geophysical hazard area	Parks & Recreation	Retain
	LND-1080	1C070I020011 1C070I020010	Lot 1, Block 2, 7-A Addition	0.32	End of Gastineau Avenue; turn around for Gastineau Avenue	Public Works & Lands & Resources	Retain
	LND-1082	1C100I060010	Lot 1, Block 6, 7-A Addition	0.08	495 South Franklin St; retaining wall	Lands & Resources	Retain
	LND-1083	1C100I060020	Lot 2, Block 6, 7-A Addition	0.08	493 South Franklin Street; retaining Wall	Lands & Resources	Retain
	LND-1084	1C030J010001	Fraction USS 655	0.63	Taku Terrace Condo lease	Lands & Resources	Retain
	LND-1085	1C030J020020	USS 655	7.70	Evergreen Cemetery	Parks & Recreation	Retain
Highlands	LND-1086	1C030J100110 & 1C030J100120	Lots 13 & 14, Block L, Highlands Subdivision	0.22	Maas donation for avalanche and mass wasting hazard area.	Lands & Resources	Retain
Juneau	LND-1088	1C100I070070	MS 982B (MILL SITE A), ATS 3 BL 84 FR	0.04	Sewer pump station; South Franklin Street	Public Works	Retain

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Norway Point	LND-1089	1C020J020020	USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375	24.80	Norway Point & Behrends Avenue; a portion of this lot is outside of the avalanche hazard zone and could be investigated for development	Lands & Resources	Retain / Dispose
		7B0801000010					
Highlands	LND-1090	1C020J030010	Block E, Highlands Subdivision	1.70	Open space/geophysical hazard area; Behrends Avenue	Lands & Resources	Retain
Highlands	LND-1091	1C020J040070	Lots 9 - 13, Block F, Highlands Subdivision	0.54	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1093	1C030D040040	Lot 4A, Block 2, Seatter Addition	0.22	Near Pine Street and Pine Street ROW	Public Works	Retain
Juneau	LND-1094	1C030K520010	Lots 17 & 18, Block 50, Tidelands Addition	0.33	Juneau-Douglas High School parking lot	School District	Retain
Highlands	LND-1095	1C030J130010	Portion of USS 375	6.60	Coleman Street, Highlands Subdivision; geophysical hazard area-open space	Lands & Resources	Retain
Juneau	LND-1096	1C030J140010	Fraction of Sec 22, T41S, R67E	1.96	Soccer field	School District	Retain
	LND-1102	1C030K520010	Blocks 52-54, Juneau Townsite	8.38	Marie Drake; Juneau-Douglas High School; Harborview Elementary School; Yaakoosge Daakahidi Alternative High School; Augustus Brown Swimming Pool	School District and Parks & Recreation	Retain
		1C030J140010					
	LND-1103	1C060K580060	Lots 11 & 12, Block 58 & Fraction Block 87, Tidelands	0.96	Waterfront open space	Lands & Resources	Retain / Dispose
	LND-1104	1C060K600120	Lot 16A, Block 60, Tidelands Addition	0.24	Waterfront open space	Lands & Resources	Retain
	LND-1105	1C060K630010	Fraction of Lots 3-6, Block 63, Tidelands Addition	0.23	Vacant parking lot land between Egan Drive and red Cycle Alaska Building; greenbelt	Lands & Resources	Retain / Dispose
	LND-1106	1C060K650010	Fraction of Block 65, Tidelands Addition	0.26	Remnant strip along Gold Creek between Glacier Avenue and Willoughby Avenue	Public Works and Parks & Recreation	Retain
Juneau	LND-1108	1C060K670010	Lots 1 & 4-18, Block 67, Tidelands Addition	12.43	Tidelands addition south of Egan Drive; Gold Creek	Docks & Harbors	Retain
	LND-1109	1C060K680080	Fraction of Lot 8, Block 68, Tidelands Addition	0.03	Remnant lot between Zach Gordon Youth Center & Bullwinkle's for parking	Lands & Resources	Retain
	LND-1110	1C060K680100	Lot 11, Block 68, Tidelands Addition	0.34	Parking for Centennial Hall	Parks & Recreation	Retain
	LND-1111	1C060K680130	Fraction of Lot 12, Block 68, Tidelands Addition	0.34	Parking	Lands & Resources	Retain
	LND-1112	1C060K680140	Lot 13, Block 68, Tidelands Addition	0.45	Zach Gordon Youth Center	Parks & Recreation	Retain
	LND-1113	1C060K680160	Fraction of Lot 14, Block 68, Tidelands Addition	0.12	Alley between Alaska Public Safety Building and Zach Gordon Youth Center	Lands & Resources	Retain
	LND-1114	1C060K680121	Lot 12A, Block 68, Tidelands Addition	0.46	Zach Gordon Youth Center and parking	Lands & Resources and Parks & Recreation	Retain
Rock Dump	LND-1115	1C070K740010	Lots 1-9, Block 74, Tidelands Addition	1.28	Centennial Hall Convention Center	Parks & Recreation	Retain
Rock Dump	LND-1116	1C110K000011	ATS 1623	0.77	CBJ Dock at north end of Rock Dump	Docks & Harbors	Retain

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1117	1C070K790010	Block 79, Tidelands Addition	0.25	Municipal Building - City Hall	Lands & Resources	Retain
	LND-1118	1C070K800010	Fraction of Block 80, Tidelands Addition	0.59	Marine Park	Parks & Recreation	Retain
	LND-1119	1C070K830039	Lot 4, Archipelago Subdivision	1.11	Cold Storage Dock; cruise ship dock	Docks & Harbors	Retain
	LND-1120	1C070K830010	Lots 1-6, Block 83, Tidelands Addition	2.30	Marine Park Parking Garage; AK Steam Dock; downtown Library	Docks & Harbors, Parks & Recreation and Library	Retain
		1C070K830020					
	LND-1122	1C100K830012	Lot 13C, Block 83, Tidelands Addition	1.80	Bus parking lot; visitor's center; tram building	Docks & Harbors	Retain
	LND-1123	1C100K830021	Lots 1 & 2A, Dockside Subdivision	2.90	Intermediate Vessel Float; Mount Roberts Tram; Parking	Docks & Harbors	Retain
1C100K830011							
1C100K830023							
Rock Dump	LND-1124	1C110K000040; 1C110K000042; 1C110K000041	Tract A, ATS 556	105.75	Juneau-Douglas Wastewater Treatment Plant; Little Rock Dump; also two leases managed by Lands & Resources	Public Works, Lands & Resources and Docks and Harbors	Retain
	LND-1125	1C110K120013	Lot 2B, Alaska Juneau Subdivision VI	1.48	CBJ Thane Storage Warehouse	Parks & Recreation	Retain
West Juneau	LND-1126	1D050L050170	Fraction of Tract B, ATS 556	63.30	Tidelands on Douglas side of Juneau-Douglas Bridge;	Docks & Harbors	Retain
Thane	LND-1128	1B0301020030	ATS 1328, Tract B1 & B2	1.28	Thane Ore House	Docks & Harbors	Retain
Juneau	LND-1129	1C030J140010	Lot 1, USS 4562	0.41	Portion of Harborview Elementary School and parking lot	School District	Retain
Thane	LND-1130	1B0301020041	Tract B3-A & Tract B3-B , ATS 1570	1.49	AJT Lease	Docks & Harbors	Retain
		1B0301020043					
Juneau	LND-1131	1C060U040020	Lot 3A, Block 4, Harborview 2 Urban Renewal Subdivision	1.14	Juneau Fire Station	Fire Department	Retain
	LND-1132	1C060K010010	Lot A, Juneau Subport Subdivision	1.65	Juneau Arts & Culture Center; parking	Lands & Resources	Retain
Taku Harbor	LND-1199	3R0401010030	ATS 1645	4.88	Taku Harbor dock	Docks & Harbors	Retain
Douglas	LND-1200	2D0301020070	Portion of Lot 2, USS 3853	910.77	Several large lots in South Douglas above Glory Hole & southward, open space near Paris Creek and shoreline; future transportation corridor	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D0201000070					
		3D0201000071					
		3D0301000090					
		2D0301020071					
West Juneau / Douglas	LND-1210	1D0511000010	Portion of Lot 1, USS 3853	355.88	Douglas, upper Lawson & Bear Creeks, above Crow Hill	Lands & Resources and Parks & Recreation	Retain / Dispose
		1D0511000011					
		2D0512000010					
		2D0512000011					
West Juneau	LND-1212	3D0501000021	Fraction of USS 3853	25.00	West Juneau Reservoir; management authority transferred 09/05/2003; Patent will be issued once land is surveyed; communication towers; Treadwell Ditch Trailhead	Lands & Resources, Parks & Recreation and Public Works	Retain

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Douglas	LND-1213	2D040T070041	Lots 1 & 2, Block 7, Douglas Townsite	0.24	Douglas Public Library	Library	Retain
West Juneau	LND-1214	1D050L090010	Lots 1,2,3,4,7,8 & 9A, Block D , Bellevue Subdivision	1.25	Playground - West Juneau Rotary Park	Parks & Recreation	Retain
		1D050L090020					
		1D050L090030					
		1D050L090040					
		1D050L090070					
		1D050L090080					
Douglas	LND-1215	2D040T320071	ATS 1493	4.46	Treadwell Park Area	Parks & Recreation	Retain
West Juneau	LND-1216	1D050L260140	Lot 5, Block A, Channel Heights II	0.24	Trailhead parking for Dan Moeller Trail	Parks & Recreation	Retain
	LND-1217	1D050L030060	Fraction of USS 472	1.74	Homestead Park- beachfront/view point	Parks & Recreation	Retain
	LND-1218	1D050L050160	Fraction of USMS 341B, Lawson Creek Greenbelt	0.60	Open space along Lawson Creek below Douglas Hwy	Parks & Recreation	Retain
Douglas	LND-1219	2D040C040010	Tract F, Crow Hill Subdivision	5.50	Crow Hill Water Reservoir	Public Works	Retain
	LND-1220	2D040T070041	Lot 3, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1221	2D040T070041	Lot 4, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1222	2D040T100020	Fraction of Lot 2, Block 10, Douglas Townsite	0.11	Above 5th Street, north of D Street	Lands & Resources	Dispose
	LND-1223	2D040T100030	Fraction of Lot 3, Block 10, Douglas Townsite	0.11	930 Sixth Street; North of D Street	Lands & Resources	Dispose
	LND-1224	2D040T110030	Fraction of Lot 3, Block 11, Douglas Townsite	0.11	950 6th Street, above 5th Street near F Street	Lands & Resources	Dispose
	LND-1225	2D040T110040	Fraction of Lot 4, Block 11 Douglas Townsite	0.11	Above 5th Street, corner of 6th Street and F Street	Lands & Resources	Dispose
	LND-1226	2D040T140030	Lot 5, Block 14, Douglas Townsite	0.12	1107 2nd Street; greenbelt along Bear Creek	Parks & Recreation	Retain
	LND-1227	2D040T210020	Lots 3 & 4, Block 21, Douglas Townsite	0.46	Chlorinator Building; CBJ Maintenance Shop	Parks & Recreation	Retain
	LND-1228	2D040T300010	Block 30, Douglas Townsite	0.92	Mt. Jumbo School - CBJ maintenance shop and record storage	Parks & Recreation	Retain
	LND-1229	2D040T310070	Lots 9 - 11, Block 31, Tyee Addition	0.19	Douglas Mini Park	Parks & Recreation	Retain
	LND-1230	2D040T320010	Portion of Lots 12 & 25, Block 32, Douglas Townsite	0.34	Mayflower Building	Lands & Resources	Retain
		2D040T320070					
	LND-1231	Unassigned	Lawson Creek Pump Station	0.03	Sewer pump station at mouth of Lawson Creek	Public Works	Retain
	LND-1232	2D040T320050	Fraction of ATS 14	5.75	Douglas Boat Harbor, docks and launch ramp	Docks & Harbors	Retain
	LND-1233	2D040T320070	Fraction of ATS 14	21.40	Robert E. Savikko Park (Sandy Beach Recreation Area); Treadwell Ice Arena, ball fields	Parks & Recreation	Retain
		2D040T320010					
		2D040T320020					

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General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Douglas	LND-1234	2D040T320061	Fraction of ATS 14	89.58	Douglas Townsite waterfront; Douglas Boat Harbor	Docks & Harbors and Parks & Recreation	Retain
	LND-1236	2D040T320171	Lot 25, Block 32, Douglas Townsite	0.35	Park Maintenance Shop	Parks & Recreation	Retain
	LND-1237	2D040T350010	Lot 1, Block 35 Douglas Townsite	0.06	605 Street Ann's Avenue (and Summers Street); Douglas; Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1238	2D040T350020	Lot 2, Block 35, Douglas Townsite	0.06	Corner of 5th St (and Summer Street); Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1239	2D040T350080	Lot 9, Block 35, Douglas Townsite	0.12	627 Street Ann's Avenue and 624 5th St, Douglas; utility access corridor	Public Works	Retain
	LND-1240	2D040T370100	Lots 2,4,6,8,10,12, & 16, Block 37, Tyee Addition	0.79	ROW of lots above 500 block of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T370110					
		2D040T370120					
		2D040T370130					
		2D040T370140					
		2D040T370150					
		2D040T370160					
	LND-1241	2D040T320030	Lot 16A, Block 32, Douglas Townsite	0.14	Douglas Harbor	Docks & Harbors	Retain
	LND-1243	2D050D010030	Fraction of USMS 341A	1.67	Cemetery Tracts; near Crow Hill Subdivision; Asian Cemetery and a parcel that surrounds the Odd Fellows and Masons Cemeteries	Parks & Recreation	Retain
		2D050D010040					
	LND-1247	2D040T380090	Lot 22, Block 38, Tyee Addition, Douglas, USMS 112	1.26	653 5th Street and land above the 600 block of 5th Street	Lands & Resources	Dispose
		2D040T380100					
	LND-1248	2D040T390010	Lots 1,3,5, & S/W 1/2, Block 39, Douglas Townsite	1.87	701 5th Street and land above 700 block of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1249	2D040T400010	Lots 2 & 4, Block 40, Tyee Addition	0.23	2 lots above 903 5th Street, corner of 6th and C Street	Lands & Resources	Dispose
		2D040T400020					
	LND-1251	2D040T410040	Fraction of Lot 4, Block 41, Douglas Townsite	0.12	1414 2nd Street, Douglas; utility access corridor	Public Works	Retain
	LND-1252	2D040T420020	Lots Fraction 1A, 2, Fraction 3, 2A, 3 & 4, Block 42, Tideland Addition	0.23	Below 1304 1st Street Douglas (on beach); tidelands	Docks & Harbors	Retain
		2D040T420030					
		2D040T420040					
	LND-1255	2D040T430010 & 2D040T430040	Lot 1, Fraction Lot 4A, Block 43, Tideland Addition	0.12	1208 1st Street, Douglas; Tideland	Docks & Harbors	Retain
	LND-1256	2D04044A0010	Lots 1,2, & 3, Block 44A, Douglas Townsite	0.32	Pull off along St. Ann's Avenue	Public Works	Retain
	LND-1257	2D040T450020	Lots 2 & 3, Block 45, Douglas Townsite	0.01	1000-1002 1st Street Douglas; tidelands	Docks & Harbors	Retain
		2D040T450030					
	LND-1259	2D040T470010	Lot 1, Block 47, Douglas Addition	0.06	Remnant lot at corner of 1st and "H" Street	Lands & Resources	Retain
	LND-1260	2D040T480290	Lot 16, Block 48, Douglas Townsite	0.15	222 5th Street, Douglas; drainage easement	Public Works	Retain

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Douglas	LND-1261	2D040T480490	Lots 70-83, Block 48, Douglas Townsite	1.53	14 lots above 200-400 blocks of 5th Street, Douglas	Lands & Resources	Dispose
		2D040T480500					
		2D040T480510					
		2D040T480520					
		2D040T480530					
		2D040T480540					
		2D040T480550					
		2D040T480560					
		2D040T480570					
		2D040T480580					
		2D040T480590					
		2D040T480600					
		2D040T480610					
		2D040T480620					
	LND-1274	2D04045A0030	Lot 3, Block 45A, Tye Addition, Douglas Townsite	0.03	Access to Savikko Park through St. Ann's Avenue.	Parks & Recreation	Retain
	LND-1275	2D04045A0010	Lot 1, Block 45A, Douglas Townsite	0.03	676 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1276	2D04045A0020	Lot 2, Block 45A, Douglas Townsite	0.03	650 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1277	2D040C050010	Fraction of USMS 340 & 341A	1.08	Bear Creek Dam	Public Works	Retain
	LND-1279	2D0402000010	Fraction of Lot 14, USS 341A	5.35	Gastineau Elementary School	School District	Retain
	LND-1290	2D0301020061	Tract B, ATS 204 & Linellen Heights Park	73.98	Mining claims around Gloryhole	Lands & Resources and Parks & Recreation	Retain / Dispose
		2D030L010001					
	LND-1291	2D0401000020	USMS 98, 99, 100, 109, 110, 111	111.57	Mining claims above 6th Street, Douglas	Lands & Resources	Retain / Dispose
		2D0401000030					
	LND-1292	2D0401000010	USMS 1448, X Lode Claim	20.00	X Lode above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1293	2D040C050030	Tract 1, Emerald Subdivision	33.24	Property above Douglas Townsite	Lands & Resources	Retain / Dispose
North Douglas	LND-1400	6D1101020020	Lot 229, USS 3546	14.44	Nine Mile Creek Road; Natural Area Park	Parks & Recreation	Retain
	LND-1401	6D1101020010	Lot 214, USS 3546	1.33	.25 mile Nine Mile Creek Road; scenic overlook; wetlands access	Parks & Recreation	Retain
	LND-1402	6D0901000080	Lot 80, USS 3272	0.78	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1403	6D0901000090	Lot 81, USS 3272	0.46	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1404	6D0801110020	Park Site A, Bonnie Brae Estates II Subdivision	6.56	Bonnie Brae Subdivision dedicated open space	Parks & Recreation	Retain
	LND-1405	6D0801010050	Lot 37, USS 3172	2.27	3 mile North Douglas Hwy at Falls Creek, uphill side; access to USS 4605	Lands & Resources	Retain

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North Douglas	LND-1406	6D0801010040	Lot 38, USS 3172	2.27	About 3 mile North Douglas Hwy at Falls Creek, uphill side; Natural Area Park	Parks & Recreation	Retain
	LND-1407	6D0701010010	Lot 16, USS 2960	1.57	About 2.5 miles North Douglas Hwy; Natural Area Park; Eagle Creek runs through this parcel	Parks & Recreation	Retain
	LND-1408	6D0801370180	Utility Site Area A, Block G, Bonnie Brae Estates, Unit II	0.15	Bonnie Brae Park, playground	Parks & Recreation	Retain
	LND-1409	6D0901060110	Lot 133, UDD 3543	1.94	North Douglas Hwy, 6 mile, northside; partially developed access easement	Public Works and Parks & recreation	Retain
	LND-1410	6D0901070050	Lot 134, USS 3543	1.26	North Douglas Hwy, 6 mile south side; undeveloped access to Lot 1, USS 3846	Lands & Resources	Retain
	LND-1411	6D1001000100	Lot 153, USS 3543	1.92	6 mile North Douglas Hwy, north side; undeveloped access to Lot 1, USS 3559	Lands & Resources and Parks & Recreation	Retain
	LND-1412	6D1001010100	Lot 154, USS 3543	1.64	6 mile North Douglas Hwy, south side; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1413	6D1001030030	Lot 162, USS 3544	1.95	6.5 mile North Douglas Hwy, south side; Natural Area Park	Parks & Recreation	Retain
	LND-1414	6D0801000050	Lot 32E, USS 3172	0.42	Mile 3.7 North Douglas Hwy; lift station.	Public Works	Retain
	LND-1415	6D1001030070	Lot 170, USS 3544	2.06	6.5 mile North Douglas Hwy, south; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1416	6D0801510050	Lot 96, USS 3272	2.06	Undeveloped access	Lands & Resources	Retain
	LND-1417	6D0601020017	Tract A & B, ATS 1468	1.63	Near Juneau-Douglas Bridge; Trucano current lessee	Docks & Harbors	Retain
		6D0601020018					
	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
		6D1101030021					
	LND-1420	6D1011000010	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000011					
		6D1011000012					
		6D1011000013					
	LND-1421	6D1201110010	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1201120080					
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site; near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain
	LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain
	LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain
	LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain
	LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose

Draft

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1430	6D0611000010	USS 4605, North Douglas	654.71	Southeast of Bonnie Brae Subdivision, Falls Creek, 4 mile north Douglas Hwy; Eagle Creek and Grant Creek run through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D0611000011					
		6D0611000012					
		6D0611000013					
	LND-1431	6D0701000060	Lot 3, ATS 43	0.90	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1432	6D0601020016	Fraction of ATS 1316	1.09	Trucano lease site at Juneau-Douglas Bridge; Breakwater	Docks & Harbors	Retain
	LND-1433	1D060L010020	Lot 2, ATS 123	1.04	Near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1434	6D0701000050	Lot 1, ATS 43	3.47	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1435	6D0601020014	Tract A & B, ATS 842	1.01	Trucano lease at Juneau-Douglas Bridge	Docks & Harbors	Retain
		6D0601020015					
	LND-1440	6D1001040010	Lot 1, USS 3846	107.96	About 6-7 mile North Douglas Hwy, bordering the Mendenhall Wetlands State Game Refuge; Natural Area Park; communication towers.	Parks & Recreation	Retain
	LND-1450	6D1011000020	Lot 1, USS 5504	965.09	.75-1.5 mile Fish Creek Road & 9 mile North Douglas Hwy; cell tower; access road to Fish Creek Quarry; Fish Creek runs through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
		6D1011000021					
Eaglecrest	LND-1460	3D1021000010	Aliquot description on file.	1537.23	Eaglecrest Ski Area	Eaglecrest	Retain
		3D1022000010					
West Douglas Hilda Creek	LND-1470	3D1301000010	Aliquot description on file	2314.17	NW Douglas Island, 11 Mile Creek; Outer Point; Middle Point; Inner Point; False Outer Point; Shamon Island. This parcel should be managed in a manner that complies with the West Douglas Conceptual Plan as incorporated in the Comprehensive Plan under CBJ\$49.05.200(b)(1)(G)."	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D1301000011					
		3D1301000012					
		3D1301000013					
		3D1401000030					
		3D1301000020					
	LND-1480	3D1601000020	Unsurveyed	1235.00	Southwest Douglas Island, Hilda Creek Valley	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D1701030010					
	LND-1485	3D1701020011	ASLS 2011-42, USS 1481	43.28	Hilda Creek - conservation easement	Parks & Recreation	Retain
South Douglas	LND-1490	3D0101000030	Aliquot description on file	729.84	Southeast end of Douglas Island, south of Nevada Creek to Southeast end; remote uplands (benchlands) along south end of Gastineau Channel; potential new growth area	Lands & Resources and Parks & Recreation	Retain / Dispose
		3D0101000031					

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<i>General Location</i>	<i>Lands Number</i>	<i>Parcel Number</i>	<i>Legal Description</i>	<i>Size (acres)</i>	<i>Comments</i>	<i>Managing Department</i>	<i>Retention Status</i>
Echo Cove	LND-1495	3B4501000061	Lot 4A, Goldbelt Subdivision	6.00	Echo Cove boat launch facility	Docks & Harbors	Retain
	LND-1496	3B4501000064	ATS 1401	4.60	Echo Cove boat launch	Docks & Harbors	Retain
Yankee Cove to Cowee Creek	LND-1500	3B4501000010	ASLS 96-13, ASLS 96-14,	3490.00	Remote uplands from 34-38 mile north Glacier Hwy; portion of Cowee Creek Valley above Davies Creek; potential new growth area; Bridget Cove Greenbelt; Mab Island	Lands & Resources and Parks & Recreation	Retain / Dispose
		3B4501000011	ASLS 96-15, T37S, R63E,				
		3B4501000012	CRM, Section 23, Lots 6 and				
		3B4501000013	9; Section 23, Lots 2, 3, 6,				
		3B4501000014	and 7; Section 26, Lots 2, 3,				
		3B4501000015	4, 5, and 6. T38S, R63E,				
Taku River	LND-1501	3R0301010260	Lot 26, Taku Valley Subdivision	0.54	Taku River foreclosure	Lands & Resources	Dispose
	LND-1702	3R0301010600	Lot 60, Taku Valley Subdivision	0.53	Taku River foreclosure	Lands & Resources	Dispose

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Supply & Demand - Land

Juneau Residential Land

Of the 1,034,240 acres of land in the City & Borough of Juneau, approximately 15,000 acres are zoned for residential use and approximately 60% of that land is vacant. The Comprehensive Plan of the City & Borough of Juneau states that 10 residential units or greater per acre is the minimum density needed to produce affordable housing for moderate to lower income households. Significant up-zonings within the CBJ, as well as changes to density limits in the Land Use Code, have increased the amount of land allowed to be developed with up to 10 units per acre or greater. Currently there is approximately 2,400 acres of residentially zoned land with allowed densities of 10 units or more within the City & Borough. Most of this land is vacant.

Public Land Base

The majority of the land within the City and Borough is in public ownership. The federal, state and municipal governments all have significant land holdings. Most of the federal land is part of the Tongass National Forest and is not available for public development. The state land is either dedicated towards specific state interests, such as parks, or is unsuitable for development because of steep topography.

The University, Mental Health Trust and Native Corporations all have land holdings in Juneau but they have not been actively disposing of land to private developers. Community expansion will, therefore, be primarily dependent upon use of the CBJ's land base. For the foreseeable future, the supply of private land will only be increased by the disposal of CBJ land. One of the purposes of the Land Management Plan is to provide for the orderly and timely disposal of CBJ property suitable for development.

CBJ Residential Land

In 2006 the CBJ completed the Buildable Lands Study which identified all CBJ owned parcels larger than 1/4 acre within or near the Urban Service Area and were not designated for parks, open space, greenbelts, schools, or zoned industrial, commercial or waterfront. Further investigation into slopes, access roads, airport flight safety hazards, avalanche and mass-wasting hazards narrowed the search down to 12 parcels that would be suitable for potential building sites. Those 12 parcels were the subject of closer studies of slopes and evaluation of wetlands. The study concluded that, "of the 12 sites, only four have portions of land that are less than 18 percent slopes and are devoid of watercourses and high-value (Class A or B) wetlands and, therefore, would be suitable for residential development." The four sites are located in Lemon/Switzer Creek, Mendenhall Peninsula, Thunder Mountain and North Douglas. Before the Mendenhall Peninsula and North Douglas areas are developed, it is necessary to improve the access roads and bring utilities to the parcels. In recent years a sewer line was extended along Glacier Highway to the base of Pederson Hill, adding Pederson Hill (also known as Hill 560) to the list of the best areas to develop. Since the 2006 Buildable Lands Study, two areas were determined to be the most suitable to start developing for housing. Those were Pederson Hill and the Switzer Creek Area. Individual studies focusing on those two areas have been completed.

The 2010 *Pederson Hill Access Study* states that there are "several challenges for development, including steep slopes, wetlands, numerous creeks and drainages, anadromous fish habitat, challenging access and eagle nests." With that being said, the study showed five potential routes to provide access to developable areas.

Draft

The *Switzer Lands Residential Development Study* was completed in 2012 to evaluate potential development areas and estimate the development costs and phasing in those areas. In the conclusion of that study it highlighted that “development areas are identified in the study area with consideration given to steep terrain, wetlands, creeks, waters of the United States, flood zones, anadromous fish habitat, and eagle nesting areas.” The study contained three main development areas and ideas of how to develop them.

Quality of CBJ and Private Land Compared

In general, the best land for development is already in private ownership. Acquired directly from the federal or state governments through early homesteading or other disposal programs, the existing privately-owned property tends to be located on flatter, well drained and more accessible areas than the large, CBJ-owned parcels.

The majority of the CBJ land could be characterized as remote, large parcels with moderate to steep slopes and lacking developed access or utilities. Given these circumstances, a large portion of CBJ land has been classified Rural Reserve; in this category, land use decisions have been deferred until a future time when the population, access and services have expanded.

Relationship between Demand for Land and Demand for Housing

The demand for residential property is directly related to the number of housing units needed in the community. The cost of land affects the sale price of housing. High-priced lots combined with high development costs will likely result in unaffordable housing. Therefore, the affordability of a house is, in part, related to the cost of the land. The affordability of property, in turn, is a key factor in the demand for residential lots.

It is estimated that the cost of a lot is approximately 25% of the cost of a single family house. The cost of land is subject to local market forces. If the CBJ increases the supply of privately-owned property through a disposal program, it can potentially stimulate the housing market to meet demand.

CBJ Industrial & Waterfront Industrial Property

Most parcels of CBJ land zoned industrial are under the jurisdiction of the Juneau International Airport or Docks and Harbors; both agencies operate as enterprise funds. Parcels under their jurisdiction will not be discussed in detail in this plan because money generated from those properties is directed back to the respective enterprise funds. Additionally, specific master plans for these departments will guide their disposal methods and timing. As a general rule, airport lands and tidelands will not be sold and only be leased for development.

Very little industrial land is available in Juneau and there has been a trend in recent years for other uses such as retail and restaurant uses to move into industrial areas. This reduces the supply of industrial property and further contributes to the shortage. A substantial amount of industrially zoned land includes the CBJ gravel pits in Lemon Creek, which will be retained and may be disposed of at some future date, once the rock and gravel have been extracted. Lemon Creek has the largest remaining source of proven gravel reserves in the Juneau urban area.

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Stimulating the Market

Just as Juneau residents should have a variety of housing choices, there needs to also be a healthy choice of residential and commercial land to purchase. It is in the community's interest that a sufficient supply of lots are available to provide citizens a choice of location and a range of prices. One of the goals of the Land Management Plan is to increase the private land base, as needed, to stimulate or maintain adequate housing opportunities.

With guidance from the *Pederson Hill Access Study* and *Switzer Lands Residential Development Study*, the CBJ is working on developing the Switzer and Pederson Hill areas. The first phase of development in the Switzer area will be for an 11 acre multi-family subdivision. Planning is underway for the Pederson Hill area to be developed for approximately 200 small single-family lots with a portion of multi-family development that could include 100 additional units. Once these areas have been subdivided and the needed infrastructure is complete, they could be disposed of for a variety of housing developments. At this point in the planning process it seems most feasible for these developments to be completed over several years, in multiple phases.

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Supply & Demand - Housing

Housing Demand

There is currently a strong demand for housing in Juneau. One of the Assembly's priorities is to find solutions to alleviate the housing crisis. The 2013 CBJ Comprehensive Plan Update states, "Like many communities across the country, Juneau residents are suffering from a housing crisis: There is an inadequate supply of housing to provide residents adequate choice in housing size, location and price, resulting in residents paying more than 30% of their income (for housing)." Juneau residents need additional affordable housing which is not currently being met by the private sector.

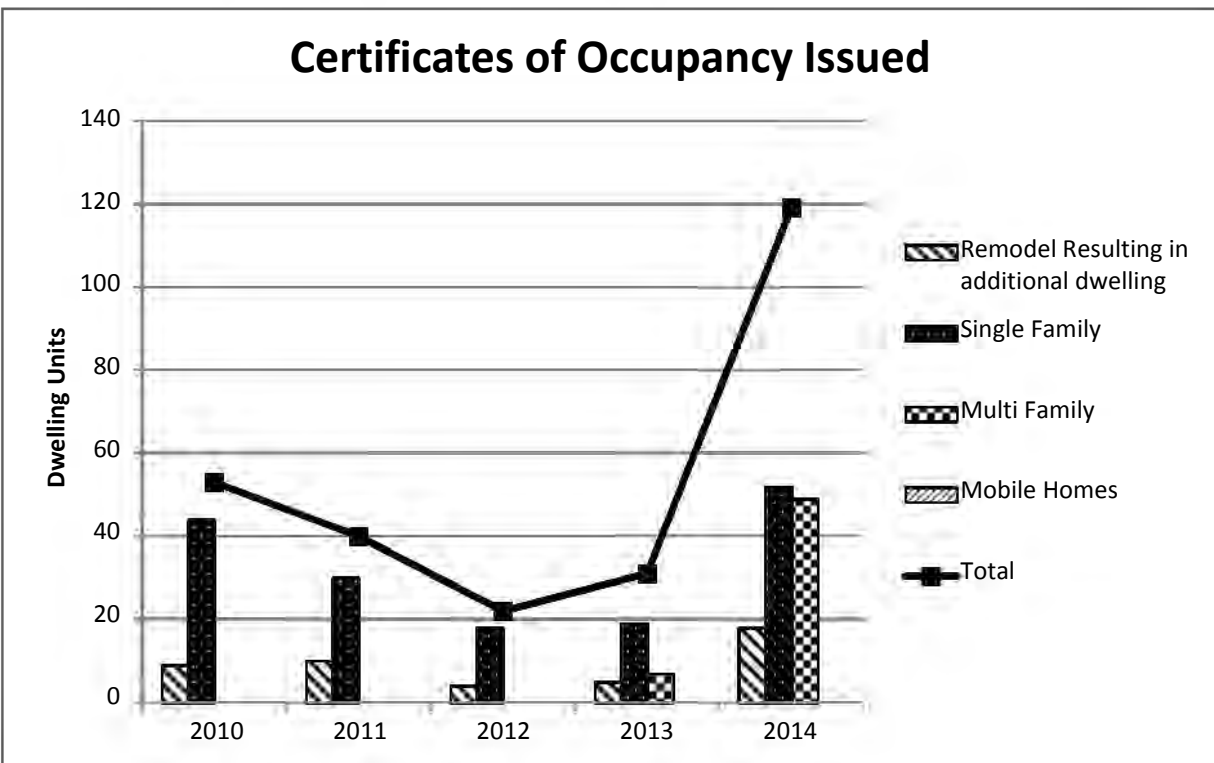
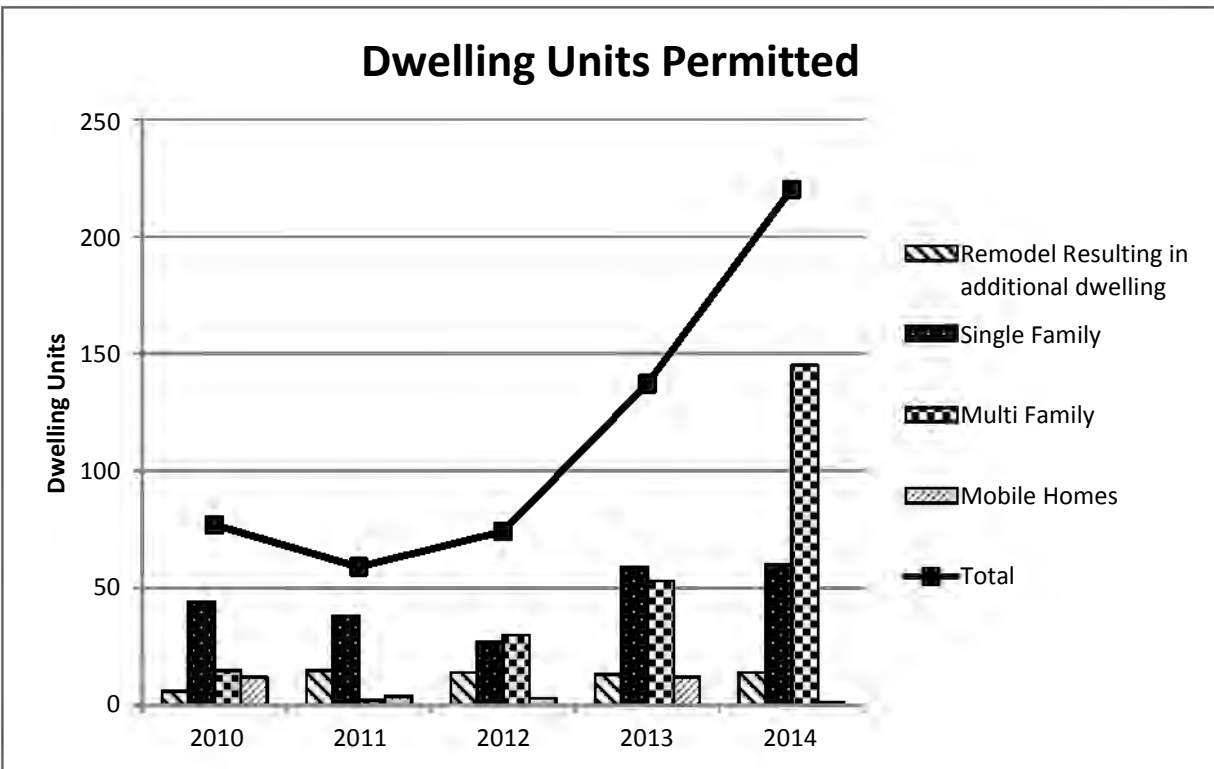
Housing Needs in Juneau

Juneau has many distinguishing characteristics that make its housing market unique. The community is landlocked and has a wide range of demographics. The US Coast Guard has a station in Juneau and they do not have their own base housing. There are also several seasonal housing demands: legislative session, tourism, fishing season workers, etc. There are also mine employees that come to and from Juneau for short periods of time. The 2012 Juneau Housing Needs Assessment states our community needs 683-747 new market rate housing units and 441 public rental units built to help achieve a healthy 5% overall vacancy rate. In 2010 the vacancy rate of combined properties for sale and for rent was 2.1%, well below the healthy 5% goal. According to the Assessment, for every 1,000 people the population increases, we need approximately 400 new units. Juneau has experienced an average increase of 100 people and year over the last 20 years and has not been able to add enough new housing to keep up with this growth rate.

Current Developments

There have been a significant number of dwelling units permitted in the last two years. Since units take a while to construct, certificates of occupancy are usually not issued the same year as the building permit. The following graphs show the number of dwelling unit permits issued and the number of dwelling units with certificates of occupancy for 2010-2014. It is too early to tell if the increase in permits issued within the last two years is a continuing trend or if this is a spike that will dip back down when there is slightly less demand resulting in construction being less profitable. Despite the current increase in units being permitted and built, there is still a strong need for more housing.

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Strategic Rezoning

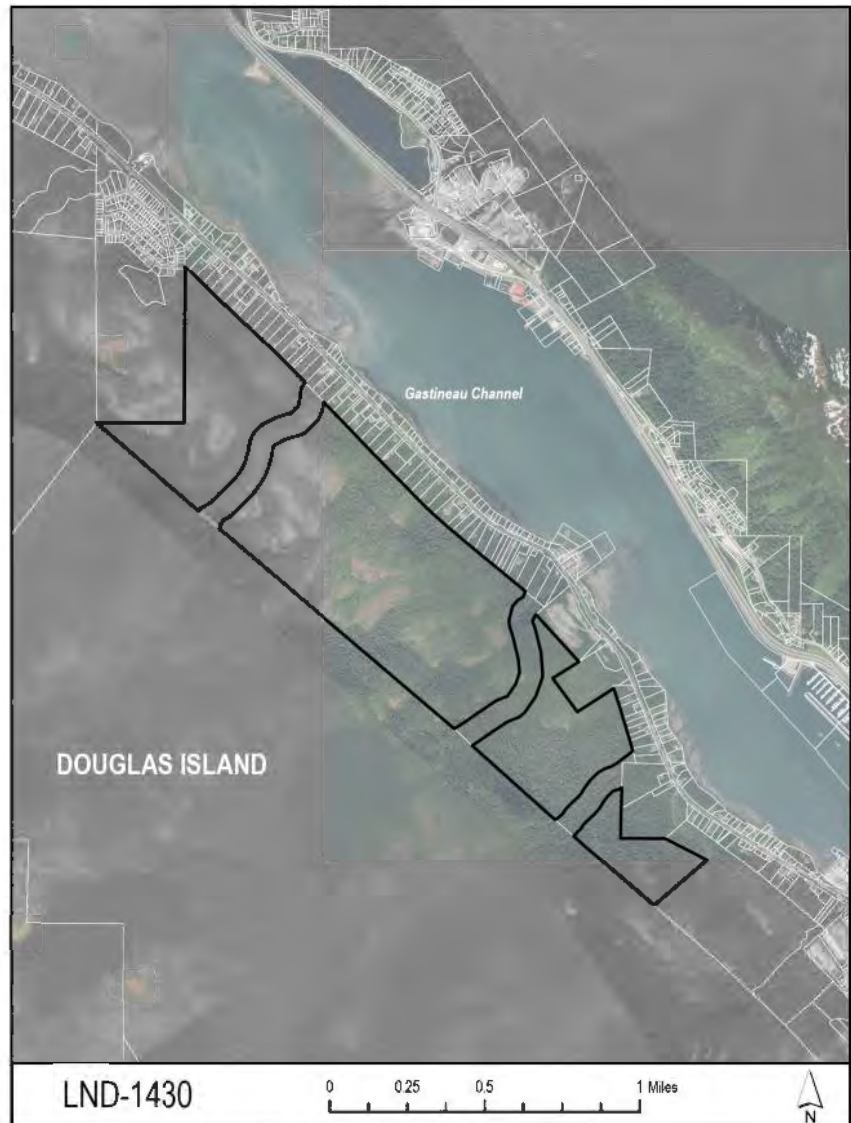
Lands staff continuously reviews zoning designations of CBJ land holdings and will identify areas that would be suitable for near term rezoning to support increased housing density. The CBJ Comprehensive Plan provides direction for rezoning and any request for rezoning will conform to the adopted Comprehensive Plan.

An example of this ongoing review for rezoning is CBJ parcel LND-1430. This large property located uphill from North Douglas Highway contains 655 acres and stretches from near the Juneau Douglas Bridge to the Bonnie Brea neighborhood. This region contains significant potential for increased housing density. LND-1430 was recently rezoned from Rural Reserve (RR) to D3 single-family. This rezoning provided a start to reclassifying the property but fell short of meeting the lot's potential to address Juneau's housing needs.

The Lands and Resources Division will be proposing to rezone portions of LND-1430 outlined on the map on this page (right) by segmenting the parcel into different designations as outlined in the Comprehensive Plan. The majority of the property – aside from stream corridors - should be designated for multi-family development. Multi-family designations will help keep housing near the urban core since the Juneau Douglas Bridge is in close proximity and will allow for housing units to be clustered so that development could

avoid steep slopes and sensitive habitat. There are significant gravel deposits on LND-1430 in the vicinity of Eagle Creek. Outside of the stream corridor, Lands staff is recommending that zoning prioritize the valuable gravel deposits in this area for resource extraction activities.

An approximate alignment for the North Douglas Bench Road in this area is shown on maps contained in the CBJ Comprehensive Plan. Development plans for this region should reserve a future alignment for the North Douglas Bench Road.



The aerial imagery that encompasses the road system and developed areas was acquired in June 2013.
The other imagery showing the undeveloped portion of Douglas Island is from ESRI and the acquisition date is unknown.

Draft

Options for Stimulating the Housing Market

Factors for Creating Affordable Housing

Several factors determine the costs of housing including materials, labor, permit fees, land cost, supply and demand, and profit margin. Due to this combination of factors, the cost of housing in Juneau is generally higher than many other Alaskan communities. The Community Development Department has reviewed permit fees statewide and currently maintains fees that are below statewide norms. There is little the CBJ can do to control several of these factors influencing housing market prices. However it is possible to use the City's land holdings to make property available for development.

CBJ Strategies for Housing Stimulation

Because of the scarcity of developable land, and the high value placed on that property, it might appear the CBJ can assume a leadership role by providing land in a variety of locations and at a range of prices. Unfortunately, the CBJ doesn't have a supply of level, well drained property in proximity to utilities and rights-of-way. In order to make land available, significant investment is required.

Currently, there is a Housing Action Plan that is being developed and a draft should be completed by September 2015. It will include strategies and solutions for the CBJ and community to increase the current housing supply and alleviate the housing shortage.

In preparing its land sales, the CBJ is able to use a combination of strategies to promote development of affordable housing including:

- City sponsored subdivisions and sales
- Incentive to build promptly
- Land sales to developers
- Public/private partnerships
- Conditional sale/housing market mix
- Land donations/less than fair market value
- Community land trusts
- Juneau Affordable Housing Fund

City sponsored subdivision and sale

A CBJ sponsored subdivision process provides the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Since most aspects of a subdivision require use of private sector contractors, a CBJ subdivision provides employment for residents. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.

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Incentive to Build Promptly

To encourage an individual or a developer to build on a vacant lot purchased from the CBJ within a specified period of time, the CBJ could offer a performance incentive:

- *Partial Purchase Price Refund.* After a vacant lot is sold, and a house is built and receives a certificate of occupancy within a specified period of time, the purchaser would earn a refund equal to a percentage of the purchase price of the land. For example, a stipulation in the purchase agreement could state that if a dwelling with a certificate of occupancy is built within two years, 20% of the original purchase price would be refunded to the buyer.
- *Bond guaranteed development schedule.* The developer would have to perform within a specified time period or forfeit a bond equal in value to the cost of developing the subdivision.

The incentives proposed above would require close collaboration with the CBJ Law Department to implement appropriate modifications to Title 53 and coordination with CBJ Finance to insure payments were issued appropriately.

Land Sales to Developers

Using a strategy of working with the private sector, the CBJ would sell a tract of land to a developer who could subdivide and construct affordable housing. The sales agreement between the CBJ and the developer could specify the type of housing market intended to be addressed and completion date. If the developer failed to construct the subdivision and build affordable housing within deadlines established in the sales agreement, the CBJ would include a reversion clause to require that the land be returned to CBJ.

- *Post Bid Negotiations.* CBJ§53.09.250 outlines a process that allows the CBJ to use the sealed competitive bid process to solicit proposals for development of CBJ property and for the Assembly to award the bid to one of the highest two bidders based on the preferred development proposal submitted.

If it were determined to be in the public interest to assist the developer by reducing some of the costs relative to the land sale in exchange for targeting low and moderate income housing, the CBJ could offer one or more of the following:

- *Reduced purchase price.* The sale of the land could be discounted. Currently the CBJ uses proceeds from land sales to develop new areas for subdivisions. If CBJ property is sold below market value, less money will be available for development of new property. This will result in the need for tax payer subsidies for CBJ's new land development projects. An amendment to Title 53 may be needed to implement this strategy.
- *Deferred payments.* Payment of the negotiated value for the property could be deferred for a specified period, such as two years. Preferably a down payment, of between 10% and 25% would be paid up front to hold the land. If the project has not begun by the time allocated, the property could revert to the CBJ with the developer losing the down payment. In a variation of the deferred payment concept, the developer would make full payment on individual lots at the time when a house was constructed and the lot property was sold, or by a certain date, whichever comes first.

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- *Deferred or Zero Interest.* A deferred land sale could be offered with deferred or no interest on the outstanding loan principal.

Public Private Partnership

Under this approach, a developer would subdivide a tract of land and construct all utilities and infrastructure. Prior to subdividing the property, the value of the raw land would be established by appraisal. Raw land is usually significantly less valuable than the same property after it has been subdivided with roads, utilities, sidewalks, etc. Once the improvements have been installed, as payment for the land, the developer would convey to the CBJ a number of higher value improved lots equal in value to the original lower priced un-subdivided tract. The lots turned over to the CBJ could then be disposed of for the purpose of providing housing. The features of this type of sale could include the following:

- *No Direct Land Payment.* The developer would not have to make any payment for the land being subdivided and would have the right of entry to develop the subdivision.
- *Developer Selects Market.* The developer could have the right to build housing for any market. The CBJ might negotiate other terms to address an unmet housing demand.
- *CBJ Receives Subdivided Lots Ready for Development.* The CBJ would be free to dispose of the lots designated for its use.

The public benefit for this type of arrangement is that there is minimal taxpayer outlay for the development and public land is transferred to private ownership in exchange for improvements installed on the property. The improved lots that are retained by the CBJ at the end of the process can either be sold or utilized for a public purpose such as to provide long term affordable housing.

Conditional Sale – Housing Market Mix

The intent of this strategy is to encourage a variety of housing affordable to a range of income groups. This strategy would require the developer to buy property, build the subdivision and insure a mix of housing constructed within the subdivision including a negotiated percentage of affordable housing. This strategy is utilized in other parts of the US but has not been attempted in Juneau.

Some of the conditions that might be featured in this type of land disposal include the following:

- *Deferred Payment.* The developer would not have to pay for the land except at the sale closure or rental occupancy of the housing units being developed.
- *Discount Price.* Total payment for the land by the developer would be equal to the fair market value of the land before the site improvements were initiated. This value could be discounted and the payment could either be with or without interest on the principle. An amendment to CBJ§53.09.270 may be needed to utilize this option.

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- *Set Percentage of Affordable Units.* The affordable housing units would be completed in the same ratio as provided for in the agreement. For example, if there are to be 20% affordable units, for every four market rate units that are constructed, one affordable unit is to be constructed at the same time. The number of affordable units agreed upon would be constructed and made available to the targeted income group. This would require long term monitoring and enforcement by CBJ. The developer would be able to build and construct the remaining housing units for any market.

Land Donations for Less Than Fair Market Value

There are special circumstances of public benefit that warrant the donation, or sale at less than fair market value, of lots to housing projects such as school sponsored home building projects. The CBJ needs to carefully review these types of requests to determine the relative merits of such donations in the context of public benefit. If CBJ property is donated or sold for less than fair market value, no revenue will be available for development of new property. This may result in increased need for tax payer subsidies for new development of CBJ property.

Community Land Trusts

The primary purpose of a community land trust is to establish a predictable land base for the creation and continuation of affordable housing. This type of land trust leases land, for a nominal fee, to a home buyer instead of selling the underlying land. This keeps the price of the house low from the first home buyer through subsequent buyers. The land trust generally exercises a right of first refusal on subsequent sales. The ownership and control is often vested with a local entity, such as the Juneau Housing Trust, which can either be a unit of government or a non-profit housing agency. CBJ has made property available at less than fair market value to the Juneau Housing Trust in cases of tax foreclosure and for specific uses such as school sponsored home building programs.

Juneau Affordable Housing Fund

The current program for gap financing provided from the Juneau Affordable Housing Fund was set up in 2010. The main purpose of the program is to provide loans to developers of affordable housing when there is a gap in their financing. The loans can be for up to \$150,000 and may have low interest rates. These loans are recommended by the Juneau Affordable Housing Commission and then approved by the Assembly. This fund can also be used for other programs as approved by the Assembly.

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Experience Gained From 1999-2015 Land Disposals

Land Disposals: 1999-2015

The previous Land Management Plan, completed in 1999, set the stage for the disposal of a number of CBJ properties. Since the adoption of the plan, 93 parcels of CBJ land have been sold, traded, or donated and are now in private ownership or dedicated for public projects. In addition to the revenues from these land sales, the CBJ benefits from property taxes now generated from lands that have been transferred into private ownership.

CBJ Land Disposals: 1999 – 2015

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2015	Lot 3, Block A, South Lena Subd.		Seabreeze Properties, LLC	\$112,500
2015	Lot 7, Block A, South Lena Subd.	0.93	Hassin, K & S	\$141,000
2015	Lot 8, Block C, South Lena Sub.	0.72	Lee, T	\$102,001
2015	Portion of Lot 2, USS 3873	0.90	Christ Evangelical Lutheran Church	Trade
2014	Lot 2, Block A, South Lena Subd.	.74	Juneau Housing Trust via Juneau School District	\$40,000
2014	Lot 2, Block C, South Lena Subd.	1.04	Stekoll, Spencer	\$161,000
2014	Lot 9, Block A, South Lena Subd.	1.53	Duval. S & L	\$99,001
2014	Lot 5, Block A, South Lena Subd.	0.95	Spickler, K & S	\$127,593.13
2013	Lot 7, Block 2, Juneau Indian Village	0.04	Central Council	Back Taxes; \$2,104.21
2013	Lot 10, Block 4, Juneau Indian Village	0.01	Central Council	Back Taxes; \$1,495.65
2012	Lot 8, Block A, Glacier View Subd.	0.15	Juneau Housing Trust for JDHS Home Building	Back Taxes + costs of demolition site cleanup
2011	Lot 10, Block L, Pinewood Park Subd. 2	0.28	Juneau Housing Trust for JDHS Home Building	\$73,778.42
2010	Lot 14, Block D, Greenwood Acres	0.17	Juneau School District for JDHS Home Building	\$65,000.00
2010	Lot 2, Block D, South Lena Subd.	0.94	Anderson, P& K	\$111,111.11
2010	Lot 15, Block A, South Lena Subd.	0.76	Forrer E. et al	\$82,582.00
2007	Lot 5, Block B, South Lena Subd.	1.09	Andrews, Alexander	\$87,110.00
2007	Lot 5, Block C, South Lena Subd.	0.90	Thompson, R & T	\$95,114.00
2007	Lot 19, Block A, South Lena Subd.	1.38	Quigg, J	\$150,777.77
2007	Lot 16, Block A, South Lena Subd.	0.70	Delay, B	\$68,544.18
2007	Lot 9, Block C, South Lena Subd.	0.71	Kantola, Erik	\$71,000.00
2007	Lot 4, Block B, South Lena Subd.	1.35	Thompson, Rex & Tobe	\$131,251.00
2007	Lot 8, Block C, South Lena Subd.	0.71	Thompson, Rex & Tobe	\$87,605.00

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2007	Lot 6, Block D, South Lena Subd.	0.71	Manning, John	\$57,509.00
2007	Lot 13, Block A, South Lena Subd.	0.83	Yerkes, Joshua & Molly	\$81,569.00
2007	Lot 4, Block C, South Lena Subd.	1.08	Kennedy, Spencer K.	\$125,100.00
2007	Lot 6, Block A, South Lena Subd.	1.23	Sikes, Heather & Stephen	\$111,660.00
2007	Lot 14, Block A, South Lena Subd.	0.78	Yerkes, Joshua & Molly	\$68,912.10
2007	Lot 5, Block D, South Lena Subd.	0.78	Igloo Construction	\$53,000.50
2007	Lot 3, Block B, South Lena Subd.	0.70	Yerkes, Joshua & Molly	\$52,359.00
2007	Lot 1, Block C, South Lena Subd.	0.92	Tallmadge, Eric	\$141,801.00
2007	Lot 6, Block C, South Lena Subd.	1.06	Stekoll, Skye	\$210,666.00
2007	Lot 2, Block C, South Lena Subd.	1.04	Place, Aaron	\$127,666.00
2007	Lot 17, Block A, South Lena Subd.	1.13	Mathews & Taggart	\$107,576.99
2007	Lot 3, Block D, South Lena Subd.	0.96	Igloo Construction	\$61,500.50
2007	Lot 4, Block D, South Lena Subd.	0.81	Igloo Construction	\$55,000.50
2007	Lot 11, Block A, South Lena Subd.	0.78	Anderson, Gregory	\$109,303.00
2007	Lot 2, Block B, South Lena Subd.	0.70	Thompson, Rex & Tobe	\$61,648.20
2007	Lot 3, Block C, South Lena Subd.	0.22	Spencer, Spencer	\$181,069.00
2007	Lot 7, Block C, South Lena Subd.	1.02	Stekoll, Skye	\$210,666.00
2007	Lot 1, Block A, South Lena Subd.	0.77	Schultz, Charles & Kristen	\$104,516.00
2007	Lot 6, Block B, South Lena Subd.	0.86	Sathre, Constance Joan	\$136,010.70
2007	Lot 12, Block A, South Lena Subd.	0.77	Sathre, Constance Joan	\$91,010.70
2007	Lot 1, Block D, South Lena Subd.	0.94	Robinson, Michael & Kristen	\$119,700.00
2007	Lot 10, Block C, South Lena Subd.	0.72	Richards, Philip	\$81,250.00
2007	Lot 4, Block A, South Lena Subd.	1.17	Quigg, JoAnn	\$123,000.77
2007	Lot 9, Block B, South Lena Subd.	0.78	Girton, Heidi	\$121,666.00
2007	Lot 1, Block C, South Lena Subd.	0.73	Anderson, Gregory	\$108,303.00
2007	Fraction of Lot 1, Block 5, Juneau Townsite	0.03	National Education Association	\$86,820.00
2006	Lot 3, HDK subdivision; Fraction of Lot 4 USS 5504; Tract A and Tract. B USS 7297	10.81	Home Depot	\$3,511,730.00
2006	Lot 14, S'it T'uwan Subd. for JDHS Home Building Program	0.25	Juneau School District	\$65,000.00
2006	Track A, Golden Heights Subd.	31.53	Grant, Hugh	\$375,000.00
2005	Portion of Lot 10, USS 3288, Attached to lot 1, formed lot 1A Huffman Harbor Subd.	0.09	Taylor, Gordon & Faris, Tamra	\$17,894.00

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2005	Portion of Lot 10, USS 3288, Attached to lot 2, formed lot 2A Huffman Harbor Subd.	0.09	Taber, John & Sharon	\$15,561.00
2005	Portion of Lot 10, USS 3288, Attached to lot 3, formed lot 3A Huffman Harbor Subd.	0.09	Houston, George et al.	\$20,521.00
2005	Portion of Lot 10, USS 3288, Attached to lots 4&5, formed lots 4A & 5A Huffman Harbor Subd.	0.25	Homan, Frank & Donna Jane	\$49,830.00
2005	Portion of Lot 10, USS 3288, Attached to lot 6, formed lot 6A Huffman Harbor Subd.	0.19	Lincoln, Hal & Jo Ann	\$32,713.00
2005	Portion of Lot 10, USS 3208, Attached to lot 7, formed lot 7B Huffman Harbor Subd.	0.05	Huizer, Ed	\$14,481.00
2005	Fraction Lot 8, Block 2, Juneau Townsite	0.01	Goldstein Improvements Co.	\$74,400.00
2005	Lot 12, Block 4, Shelter island AK Subd.	3.34	Ranch, David	\$1,343.25
2005	Lot 10, S'it'Tuwan Subd.	0.26	Tlingit-Haida Reg. Housing Authority	\$35,000.00
2005	Lot 25, S'it'Tuwan Subd.	0.21	Juneau School District	\$62,500.00
2004	Lot 54, S'it'Tuwan Subd.	0.22	Student Build House Sonnerberg, G & L	\$226,332.50
2004	Lot 224A, Block H, Cedar Park Bldg.	1.03	Juneau Jewish Community	\$101,034.00
2004	Lot 20, Subd. of ATS #14, Block 32, Douglas	0.19	McCormick, James	Trade for Land needed for Douglas Boat Harbor
2004	Lot 22A, Subd. of ATS #14, Block 32, Douglas	0.13	League, William	Trade for Land needed for Douglas Boat Harbor
2004	Lot 24 ,Subd. of ATS #14, Block 32, Douglas	0.15	Rudolph, Kenneth	Trade for Land needed for Douglas Boat Harbor
2004	Lot 21, Subd. of ATS #14, Block 32, Douglas	0.20	Boehl, Richard	Trade for Land needed for Douglas Boat Harbor
2003	Lot 23, S'it'Tuwan Subd.	0.21	Gardner, Myrna	Trade for Lot 25 S'it'Tuwan Subd.
2003	Lot 26, S'it'Tuwan Subd.	0.32	Transitions House Inc.	Donation
2003	Lot 1, USS 1075; Salmon Creek Medical Subd.	0.90	Juneau Alliance for Mental Health	Trade for N. Franklin Parking Lot
2002	Lot 33, S'it'Tuwan Subd.	0.21	High School Built House Haggard, M & T	\$185,000.00
2002	Lot 2, Block 206, Casey Shattuck	0.02	Lyon, Richard	\$16,851.00
2002	Lot 16C, USS 3055	0.30	Kibball, Arthur & Effie	Trade for USS 0

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Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2002	Lot 65B, USS 3174	0.97	Godkin, Victoria	\$280,000.00
2001	Lot 32, S'it'Tuwan Subd.	0.21	Shepardson, Dale	\$45,000.00
2001	Tr. B1 Re-subd. of Lena Pt Subd. #3	22.40	NOAA	Trade
2001	Tract CH-4 Emerald Subd.	10.00	AK Mental Health Trust	Trade
2001	Lots 33-53 USS 3259	29.00	AK Mental Health Trust	Trade
2000	Portion Boston King Lode & Dewey Lode, USMS 955, shown as Lot 2 Salmon Falls Two Subd.	17.10	Henri, Joseph	Trade
1999	Lot G, USS 2517	0.69	Gitkov, John	\$196,570.69
1999	Fraction of Lot 212, USS 3545	0.36	Sanden, David	\$49,095.15
1999	Lot 2, Block 2, Shelter Island Subd.	3.00	Howard, Dana	\$36,000.00
1999	Lot 49, S'it'Tuwan Subd.	0.28	Santana, Lot	\$45,000.00
1999	Lot 25, S'it'Tuwan Subd.	0.21	Santana, Rosemarie	\$40,000.00
1999	Lot 24, S'it'Tuwan Subd.	0.21	Duran, Josette	\$40,000.00
1999	Lot 18, S'it'Tuwan Subd.	0.22	Duran, Marciano	\$40,000.00
1999	Lot 17, S'it'Tuwan Subd.	0.25	Kensinger, Scott	\$45,000.00
1999	Lot 14, S'it'Tuwan Subd.	0.25	Beres, Catherine	\$45,000.00
1999	Lot 15A, S'it'Tuwan Subd.	0.32	Tina, Gordon-Marylott	\$45,000.00
1999	Lot 16, S'it'Tuwan Subd.	0.34	Morris, William & Madeline	\$45,000.00
1999	Lot 20, USS 3260	0.77	Gotschall, Larry	\$50,000.00
1999	Lot 2, Lena Marie Subd.	1.45	Brouillette, Tyrus	\$60,000.00
1999	Lot 2, Block C, Hurlock Subd.	0.20	McCasland, Scott & Kathryn	\$227,000.00

Lessons Learned

Several important observations concerning these land disposals warrant discussion:

- There are misperceptions in the community about the CBJ's land base and land disposal potential. The CBJ is one of the largest landowners in Juneau, however much of its land is not suitable for development.
- CBJ sponsored subdivisions provide the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.
- Lots with on-site wastewater disposal systems can have high failure rates and are typically

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developed with low densities of approximately one dwelling unit per acre. In consideration of the expense of providing public services to property, it would be fiscally prudent for future CBJ land developments and/or disposals to occur for lots that are served by public sewer and are developed at a density of 5 dwelling units per acre or above.

- The Land Fund does not currently have the funds to pay the significant up-front costs to construct improvements and subdivide its large tracts of land without the use of CIP funds.
- Some buyers of CBJ land used the CBJ's financing package which only required a 5% down payment, but then defaulted on payments. The CBJ reevaluated its financing terms and conditions to reduce this problem. The 2007, 2010, 2014 and 2015 Lena Land Sales have utilized a 10 year, 10% down, 10% interest rate and this has been, for the most part, successful even though the housing market collapsed shortly after the 2007 sale.
- Previously sold large tracts of land that were disposed of to stimulate the housing market remain undeveloped for a number of reasons. For this reason, future land sales of large tracks, sales to non-profits, and negotiated sales should contain a reversion clause or completion bond as part of the purchase agreement. This will facilitate development in a timely manner and allow the CBJ to regain ownership if the property remains undeveloped after a set number of years.
- The CBJ's utility expansion priorities should continue to support the land disposal program; coordination of the two is essential for the success of future land disposals.
- CBJ property is a public resource and the process of transferring this resource to individuals, non-profits or corporations must be conducted in a fair and transparent manner.

Quality of CBJ Land Available for Disposal

A number of significant factors have emerged during recent land disposal programs regarding the quality of CBJ land. There is a perception that the CBJ has an enormous land base which can easily be developed. The opposite is actually the case. Most CBJ land is located on steep slopes which greatly increases development costs. Additionally, much of the CBJ land consists of wetlands which pose unique construction and regulatory challenges.

Road access and utilities are also significant factors in the developability of CBJ lands. Most parcels of land will require expensive access roads which often will not have lots adjacent to them to supplement development costs. An example of this is the CBJ property holdings in Pederson Hill. The CBJ acquired private property in order to gain access routes to the developable portions of this area. Another significant factor is many of the parcels are not served by municipal sewer or water such as the Mendenhall Peninsula.

The combination of: accessibility, physical constraints, and presence or absence of utilities are factors often overlooked by the public when considering the role that the CBJ can play in the future development of the community. Undoubtedly development costs will be much greater than what developers of flatter land have experienced in the past. Land prices are likely to increase because of higher development costs.

CBJ vs. Private Sector as Developer

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Most of CBJ's land consists of large parcels which need to be subdivided and infrastructure installed before individual lots can be sold. CBJ's subdivision regulations require that street and utility improvements be constructed (or bonded to ensure completion) before lots can be offered for sale.

Large parcels of land are difficult to sell for two reasons. First, large parcels are particularly expensive, thereby limiting the market to a few participants. Second, the amount of land which is developable in a large parcel is difficult to determine without a close examination of the topography, wetlands, soil conditions, etc. If this information is unknown at the time of sale, then the land value can be significantly reduced due to the uncertainties. Often a greater return can be realized with the sale of a large parcel if a preliminary subdivision feasibility study is completed prior to the sale. This information will increase the confidence of prospective purchasers. It is also information which is needed if the CBJ is to be the developer of the land. Valuable wetland mapping currently underway by the Community Development Department will provide the CBJ Lands Office with information about the quality of land, and help set the price for future sales.

In some cases creating partnerships with developers and nonprofit organizations has proved to be a reasonable approach for developing a subdivision. The S'it'Tuwan Subdivision, developed by the Tlingit-Haida Regional Housing Authority, is an example of a successful partnership. In this case, the CBJ provided the land for the subdivision and Tlingit-Haida provided the capital for constructing the improvements. Upon completion of the subdivision, Tlingit-Haida obtained 40 lots for its low-income housing project and the CBJ obtained 15 lots for its use. A partnership such as this must be carefully evaluated to ensure success.

A variation of this partnership concept can be accomplished by the CBJ soliciting proposals from private developers through the Request for Proposals (RFP) process and selecting a developer to work with the CBJ on the subdivision development. The private developer would be responsible for working with the CBJ on designing, permitting, financing, and constructing the improvements. Upon completion of the subdivision, the developer and the CBJ would each receive lots based on the ratio of the value of the land to the value of the improvements.

This partnership concept has a number of advantages which include:

- *Equal Opportunity.* All private developers have an equal opportunity to participate in the process.
- *Potential Reduced Costs.* In some cases the cost of constructing the subdivision might be less by using the efficiencies offered by the private sector.
- *CBJ Sells Some of the Lots.* The public will have an opportunity to purchase lots either from the private developer or the CBJ.

Financing and Other Terms of Sale

The CBJ has offered financing terms for the sale of residential lots in order to allow wider participation by Juneau residents. Financing of undeveloped land is difficult to obtain from traditional financial institutions such as banks. In the past, CBJ's terms of sale have generally been 5 percent down, with annual payments over 10 years at 10 percent interest. One of the problems with the financing terms was the low down payment. With only 5 percent down, there was not sufficient investment by the purchaser to ensure that they would keep current with their land payments if problems arose during the development of the property. Starting with the 2007 Lena Land Sale, a 10 percent down payment was required which worked well in reducing the number of foreclosures. It is recommended that future land sales include a provision

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of a 10 percent down payment. Additionally, if there is a significant value in timber, gravel or other natural resources on the property, the down payment should also include the value of these resources.

Disposal Schedule

This plan identifies parcels of land which are suitable for disposal. Instead of committing to the disposal of land on a strict ten year schedule, the CBJ will actively monitor the market and conduct the disposals until such time that vacancy rates are approaching healthy levels (typically 5%). Currently demand is elevated and the Lands Office has been working to provide residential lots in the areas of Switzer Creek and Pederson Hill (also known as Hill 560). The Lands Office continues to sell the remaining CBJ owned lots in the South Lena Subdivision. Lands staff has also been directed by the Assembly to sell or lease the parking lot on the corner of North Franklin and Second Street downtown Juneau for a mixed use building with onsite parking.

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Future Land Disposal Program

Site Selection Process

The first step in selecting lands for disposal was to identify which lands were to be retained for public purposes such as parks, schools, airport, harbors, and other public facilities. An inventory of existing facilities and designated parks and open spaces was compiled.

The remaining lands were then evaluated in context with the 2006 Comprehensive Plan update and the Capital Improvement Plan (CIP) which identifies future utility projects. The evaluation resulted in a list of CBJ lands, located within the urban service area, identified for sale and development. The Buildable Lands Study of 2006 describes 12 properties for development potential. Tracts of land which have all utilities and existing access are considered highest priority for sale and development. Other tracts of land may have only water service at this time but within the next several years will be served with sewer. Upon installation of all planned utilities or zone changes for a particular tract of land, the disposal schedule will be adjusted.

Timing of Disposals

The next three chapters of this Plan include groups of maps which illustrate the distribution of CBJ lands throughout the community. These chapters also highlight the CBJ owned lands that are to be retained for public use as well as those lands that are to be disposed of to promote community growth.

The location and availability of utilities will play a major role in stimulating the development of CBJ lands. The parcels for disposal are listed in order of priority. Availability of infrastructure will trigger adjustments in the land disposal priority list.

Reservations of Land within Large Tracts

Another concern with the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant public interest. These features would be identified during a reconnaissance study of the tract, prior to subdivision. The remaining lands, which are appropriate for development, would be sold.

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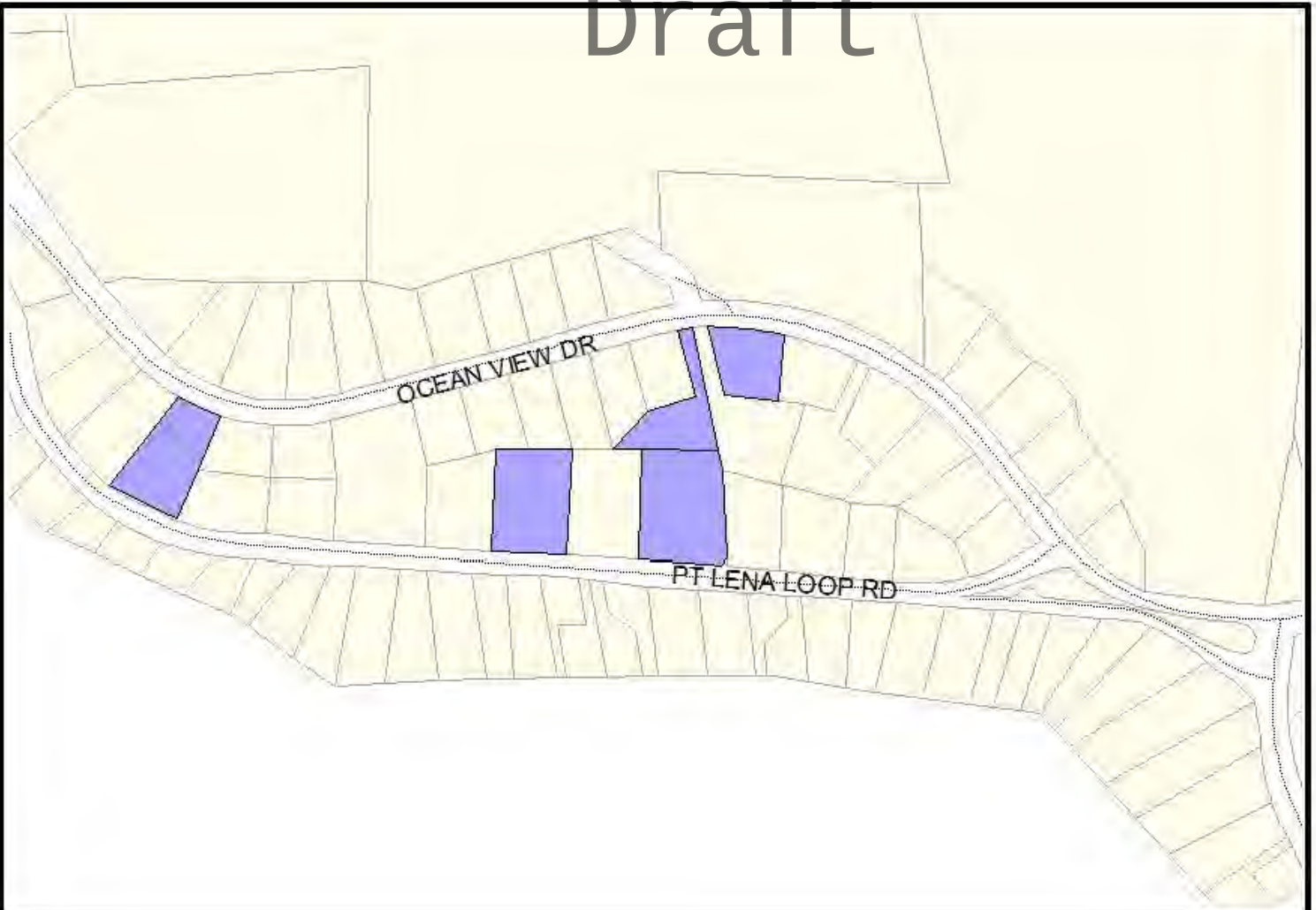
Parcels for Disposal

The following identified parcels are available for disposal. Each parcel is depicted showing relative size as well as individual parcel description, development constraints, disposal recommendations, and other factors relative to the parcels. For an understanding of any potential development constraints, the following legend summarizes the general conditions impacting each parcel.

The parcels selected in this section are considered for near term disposal. Work will continue on them over the next two years. Each property in this section has had some initial investigation that has led it to be part of this list. Also included in this list are parcels that have recently had access, water, or sewer service extended to them. Other properties that are owned by the CBJ can still be disposed of even if they are not highlighted in this section. All potential disposals are contained in the *CBJ's Land Holdings* section of this plan, in the 'retention status' column.

DEVELOPMENT CONSTRAINT LEGEND	
Condition	Constraint
Wetland	○ No wetland present ● Some wetland present ● Significant wetland present
Flood Plain	○ No flood plain present ● Some flood plain present ● Significant flood plain present
Hazard Potential (Hazardous condition defined as an area with snow or land slide potential)	○ Free of hazardous conditions ● Some hazardous conditions present ● Significant hazardous conditions present
Slope	○ All 0% to 15% grade or slope ● Limited grade or slope but not in excess of 30% ● Predominately severe grade or slope equal to or in excess of 30%
Water service	○ Public water service directly available ● Public water service within 1,000 ft. or less ● Public water service not presently available
Sewer service	○ Public sewer system directly available ● Public sewer service within 1,000 ft. or less ● Public sewer service not presently available
Access	○ Direct access to public streets available ● Ability to access to public streets available ● No available access to public streets

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Lands ID Numbers: 0140, 0141, 0143, 0144, 0145, 0147, 0148, 0159

Parcel Zoning: D-3 Single Family/Duplex

Parcel description: South Lena Subdivision; Block A, Lot 8; Block A, Lot 10; Block A, Lot 18; Block A, Lot 20; Block B, Lot 4

Parcel Area: From approximately $\frac{3}{4}$ of an acre to 1 $\frac{1}{2}$ acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Significant
 Flood Plain: ☐ None
 Hazard Potential: ☐ Low
 Slope: ☒ Moderate

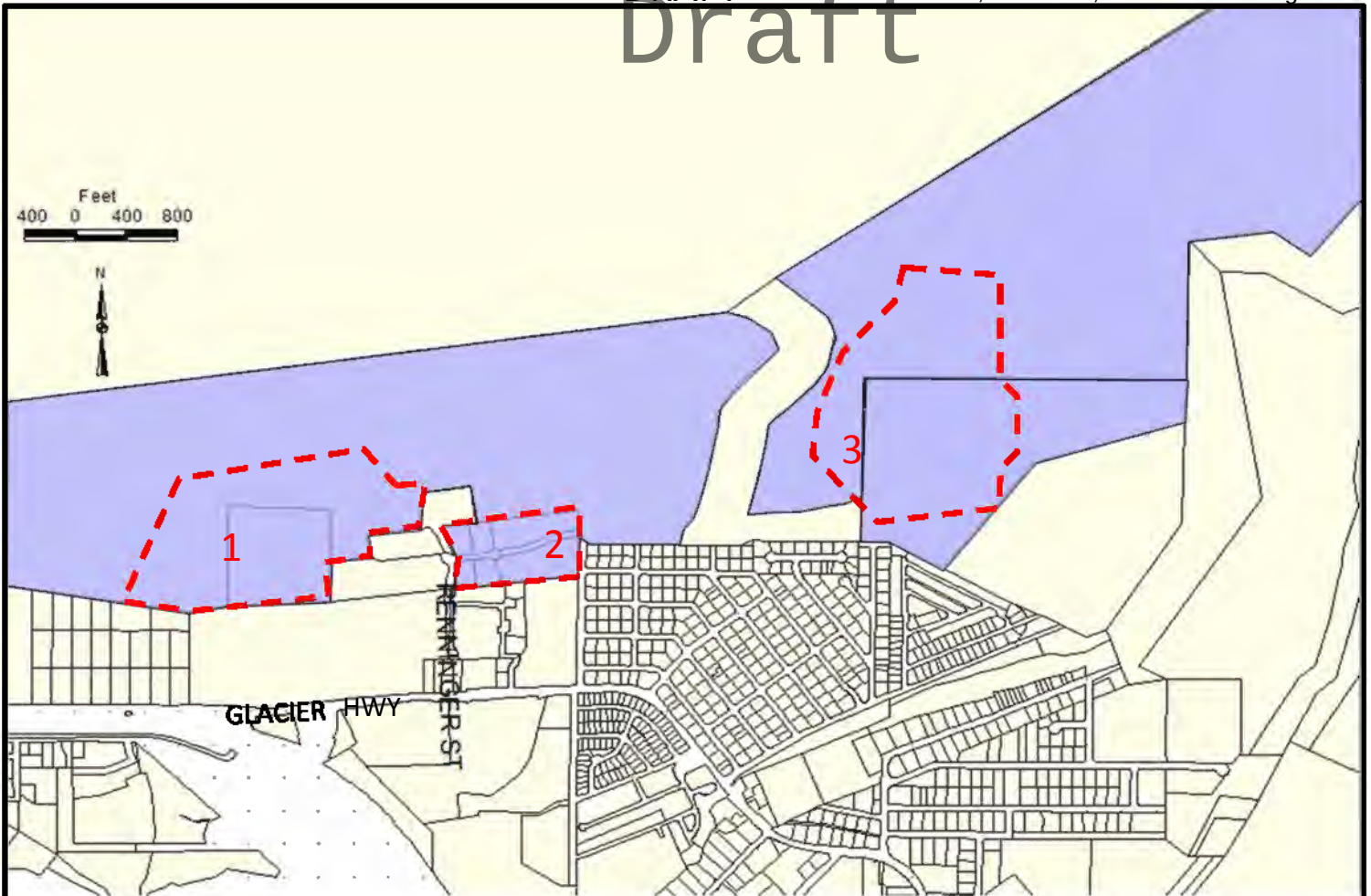
Infrastructure:

- Water Service: ☐ Available
 Sewer Service: ☒ None
 Access: ☐ Direct

Comments: These lots are what remain from the 1999 South Lena Subdivision and 2007, 2010 2014 and 2015 Lena land sales. The Lands Division has been authorized to sell the remaining lots through the sealed competitive bid process. A portion of these lots will be made available to the public in 2016.

Disposal Recommendation: Sealed competitive bid. Conditions are outline in Ordinance Serial No. 2014-07(b) adopted on 2/24/2014.

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Lands ID Numbers: 0802, 0803, 0804, 0805, 0806, 0807, 0812, 0820, 0832

Parcel description: USS 5504, Lot 2A & Lot 6; ASLS 2004-22, Tract B1

Parcel Zoning: D5 Single Family/Duplex, D15 Multifamily

Parcel Area: Approximately 690 Acres

Development Constraints:

Natural Conditions:

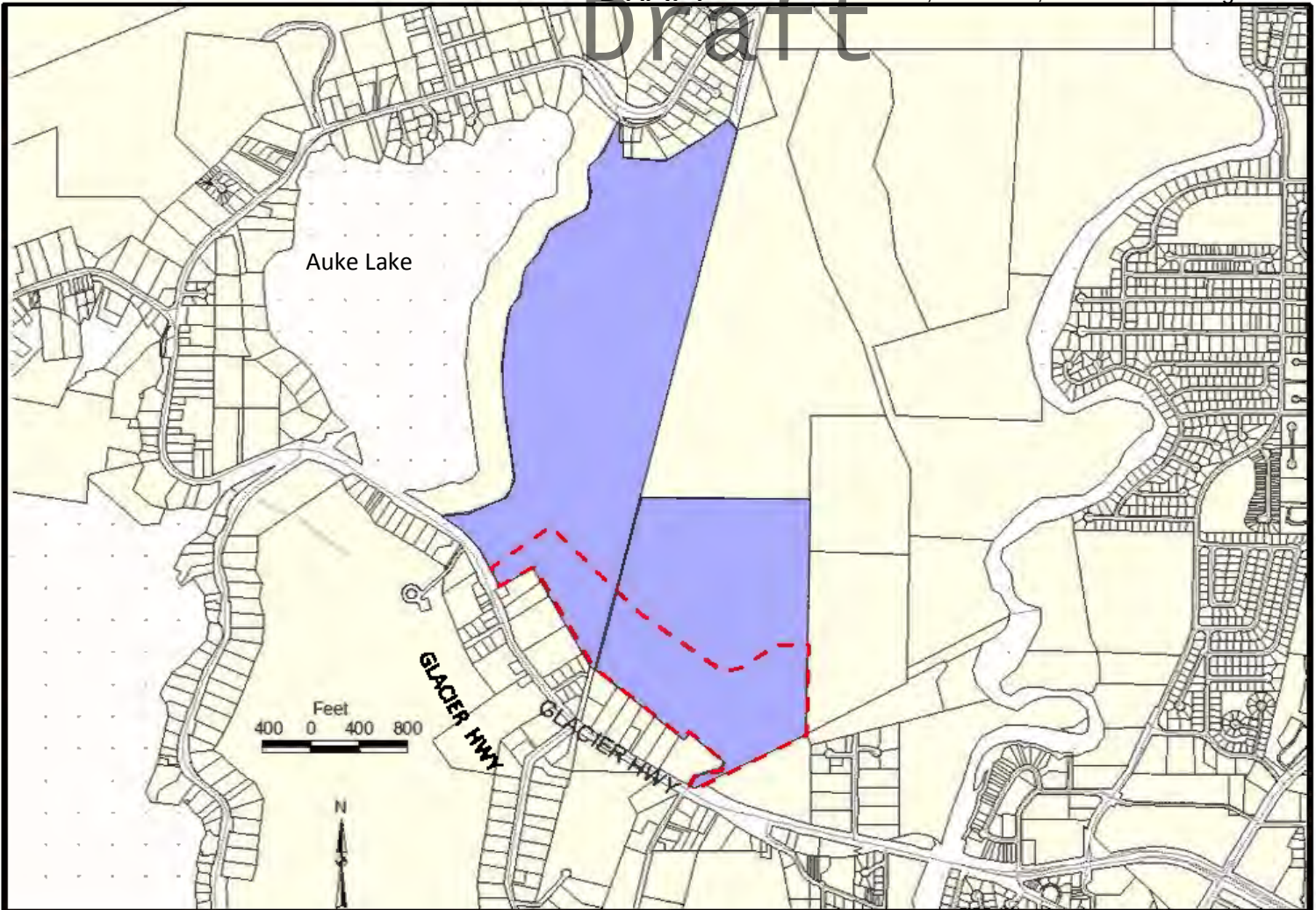
- Wetlands: ● Significant
- Flood Plain: ○ None
- Hazard Potential: ● Moderate
- Slope: ● Moderate

Infrastructure:

- Water Service: ● Within 1,000 ft.
- Sewer Service: ● Within 1,000 ft.
- Access: ● Within 1,000 ft.

Comments: Three pockets within these parcels have been selected for development potential based on the 2006 Buildable Lands Study and the 2012 CBJ Switzer Lands Residential Development Study and are shown above. A subdivision of Area 2 has recently been completed and will provide 6 buildable lots which are zone D15. The theoretical capacity of this subdivision is around 180 units after preservation of valuable habitat. Updates to existing water/sewer systems are needed prior to development, road access and slope are also partial constraints and need to be studied thoroughly in order to reliably estimate costs of Areas 1 and 3.

Disposal Recommendation: Development of Area 1 will begin after the JSD has completed planning for a future school in the area. A subdivision of Area 2 has created 6 buildable lots that will be sold once construction of the right-of-way is complete. A right-of-way will need to be extended to Area 3 prior to development. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.



Lands ID Numbers: 0420, 0440

Parcel Zoning: D10 SF Single Family/Duplex,
D10 Multifamily

Parcel description: USS 3873; Fraction of
USS 3406

Parcel Area: Total acreage of both parcels:
roughly 352 acres.

Development Constraints:

Natural Conditions:

- | | | |
|-------------------|----------------------------------|--------------|
| Wetlands: | ☒ | Intermittent |
| Flood Plain: | ☐ | None |
| Hazard Potential: | ☐ | Low |
| Slope: | ☒ | Moderate |

Infrastructure:

- | | | |
|----------------|----------------------------------|------------------|
| Water Service: | ☒ | Within 1,000 ft. |
| Sewer Service: | ☒ | Within 1,000 ft. |
| Access: | ☒ | Within 1,000 ft. |

Comments: The Lands Office is working to evaluate access routes to this property from Glacier Highway. The area within the dashed line will be developed first. Lands staff recently completed a zone change to D10 and D10 SF for a portion of these lots as well as a land trade to gain access from Glacier Highway. Development will include multifamily and single family homes. Over the next two years Lands Staff expects to complete the initial surveying, acquire permits, and begin ground work for the first phase.

Disposal Recommendation: This development will take place in phases; the first phase will be initiated by the CBJ with the possibility of having development partners. Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.

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Lands ID Number: 1007

Parcel Zoning: MU Mixed Use

Parcel description: Juneau Townsite Block
11 Lot 1, 2, 3 & fraction Lot 8;

Parcel Area: Approximately .30 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☐ None
Flood Plain: ☐ None
Hazard Potential: ☐ Low
Slope: ☐ Low

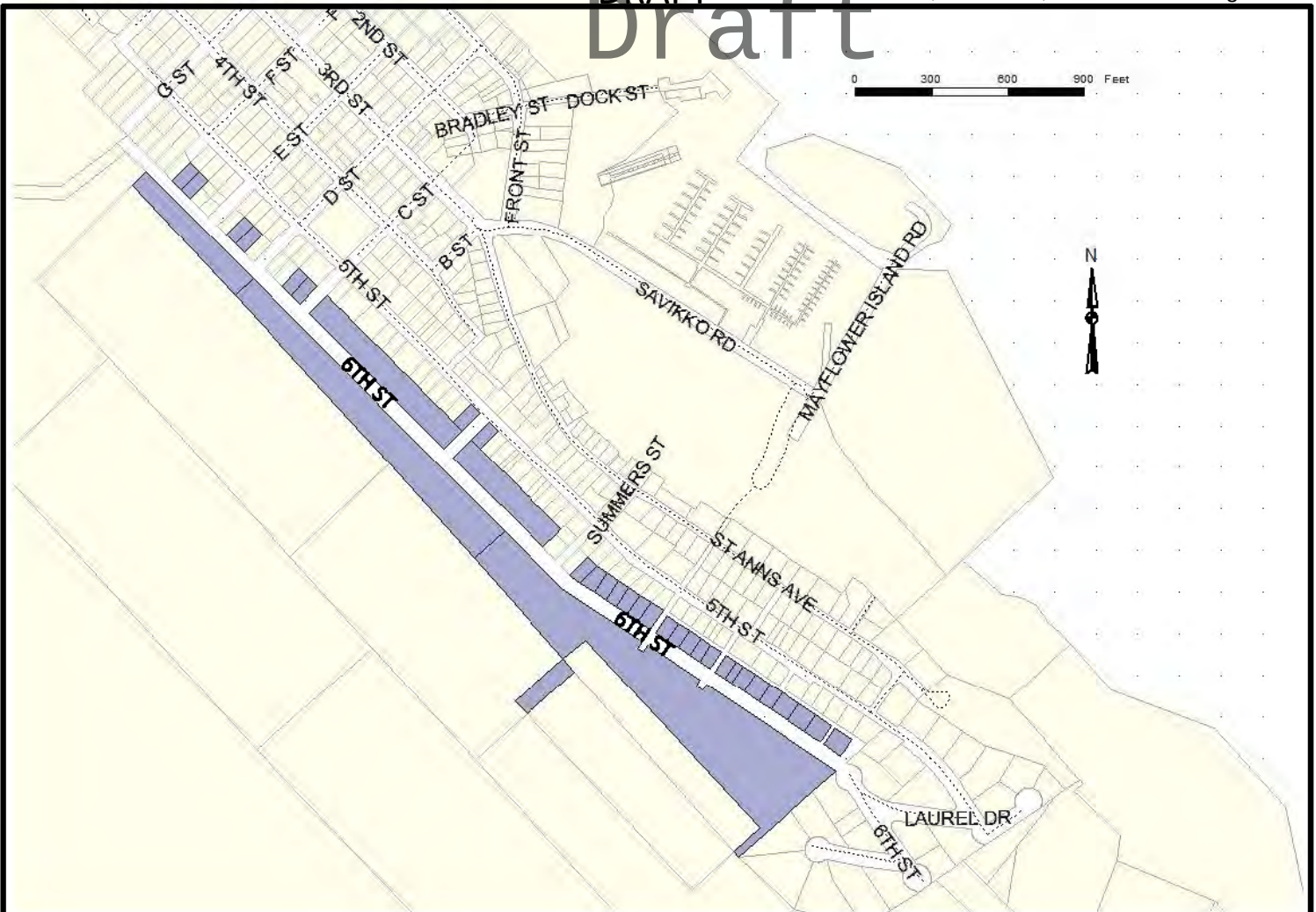
Infrastructure:

- Water Service: ☐ Available
Sewer Service: ☐ Available
Access: ☐ Direct

Comments: In 2014 the Assembly directed Lands staff to solicit proposals to dispose of this property. Currently a request for proposals (RFP) is being drafted that will facilitate the sale or lease of this lot.

Disposal Recommendation: The RFP will describe the process and conditions of this sale or lease. The current disposal plan is to offer the lot for lease or for sale using the sealed competitive bid procedure. This option allows for the option to require a development plan, in such instances the Manager is authorized to negotiate with the two best proposals, award would be subject to Assembly Approval.

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Lands ID Numbers: Multiple numbers

Parcel Zoning: D5 Single Family/Duplex

Parcel description: Numerous subdivided parcels along the undeveloped ROW of 6th street

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Intermittent
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

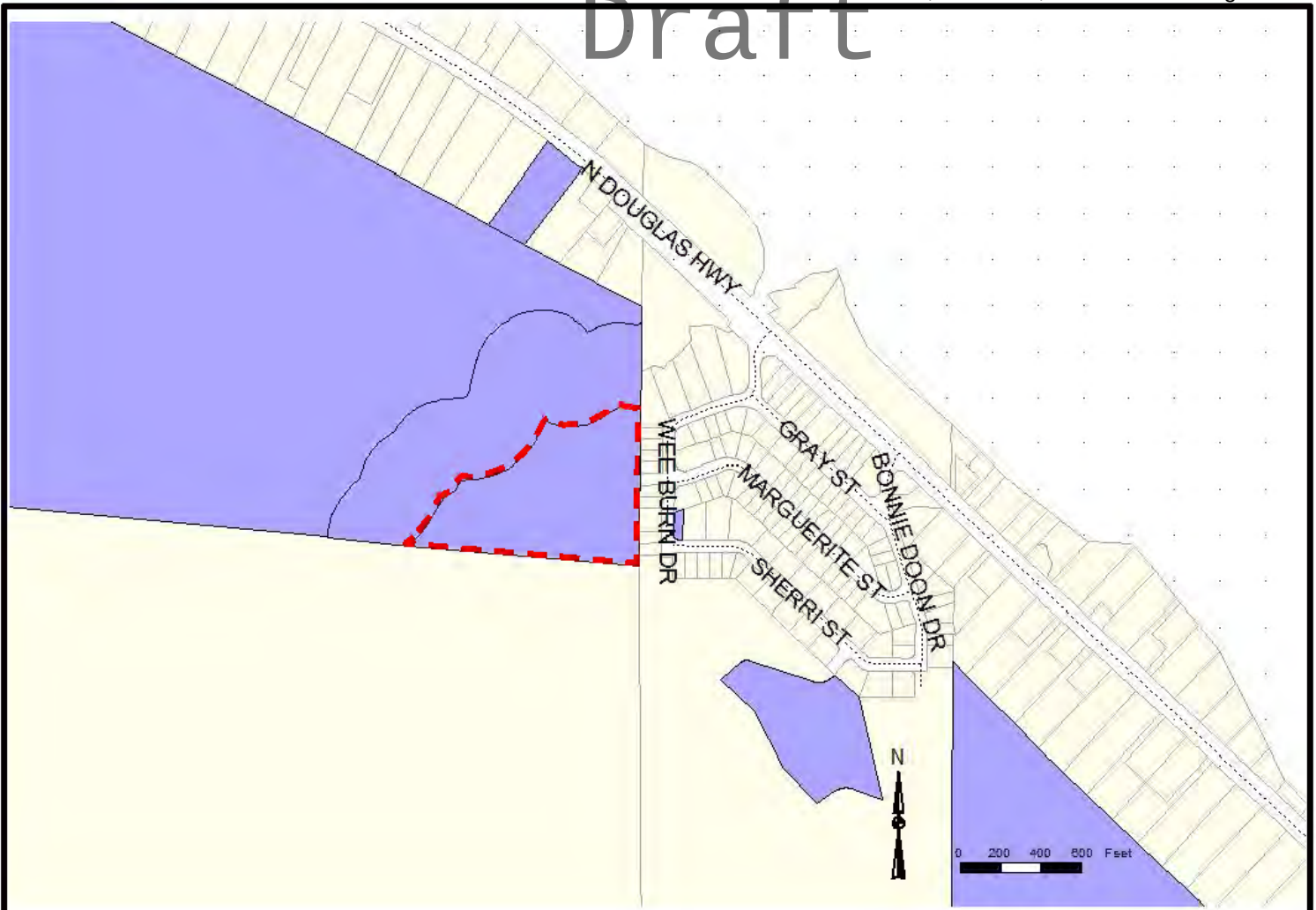
Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: Sixth Street Douglas has previously been platted and partially subdivided. This site needs further investigation prior to development. On June 2, 2015, the Affordable Housing Commission sent a letter to the Mayor and Assembly requesting that staff develop a disposal plan for these lots.

Disposal Recommendation: Future phasing and subdivisions could be completed through public private partnerships, non-profit collaboration, and sale of large tracts to the private sector or by CBJ subdivision and sale of individual lots.

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Lands ID Number: 1420

Parcel Zoning: D5 Single Family/Duplex

Parcel description: USS 3559, Lot 1

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Intermittent
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

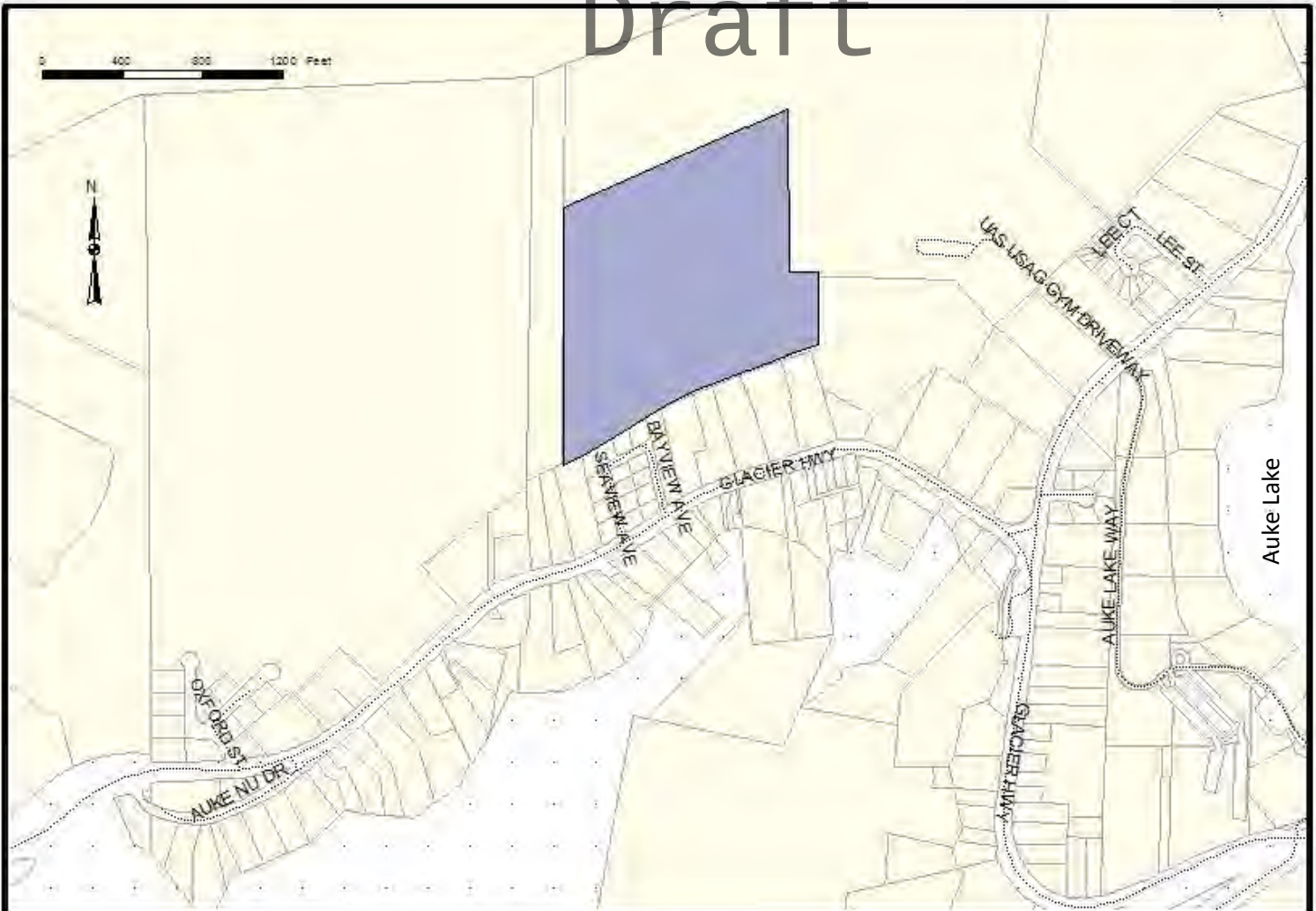
Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: This property is a fraction of this CBJ owned parcel located between the Neilson Creek setback and the Bonnie Brae Subdivision. Recent updates to the water and sewer system reach this property at the undeveloped ROW at the corner of Marguerite Street and Wee Burn Drive.

Disposal Recommendation: This fraction must first be subdivided from the larger property which is over 1,000 acres prior to a subdivision or sale. A future subdivision could be completed through public private partnerships, non-profit collaboration, the sale of the large tract to the private sector or by City subdivision and sale of individual lots.

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Lands ID Number: 0315

Parcel Zoning: D3 Single Family/Duplex

Parcel description: USS 3820, Fraction of Lot 3B1

Parcel Area: Approximately 29 Acres

Development Constraints:

Natural Conditions:

- Wetlands: ☒ Significant
- Flood Plain: ☐ None
- Hazard Potential: ☐ Low
- Slope: ☐ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☒ Within 1,000 ft.

Comments: This parcel will need to be evaluated in greater detail to better determine any development constraints and to evaluate the cost associated with development.

Disposal Recommendation: A future subdivision could be completed through public private partnerships, non-profit collaboration, sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot should be consistent with the goals of the Auke Bay Management Plan. Access right-of-way will need to be secured prior to development of this property.

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**Lands ID Numbers:** 0829 & 0830**Parcel Zoning:** Industrial & Rural reserve (RR)**Parcel descriptions:** HDK LT 4 & RSH II LT 2B**Parcel Area:** Approximately 20 AcresDevelopment Constraints:Natural Conditions:

- Wetlands: ☐ None
- Flood Plain: ☐ Low
- Hazard Potential: ☐ Low
- Slope: ☒ Moderate

Infrastructure:

- Water Service: ☒ Within 1,000 ft.
- Sewer Service: ☒ Within 1,000 ft.
- Access: ☐ Direct

Comments: This lot is currently the South Lemon Creek Material Source and is mined as a gravel source for City and State projects. This source is at the end of its lifespan and should be redeveloped to meet the need for industrial property.

Disposal Recommendation: A future major subdivision could be completed through public private partnerships, non-profit collaboration, the sale of the large tract to the private sector or by CBJ subdivision and sale of individual lots. Any development or sale of this lot would need to be consistent with adopted development plans for this region.

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Process for Disposing of Large Tracts

Each large tract of land identified for disposal should proceed along a series of steps, ultimately leading to the disposal of the land. The steps are described in this section. These steps should be followed regardless of whether the CBJ acts as the developer of the land or the large tract is sold as an un-subdivided parcel, directly to a developer.

Delineation of Disposal Site

As a first step, staff will delineate areas within the larger tract of land which appear most suitable for residential or other development. Information from adopted plans identifying trails, greenbelts, open spaces, schools and other public uses will be evaluated to select the most appropriate location. This stage may also include an environmental evaluation. A consulting firm may be hired to assist in determining the feasibility of development and identification of potentially developable sites within a larger tract. At this time wetlands delineation and jurisdictional determination of that tract should be completed in order to develop a mitigation plan for any wetlands that will need to be filled as part of the development.

Agency Review

State and federal agencies as well as CBJ departments will be asked to review and comment on the proposed disposals. Issues to be addressed at this stage include: access, on-site sewer approvals where needed, water rights, wetlands delineations and preservation, archaeological resources, fish and wildlife concerns, etc. The location and boundaries of the proposed disposal sites might be adjusted at this stage in response to specific agency concerns.

Preliminary Title Report

The purpose of the preliminary title report is to ensure there are no title problems that would create obstacles to the disposal of the property. This should be accomplished before any major expenditure on project development.

Sketch Plat

This preliminary topographic work should be of sufficient detail to establish road alignment and approximate subdivision layout. The level of topographic mapping detail needs to be defined by CBJ staff and a consultant hired to accomplish this work.

A sketch plat will be prepared of the entire site to be reviewed by the Planning Commission. Taking in to account comments of the Planning Commission, approval for preliminary plat layout will be provided by CBJ staff.

Reservation of Public Use Lands

Based on a review of topographic mapping, wetlands delineation, and proposed sketch plat, areas to be reserved in CBJ ownership for greenbelts, open spaces, trails, schools, utilities, and other public uses will be precisely defined. These public-use reservations will be accomplished before the developable land is offered for sale.

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Market Assessment

Sales of large tracts of property are long term investments. There is generally a significant lag in time between purchase of a large tract and the point when it has been developed to a level where individual lot sales are possible. An assessment of long term market conditions will be done to evaluate the feasibility and desirability of the proposed land disposal. The assessment will be a combination of examining the availability of vacant private lots, pricing, location and types of property, as well as subdivision permitting activity. The goal will be to not unreasonably compete with the private sector. A previously completed market assessment or housing action plan can substitute for a new market assessment.

Public Workshop

At this stage CBJ staff will conduct a public workshop(s) to allow the public to offer comments about the subdivision. Particularly important here will be the opportunity to identify preferred methods of disposal, comment on subdivision design, suitability of areas reserved for public use, and identify ways to mitigate impacts to adjacent neighborhoods.

Development Plan

At this point the Assembly will decide whether to retain the property for subdivision by the CBJ, offer the property for sale or to solicit proposals for a public/private partnership. If the property is sold, the purchaser will be responsible for platting, design, and construction. If a public/private partnership is created, the CBJ and the developer will jointly undertake the platting and development of the property.

Preliminary Plat

The preliminary plat will show more detailed information about that portion of the land to be immediately subdivided.

Construction Design

Final construction plans based on the preliminary plat layout will be approved by the CBJ Engineer. Developers have two options; they may either construct all of the required improvements after the plans have been approved or provide a bond that guarantees all construction will be completed. Bonding will allow the final plat to be recorded and lots sold without all construction completed. In instances when the CBJ is the developer, this step might entail an appropriation of funds to demonstrate intent to complete the work, in lieu of bonding. Other options for construction design are possible and will need to be reviewed and approved on an individual basis.

Final Plat Approval

The final plat will show the surveyed boundaries of all lots. This may include all proposed lots in the preliminary plat, or only a phase of the proposed development. The developer will obtain final plat approval after meeting the following conditions:

- *Planning Commission Approval.*
- *Preliminary Plat.* All conditions set out in the preliminary plat are completed.
- *Construction.* All construction is completed or completion is guaranteed by a posted bond.
- *Survey.* All monuments are set and shown on the plat.

After these actions have been completed the plat can be recorded. At that time the CBJ or developer can sell or develop the lot(s).

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Methods of Disposal

The Municipal Code authorizes CBJ owned land to be disposed of in a variety of ways including: lease, land exchange, over-the counter sales, lottery, auction, sealed competitive bid, negotiated development and disposals for public use. Regardless of the method of disposal, all land sales have a similar process that must be followed to insure a smooth transition of ownership; this includes adopting an ordinance and public meetings. CBJ§53.09.200

Leases

The plan focuses on the systematic disposal of CBJ property to stimulate a variety of residential development types, regardless, land leases are appropriate for tidelands and commercial/industrial development and are approved by the assembly on a case by case basis. CBJ§53.09.260

Land Exchanges

It is recognized that at some point the CBJ will likely have opportunities which will involve the exchanges of property. This has proven to be an important method for both disposal and acquisition of land and can be utilized to gain importance access routes to large CBJ owned tracks such as the Pederson Hill. CBJ§53.09.260

Over-the-Counter Sales

Over-the-counter sales will be most useful as a means of re-offering lots which did not sell in original land disposal programs such as lotteries, auctions, etc. An over-the-counter program can readily be developed, as needed. This method allows for the direct sale of land to the public at a fixed pre-determined price based on fair market value. This offering would be open to the general public. CBJ§53.09.240

Lotteries

The Municipal Code describes one type of lottery. In a lottery, an interested person or corporation files a lottery application for the specific lot desired. Applicants are limited to one application per applicant per lot. This system allows every applicant an equal chance to win the opportunity to purchase the specific lot.

Auctions

The Municipal Code provides for the manager, or designee, to conduct outcry auctions to dispose of CBJ owned land. An advantage of auctions over lotteries is the ability of an individual to directly compete for a specific desired lot by out-bidding competitors. An advantage to the CBJ results from the fact the CBJ would likely get a higher return from land sold through auctions. The required minimum bid is the appraised value. A disadvantage of the auction method is that the system discriminates against lower income individuals and families.

The auction disposal is distinct from the lottery in two key ways. First, corporations as well as individuals may participate. Second, an individual or corporation may purchase more than one parcel at each auction. CBJ§53.09.230

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Sealed Competitive Bids

This is the most commonly used method of disposal, because it allows for the broadest participation and offers a good opportunity to get a fair price for the land being sold. Similar to the auction, sealed competitive bids provide an opportunity for both individuals and corporations to compete to acquire a particular parcel. From an administrative standpoint, the sealed bid process is perhaps the easiest and least expensive disposal procedure, as there is no lottery or auction "event" to coordinate.

The Municipal Code allows a development plan to be required as part of a sealed competitive bid. In such instances the manager is authorized to negotiate with the two best bidders when determining the bid award. If the development proposal is a major factor in awarding the bid, the award is subject to Assembly approval. CBJ§53.09.250

Negotiated Sales

The manager may negotiate the sale of CBJ property when specifically authorized by the Assembly to do so. The terms of a negotiated sale are subject to the approval of the Assembly unless a prior ordinance authorizing negotiations to commence has established minimum terms and delegated the execution of additional terms to the manager.

Negotiated sales may be the preferred method of disposal in a variety of instances. For example, several of the miscellaneous parcels, which are surplus to the CBJ's needs, are too small to be developed independently. It would be preferable to negotiate a sale of those lots with one or more adjacent property owners to enhance their property. CBJ§53.09.260

Disposals for Public Use

The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the Assembly approves the terms and conditions of such disposal by ordinance. The sale, lease, or other disposal of City and Borough land or resources may be made 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 or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough. CBJ§53.09.260

Selection of Disposal Methods

In instances where the CBJ wants to maximize revenues, auctions and sealed competitive bid methods are the most appropriate methods to use. However, lotteries are the preferred method for the purpose of providing affordable building lots. Lotteries allow lots to be sold at a set price and have the effect of stabilizing land values.

Type of Sale	Application Requirements	Applicant's Qualifications	Sale Price	Payment Terms	Frequency of Participation	Comments
Lotteries	- One application per person per parcel or pool of parcels - Application fee \$25 each	- Individual, 18 years or older have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value	10% down (within 30 days) - Ten equal annual payments	N/A	Planning Commission Review Assembly Approval
Auctions	Prior registration	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	- Highest bid - Minimum bid is appraised value	10% down (within 30 days) - Ten equal annual payments	One parcel per auction	Planning Commission Review Assembly Approval
Negotiated Sales	N/A	Individual, 18 years or older, have an Alaskan domicile Corporation registered to do business in Alaska	Appraised value, or set by the Assembly	Negotiated	N/A	Planning Commission Review Assembly Approval
Sealed Competitive Bids	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Highest bid	10% down - Ten equal annual payments	N/A	Development proposal may be required as part of bid. Manager may negotiate with two best bidders when development proposal is factor in bid award
Over the Counter Sales	N/A	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	10% down Ten equal annual payments	N/A	The manager shall establish a method of determining who has first and subsequent chance of purchasing parcels among those who are present at the time over-the-counter parcels are first available.
Land Exchanges	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	An equal value property or set by the Assembly	10% down Ten equal annual payments		Planning Commission Review Assembly Approval
Negotiated Land Leases	\$500.00	- Individual, 18 years or older, have an Alaskan domicile - Corporation registered to do business in Alaska	Appraised value or assembly approval	Payments made monthly		Planning Commission Review Assembly Approval
Disposals for Public Use	\$500.00	Government agency or nongovernment agency	Less than fair market value	Terms and conditions approved by ordinance	N/A	Planning Commission Review. Assembly Approval

Land Disposal Methods - (CBJ 53.09.200-270)

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Development Costs

The following information is provided for the purpose of understanding the cost of developing land in Juneau. The significance of these costs are directly tied to the affordability of housing. Information included in this section is for reference only, development costs can vary greatly due to environmental conditions.

Site Specific Factors that Affect Construction Costs

Construction costs for subdivision development are dependent upon several site characteristics including: geographic location, zoning, wetlands, topography, soils conditions and upgrading roads & utilities. Costs in this section vary greatly and are not quantifiable across CBJ land. These cost characteristics are detailed as follows:

- **Geographic Location.** The geographic location of the proposed development site affects construction costs in several ways. Costs may be impacted based on distances associated with the following:
 - Hauling construction materials
 - Transporting workers
 - Locating storage and waste sites
 - Importing borrow or eliminating excess material
 - Connecting the site to the nearest roads and utilities
- **Zoning.** Zoning controls the density of the development as well as minimum lot size. Therefore, zoning will limit the maximum number of lots allowed at a specific site. The development costs on a per lot basis will generally be greater in low-density zones that allow fewer lots per acre. Road development costs will be affected by road standards set forth in zoning regulations. Rural zones may allow open ditches with gravel surfaced streets, whereas, urban zones may require concrete sidewalks, curbs, gutters, and paved streets. Additionally, in order to provide for public health, safety, and welfare zoning may require setbacks from streams, flood plains and the waterfront, as well as preservation of open areas, parks and greenbelts. These features reduce the acreage available for residential lots, and may increase the construction costs per lot.
- **Wetlands.** Delineation and mapping of wetlands is a time consuming and expensive step in developing CBJ property. Any wetlands under the jurisdiction of the US Army Corps of Engineers that need to be filled or altered in order to complete development will require a U.S. Army Corps of Engineers Wetland Fill Permit. The Corps requires that development; avoid, minimize and mitigate impacts of wetlands or other waters of the U.S. If wetlands are to be altered or filled the CBJ must mitigate by; functionally enhancing wetlands, provide preservation of other equal valued wetlands, and/or pay fees in lieu of mitigation to the extent that the Corps permit demands. Many of the CBJ owned properties contain extensive wetlands that slow development and increases costs.
- **Topography and Soils.** Topography and soil conditions have a direct influence on construction costs. Construction costs increase at steeper sites and those with poor soil conditions. As the site topography becomes steeper, costs may increase due to the following:
 - Increased difficulty in designing efficient lot and road configurations

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- Increased difficulty maximizing lot development and minimizing cost of utility construction
 - Possible need for retaining walls and drainage structures
 - Increased number of sanitary sewer manholes and storm drain catch basins
 - Need for slope stabilization
 - Increased quantities of excavation and embankment
- **Roads and Utilities.** Existing roads and utilities may need to be upgraded prior to, or in conjunction with, the development of a new subdivision; which is the case for most CBJ owned property. This might occur in instances when the current utility systems or roads are at, or near capacity, or are substandard. Such upgrades will result in significant added costs and extending development timelines. In addition, subdivisions developed at higher elevations may require construction of a water pump station and reservoir to assure adequate water pressure for domestic use and firefighting purposes.

Deriving the Costs of Developing Property

The following aspects of construction work need to be considered when deriving an estimate of total costs.

- Subdivision design
 - Clearing and grubbing
 - Excavation and embankment
 - Sanitary sewer systems
 - Water systems
 - Storm drainage systems
 - Street improvements
 - Private utilities
- **Subdivision Design.** Design services for subdivision development typically include the following:
 - Surveying
 - Soils investigation and testing
 - Lot and right-of-way design
 - Street and utilities design
 - Construction administration and inspection

A major concern for the potential subdivision developer is the amount of time it takes for consultants to provide these services in the Juneau area. Local engineering consultants estimate it takes ten to twelve months from the time of initial subdivision plan submittal to the CBJ before construction can begin on major subdivisions.

- **Clearing and Grubbing.** Clearing and grubbing involves the removal of all trees, shrubs and organic surface material from street right-of-ways and any developed lots. This includes hauling and dumping costs.
- **Excavation and Embankment.** The quantity of excavation and embankment is dependent upon

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the site topography. For relatively flat surfaces (slopes less than four percent), excavation will entail removing 30 inches from the roadbed and replacing it with suitable, non-frost susceptible material. Some areas may require soil removal to depths greater than five feet, depending on soil conditions. Filter fabric is often used to bridge weak soil areas.

As site slopes increase, the quantity of excavation and embankment may increase considerably. For example, if the slope increases from flat to 12 percent, the typical road section excavation quantities might increase by as much as 80 percent; similarly, the embankment quantities might increase by 30 percent. These quantity increases will depend on the balance of cut and fill in the road's cross-sectional design.

The cost of excavation and embankment is also affected by the haul distance required to dispose of, or import, material. If the excavated material can be used on-site in the building of the embankment or for building sites, then lower costs would be expected. Rock may be encountered during site development and require removal.

- **Sanitary Sewer System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete sanitary sewer system including:
 - Design
 - Trenching and bedding
 - Sanitary sewer main
 - Manholes
 - Cleanouts
 - Service laterals

An undersized sewer main serving the proposed site and other necessary upgrades need to be considered when evaluating a specific site. Depending on the topography, a lift station would also add to project cost and create a long term expense.

- **Water System.** The improvements considered in this category include all labor, materials and equipment necessary to provide a complete water system including the following:
 - Design
 - Trenching and bedding
 - Water main
 - Valves
 - Fire hydrants
 - Residential services

Two design scenarios that may have a significant effect on water system costs are: 1) an undersized water main serving the proposed site, and 2) site elevations which exceed the pressure range of the water main serving the site. Either scenario could result in the developer being required to upgrade the existing water main, install a reservoir and/or install a pump station.

- **Storm Drainage System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete storm drainage system including the following:

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- Design
- Trenching and bedding
- Concrete inlet structures
- Main line collector pipes
- Catch basins and manholes
- Service laterals
- headwalls

The cost and time necessary for permitting should be taken into consideration if the outfall for the storm drainage system is to a river or wetland under the authority of the U.S. Army Corps of Engineers. Costs that are difficult to calculate prior to issuance of a final Corps permit may include: oil/water separators, holding ponds, settlement basins and other storm drainage control structures. Cost analyses of these types of structures vary considerably and are beyond the scope of this report.

Another storm drainage consideration is the impact on downstream properties that are to receive the storm drainage. New storm drainage systems can increase the amount of storm water flow to downstream sites or systems. The receiving sites may not be able to handle the increased flows and the developer may be required to construct storm drainage improvements to the downstream sites or retain the increased storm drainage volumes on-site and release the water at the original "natural" rate.

- **Street Improvements.** The improvements considered in this category involve providing all labor, materials, and equipment necessary to complete street improvements including:
 - Base course grading
 - Concrete curb and gutter
 - Concrete sidewalks
 - Asphalt paving
 - Striping
 - Topsoil and grass seeding
 - Signage and lighting
- **Private Utilities.** The improvements considered in this category include all labor, materials and equipment necessary to provide complete underground private utilities including services to undeveloped lots and communication infrastructure for a subdivision.

The following table summarizes cost ranges for subdivision development as described above. The cost estimates are based on general assumptions and should be used with caution. Each potential subdivision site will have special design and construction concerns that must be taken into account in developing a preliminary cost estimate. The estimated cost of construction must be continually updated by the engineer throughout the design process to track and control the development costs. The table below considers CIP funded road construction costs on a per linear foot basis.

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CBJ CIP Funded Road Cost Ranges for Subdivision Development (December 2014)
CBJ Engineering Department

Phase of Construction	Estimated Costs per Linear Foot		Estimated Cost Per Lot 110' of Road per Lot	
	Low	High	Low	High
Clearing & Grubbing	\$12	\$18	\$1,320	\$1,980
Earth Work				
Excavation	\$66	\$84	\$7,260	\$9,240
Embankment	\$103	\$142	\$11,330	\$15,620
Water System	\$155	\$195	\$17,050	\$21,450
Sewer Systems	\$150	\$215	\$17,600	\$23,650
Street Surface & Drainage				
Road Base and Asphalt	\$139	\$178	\$15,290	\$19,580
Curbs, Gutters, Sidewalks	\$118	\$168	\$12,980	\$18,480
Storm Drain System	\$113	\$147	\$12,430	\$16,170
Total Approximate Cost	\$866 Per Foot	\$1,147 Per Foot	\$95,260	\$126,170
Assuming there are lots on both sides of the 110 foot road frontage, development costs per lot are:			\$47,630	\$63,085

Figure: Parameters in the table are described in the previous section and do not include updates to existing substandard systems

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Land Acquisitions

Purposes for Acquiring Land

The Division of Lands & Recourses will continue to acquire private property or property owned by other government entities in instances when acquisition of a specific parcel has been identified in the *Comprehensive Plan*, the *Capital Improvement Plan*, the *Parks and Recreation Comprehensive Plan*, or any other plan adopted by the CBJ. The acquisition should serve one of the following CBJ needs:

- *Right-of-way alignment to CBJ property suitable for development*
- *Public access*
- *Public facility*
- *Public improvements or utilities*
- *Park or open space*
- *Promotion of economic development*
- *Consolidation of land ownership*
- *Enhancement or protection of adjacent public property*
- *Hazard mitigation*
- *Habitat preservation & restoration*

Partial rights might be acquired when fee simple ownership by the CBJ is not necessary to accomplish the public goal. Partial rights may include: easements, leases, or other agreements. The CBJ will acquire property by means of cash purchase, donation, exchange, or eminent domain.

The CBJ will endeavor to minimize the acquisition of private land for public purposes in order to avoid erosion of the property tax base. The CBJ should sell sufficient public land in advance of the purchase of private property to offset the loss of property tax that occurs as a result of the acquisition of private property.

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These properties are identified in currently adopted CBJ plans such as the *Comprehensive Plan* and other plans that may be updated from time to time. This also includes future plans as they are adopted by the CBJ Assembly.

Sites for Future Fire & Emergency Medical Service Stations

The increased emergency incident volume and growth in the community necessitate the need to expand the number of fire stations in Juneau.

The Lemon Creek Valley is in need of a fire and emergency medical service (ems) station to be located along Glacier Highway between Harri Plumbing and the CBJ Public Works shop. Response times fall outside the industry standards for this high volume area.

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North Douglas Island will also need a fire/ems station located along Douglas Highway between Fish Creek Road and the North Douglas boat launch. Changes in the Insurance Service Office method of measuring distances to a fire station have changed the insurance coverage for all structures beyond 5 miles from a fire station. Incident volume generated from future development of North and West Douglas Island will drive the need for a fire/ems station as well as the necessity for reasonable insurance coverage.

The CBJ Fire Department and the Lands and Resources Division will have to work closely in the future to locate and acquire suitable property for an expanded emergency response network.

Other Acquisitions

In addition to those parcels identified for acquisition in adopted plans, the CBJ will, occasionally, undertake the acquisition of private property not previously identified in order to respond to a unique opportunity. Timing and opportunity are important (yet generally unpredictable) factors in the land acquisition process.

As an example, grant monies might suddenly become available that allow acquisition of property for a very specific purpose. Such property may not be identified in the land management plan or other adopted plan. The opportunity to purchase private property often arises unexpectedly and must be acted upon quickly or risk being lost.

Recent History of Land Acquisitions

Since the last Land Management Plan of 1999, the CBJ has acquired 111 properties. Some properties were acquired through tax foreclosure and have since been donated to the school district for home building projects. Other tax foreclosed properties have been provided to local native corporations and nonprofits in exchange for the taxes owed. The CBJ has purchased private and publically owned lots in order to:

- Gain access to larger tracts that will be subdivided
- Protect valuable habitat
- Provide public services and natural park areas
- Provide locations for future JSD facilities
- Facilitate goals and objectives of all CBJ departments and action plans.

The CBJ also acquired numerous lots from the State as part of the municipal land selection. AS 38.05.825 is the State program for conveyance of tidelands to municipalities and AS 29.65.010-140 allows for the conveyance of uplands to municipalities from the State. The CBJ acquired seven properties by donations that were attained from land trusts and private citizens.

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CBJ Land Acquisitions: 1999 - 2015

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Portion of Lot 1C, McGhee Subdivision	.90	2015	Land Trade
Lot 7 Block 5, Indian Village	0.03	2013	Tax foreclosure
Lot 8, Block C, South Lena Subdivision	0.72	2012	Deed in lieu of foreclosure
Lot 4, Block B, South Lena Subdivision	1.35	2012	Deed in lieu of foreclosure
Lot 1, Harbor Lites	0.23	2011	Tax foreclosure
Lots 3, Block 45A, Douglas Townsite, Tyee Addition	0.03	2011	Tax foreclosure
Lot 7, Block 2, Indian Village	0.04	2011	Tax foreclosure
Lot 10, Block 4, Indian Village	0.01	2011	Tax foreclosure
Lot 8, Block A, Glacierview	0.15	2011	Tax foreclosure
Tract A, U.S. Survey 2337	2.53	2011	\$85,000 for Flood Hazard Remediation – Partial Donation
Lot 10, Block L, Pinewood Park	0.28	2011	\$72,500.00
Lot 2, Block C, South Lena Subdivision	1.04	2010	Acquired through deed-in-lieu-of-foreclosure
Lot 4, U.S. Survey 2664	0.41	2010	\$630,000
Fraction of Lot 12, Block 68, Tidelands Addition to the City of Juneau	0.34	2009	Acquired through invoking reverter clause
U.S. Survey 1481	35.99	2009	Donation (subject to conservation easement)
Tract B, Parker Subdivision, according to Plat 2008-12	9.30	2008	\$40,000. Partial donation
Lots 13 and 14, Block "L," Addition to the Highlands Subdivision	0.22	2007	Donation
ATS 1644	0.39	2007	AS 38.05.825 acquisition
Lot 3, U.S. Survey 3566	0.88	2007	AS 38.05.810 acquisition
Portions of Montana Creek Road	0.45	2007	AS 19.05.040
Lot A, Juneau Support Subdivision, TLS 2007-01	1.65	2007	\$2,930,000
Lot 3, Bonnie Subdivision, a subdivision of Tract 2, Lot Y within U.S. Survey 2392, according to Plat 2006-55	1.09	2007	\$177,611
ATS 1645	4.88	2007	AS 38.05.825 acquisition
Lot 4, Strawberry Acres Subdivision	3.62	2006	Donation (w/ conservation easement)
Lot 1, HDK Subdivision, according to Plat 2006-52	7.65	2006	Donation
Tract A, ASLS 95-78, excluding Tract A-1, South Lena Subdivision (and excluding r-o-w's)	2.18	2006	\$120,000 (minus \$2,000 credit for utility crossing)
Tract B-1, ASLS 2004-22	64.98	2006	AS 29.65.010-140 conveyance
Tract B, U.S. Survey 2337	2.10	2006	\$13844.78 (payment of back taxes owed on property – in lieu of foreclosure)
Lot 1, ATS 357	0.61	2005	\$365,000
Fraction of Bullion Mill Site, USMS 341B		2005	Unknown
Parcels A and B, Moraine Edge Subdivision	7.12	2005	Conveyance part of platting process (Subject to conservation easement)
Lot 3C, a subdivision of U.S. Survey 2664 and ATS 16, according to Plat 2003-15	3.36	2005	\$2,600,000
Tract A-2, Subdivision of the remainder of Lot 1, Block I, Tall Timbers No. 2, according to Plat 84-165	6.03	2005	\$135,980.64
Lot 1, of U.S. Survey 13137	0.04	2005	AS 29.65.010-140 acquisition

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Boy Scout Camp Road, located within U.S. Survey 1174	ROW	2004	ROW acquisition
Tract GB, subdivision of Tract A2, Glacier Mall Subdivision, a fraction	0.89	2004	Donation (Mitigation for development)
Fraction of 1, Amalga Harbor Subdivision	1.00	2004	\$135,000
Lot 24A, Cedar Park Addition to West Juneau, Plat 2000-3	0.69	2004	Clearing title in preparation for sale of Cedar Park day care center
Lots 7 and 8, U.S. Survey 12335	58.40	2004	AS 29.65.010-.140
Tracts B and C, ASLS 81-134	1.14	2004	AS 29.65.010-.140
Lot 60, Taku Valley	0.53	2004	Foreclosure
Lot 96, U.S. Survey 3272	2.06	2004	Foreclosure
Lot 1, U.S. Survey 4562	0.41	2003	AS 29.65.010-140 acquisition
U.S. Survey 3406	231.00	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 5504	965.09	2003	AS 29.65.010-140 acquisition
Lot1, U.S. Survey 3559	1121.60	2003	AS 29.65.010-140 acquisition
T39S, R64E, CRM, Section 2, Lot 9, according to the survey plat accepted by the United States Department of the Interior, General Land Office in Washington, D.C. on June 30, 1928	45.74	2003	AS 29.65.010-140 acquisition
Lot 5, Block 1, Tee Harbor Alaska Subdivision, engineering plat file 41-12, recorded on May 19, 1967 as serial no. 67-830	0.65	2003	AS 29.65.010-140 acquisition
Lot 229, U.S. Survey 3546	14.44	2003	AS 29.65.010-140 acquisition
Lot 2, U.S. Survey 3730	21.28	2003	AS 29.65.010-140 acquisition
Lot 3, U.S. Survey 3764	0.60	2003	AS 29.65.010-140 acquisition
Lot 1, ASLS 78-171	1.08	2003	AS 29.65.010-140 acquisition
Lot 2, ASLS 78-171	1.59	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3817	416.66	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3832	11.17	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3846	107.96	2003	AS 29.65.010-140 acquisition
Lot 7, U.S. Survey 4598	57.59	2003	AS 29.65.010-140 acquisition
Lot 14, U.S. Survey 4598	27.00	2003	AS 29.65.010-140 acquisition
Lot 15, U.S. Survey 4598	2.62	2003	AS 29.65.010-140 acquisition
Tract A, ASLS 98-6, according to amended plat 2001-48. Tract C, U.S. Survey 2337	852.68	2003	AS 29.65.010-140 acquisition
ASCS 96-13, according to amended plat 2001-49. ASCS 96-14, according to amended plat 2001-50. ASCS 96-15, according to amended plat 2001-51. t37S, R63E, CRM, T38S, R63E, CRM, Section 1: Lots 1, 2, 3, 4, and 5. Section 23: Lots 6 and 9. Section 25: Lots 2, 3, 6, and 7. Section 26: Lots 2, 3, 4, 5, and 6.	3476.95	2003	AS 29.65.010-140 acquisition
T42S, R67E, CRM, Section 17: N1/2NE1/4. Section 17: Lots 7 and 9.	128.01	2003	AS 29.65.010-140 acquisition
Tract A, subdivision of a portion of U.S. Survey 1041 and (fraction of) Lot 15 of U.S. Survey 4598, according to Plat 85-11	10.50	2003	\$347,725 (paid for with federal grant)

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Fraction of U.S. 1174	147	2003	\$804,000 (w/ conservation easements)
Lot 4-A, a re-subdivision of Lot 3 and 4, Tracts A & B, Block 2, Seatter Addition, according to Plat 93-41	0.21	2003	\$60,000
Lot 1 and southeast 20 feet of Lot 8, Block 11, Townsite of Juneau and Lot 2 and southwest one-half of Lot 3, Block 11, Townsite of Juneau	0.11	2003	Exchange (for Salmon Creek building owned by CBJ)
U.S. Survey 0 (zero)	4.42	2002	\$250,000 Partially paid through land exchange at Lena Point
Lot B of Tract C, RCA/Lena Point Subdivision (amended) and the r-o-w portion of Tract C, acc. to Plat 2002-36	3.16	2002	\$148,000
ATS 1377	1.94	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1560	2.10	2002	AS 38.05.825 acquisition
ATS 1170	1.69	2002	AS 38.05.825 acquisition
Tracts A and B of ATS 1525	1.16	2002	AS 38.05.825 acquisition
ATS 739	66.05	2002	AS 38.05.825 acquisition
ATS 1126	1.57	2002	AS 38.05.825 acquisition
ATS 1324	7.15	2002	AS 38.05.825 acquisition
ATS 1118	2.43	2002	AS 38.05.825 acquisition
ATS 1251	33.84	2002	AS 38.05.825 acquisition
ATS 756	1.02	2002	AS 38.05.825 acquisition
ATS 121	1.01	2002	AS 38.05.825 acquisition
ATS 1412	1.27	2002	AS 38.05.825 acquisition
ATS 868	69.47	2002	AS 38.05.825 acquisition
ATS 1493	4.46	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 1468	1.63	2002	AS 38.05.825 acquisition
ATS 1316	1.09	2002	AS 38.05.825 acquisition
Lot 2, ATS 123	1.04	2002	AS 38.05.825 acquisition
Lots 1 and 3, ATS 43	4.36	2002	AS 38.05.825 acquisition
Tracts A and B, ATS 842	1.01	2002	AS 38.05.825 acquisition
ATS 1401	4.60	2002	AS 38.05.825 acquisition
Portion of Glacier Hwy. and Point Louisa Road rights-of-way (in the vicinity of Lena Point)	ROW	2002	AS 19.05.040
Fraction of Lot 5, U.S. Survey 2664	0.30	2001	\$290,000
Fraction of U.S. Survey 1370 described in ROW recorded in Book 54, Pages 368-371	0.58	2001	No Cost
Lots 2 and 6, U.S. Survey 3811 (Lot 6 conveyed as a "Road Easement Deed")	28.83	2001	Land exchange with NOAA (Exchanged for Lena lab site)
Lots 1,2,3,4,7,8, and 9, Block D, Belleview according to Plat 401, according to Plat 401	0.17	2001	\$200000 Plus \$5,968.62 payoff of LIDs
Lot 65B, U.S. Survey 3174		2001	\$290,000
Lot 1, U.S. Survey 3764	0.86	2001	\$215,000 (plus donation by seller of \$20,000 of value)
Fraction of U.S. Survey 1742	1.00	2001	\$335000 Paid with FAA funds and Passenger Facility Charge Fees
Lot 2B, RSH II, plus right-of-way easement	35.02	2001	\$250,000
Fraction of Glacier Hwy., R-O-W within Lot 29, U.S. Survey 3266 and Lot 3, U.S. Survey 3809	0.91	2001	Land trade
Tracts A and B, ASLS 99-22	11.12	2000	AS 29.65.010-140 acquisition

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Legal Description	Acres	Year Acquired	Purchase Price / Terms
Lot 2B, Block B, a Re-subdivision Plat of Lots 1A and 4A, Alaska Juneau Subdivision VI (includes 30 foot access easement within Lot 3B)	1.48	2000	\$355,000
Tract A, Golden Heights Subdivision, Plat 96-49	31.28	2000	Foreclosure through Trustee's Deed
Lot B-5 of the subdivision of Lot B, Tract A, U.S. Survey 2388	0.76	2000	Donation (with deed restriction)
Fraction of Lot 32, U.S. Survey 3172	0.42	2000	\$128,300
Tract B-1, Lena Point Subdivision No. 3, according to Plat 2000-16	22.42	2000	\$3,400,000 (price according to closing documents) Plus rock at Stabler Point Ultimately exchanged with NOAA for Auke Cape property.
Two parcels located within USMS 341	1.67	2000	Plat dedication Followed up by deed to ensure clear title
Fraction of Section 22, T.41S., R.67E., C.R.M.	1.96	2000	AS 29.65.100(c) acquisition
Dewey and Boston King Lodes, Mineral Survey 955	40.41	1999	Clear title
Fractions of USMS 955 and USMS 968 and U.S. Survey 1075 and U.S. Survey 2133		1999	Clear title
Fraction of U.S. Survey 2133 located within Lot 1, Hospital Subdivision,	.44	1999	Donation
Lot 2, Block 2, ASLS 80-170	3.07	1999	Clear title on property foreclosed on by both the Trust and the CBJ, in preparation for land sale.
Lots 14, 15, and 16, Block D, Greenwood Subdivision	0.52	1999	\$114,000

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Land Fund

Section 53.09.600 of the Municipal Code established a Land Fund into which all the revenues from the sale or lease of land are to be deposited (except for properties of enterprise funds such as the Airport or Docks and Harbors). The Land Fund is intended to provide revenue required for the subdivision, development, and disposal of CBJ lands as well as other costs of managing CBJ property. Additionally, the Land Fund is the source of money used to acquire properties needed for public purposes which are not funded by an enterprise account or Capital Improvement Project (CIP) account. It is important that the Land Fund have a sufficient balance to respond quickly to purchase lands when property becomes available.

CBJ 53.09.010 Land Management Policy

It is the policy of the City and Borough to manage its real property as a municipal resource and to use, retain and dispose of both improved and unimproved land to realize the maximum benefit of the municipality and its residents, including encouraging beneficial private economic activity and facilitating the provision of public services, guiding a rational growth pattern, preserving land for public and private use for present and future generations of City and Borough residents, meeting the need of City and Borough residents for private ownership, and stabilizing land values without making land available for purposes of speculation.

CBJ 53.09.600 Municipal Land Fund Revenues.

- (a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal Land Fund, except the following:
 - (1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area, sewer and water utilities, shall be credited to the account of the service area or enterprise; and
 - (2) Proceeds from the sale of tax foreclosed land shall be distributed in accordance with applicable state law with any remainder being deposited in the fund.
- (b) Unless specifically appropriated from a different source or account, all expenses for or associated with the acquisition, subdivision, development or disposal of City and Borough lands, interests in land or resources shall be expenses of the municipal land fund; except that such expenses which are primarily for the benefit of an enterprise operation or a service area shall be expenses of that enterprise or service area.

The Land Fund is a Special Revenue Fund which provides funding for management of City resources through the Lands and Resources Division. The Lands Division manages dozens of leases, several rock quarries and gravel pits along with land disposals. Lands is called on to help achieve other non-revenue generating CBJ goals and assist other departments, such as providing funding for noise abatement loans for quieter aircraft engines, managing office leases, hosting the Builders Forum with Community Development, operating the Air Quality Program in the Mendenhall Valley, providing staff support for the Affordable Housing Commission and Assembly Lands Committee.

Costs to subdivide CBJ land and construct necessary infrastructure are high because CBJ's land holdings are limited to areas with greater development challenges such as steep slopes and poor soils. A modest

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subdivision of 50 or so lots will cost several million dollars for public improvements including paved streets, sewer, water, and electricity. This highlights the need for the Land Fund to accumulate revenue to fund future subdivision development. It is critical to preserve the integrity of the Land Fund in order to meet the goals of the Land Management Plan.

For example in FY15 total costs for operating the Lands Division were budgeted to be higher than revenue generated from land sales, leases and material sales. This would have left a projected shortfall. However with a frugal approach to spending, projected expenditures for FY15 were less than anticipated. Due to aggressive land sales combined with large volume of rock and gravel sales, the revenue for FY15 was more than budgeted. The outcome of reduced expenses combined with higher than projected revenues is that during FY15, the Land Fund increased.

While this increased fund balance was in part due to staff efforts, it was only possible because of Juneau's strong economy in FY15. If the economy begins to slow, the Lands Division may be running a deficit again. This is a normal pattern because large projects such as the South Lena Subdivision or Stabler Quarry took years to provide a return on the initial investment which was the source of much of the revenue for FY15. Therefore it is critical for the Lands Division to be operated with a long view toward the future.

It is extremely important to maintain a buffer to absorb future operating expenses. Costs of developing large projects such as the new Lemon Creek gravel pit or the proposed Pederson Hill Subdivision exceed the current Land Fund's capacity. For example the 2010 DOWL HKM *Pederson Hill Access Study* estimated that developing property in this area would cost at least eight million dollars while the FY15 Land Fund balance is closer to three million dollars. The approach to develop these large projects has typically been to use a blend of CIP and Land Funds to cover costs of development, but in any case it is critical to keep a healthy fund balance so CBJ can continue to provide a responsible land management program in the future.

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Recommendations

The “CBJ Land Holdings Chapter” contains detailed recommendations for individual CBJ Parcels; however, a few general themes reoccur throughout the Land Management Plan. Demand for housing has remained a challenge for the community of Juneau for decades. The CBJ is in a position to help alleviate this shortage by providing property for housing development through a combination of methods including:

- CBJ subdivision development and direct sale of individual lots
- Making property available to non-profits for low cost housing
- Public/Private partnerships for property development
- Disposal of large tracts to private developers

All of these methods require long term commitments so it is important to maintain consistent support for these projects. When new CBJ plans are adopted by ordinance, it would be appropriate to concurrently adopt an update of relevant portions of the new plan into the Land Management Plan so that the Land Management Plan will reflect currently adopted plans. Any conflicts between the new plan and the adopted Land Management Plan will be reconciled prior to Assembly approval.

- **Renninger Subdivision.** Currently CBJ is finishing a multifamily subdivision in the Switzer Creek area. These properties should be made available to non-profits, school sponsored homebuilding programs, and private sector developers. Individual lots should be designated for each purpose and a Request For Proposals should then be developed for each user group. Sale to private sector developers should be by sealed competitive bid. In order to stimulate development, minimum bid could be the lot’s development cost instead of a lot’s fair market value.
- **South Lena Subdivision.** Continue to make lots available at the South Lena Subdivision in response to market demand.
- **Switzer Area 3.** In light of the high cost of providing access and utilities, investigate the feasibility of developing Switzer Area 3. This area may be worth reviewing during the next biannual Land Management Plan update.
- **Pederson Hill.** The Pederson Hill development should be completed in phases. The first phase could include construction of an access road from Glacier Highway to the property and a group of approximately 40+ single family lots. After this phase is complete and considering how successful the first phase was, future phases could include CBJ as lead developer, Public/Private partnerships, direct sales of tracts to developers or collaboration with the University of Alaska which owns adjacent property.
- **Parcel 1420.** Land ID Parcel 1420 (adjacent to Bonnie Brae Subdivision), is on the road system, has public water and recently has had public sewer extended to it. This parcel will need to be

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rezoned and wetlands on the site may require a special development approach such as a Planned Unit Development. Due to the complex nature of this property, a Public/Private partnership or direct disposal of the parcel to a developer may be the most appropriate disposal method.

- **Second and Franklin.** Continue to investigate a long term lease strategy for development of the Second and Franklin Street property. During the public review process for this property, the value of retaining the lot for its current function as public parking should be considered as one alternatives.
- **6th Street Douglas.** Conduct a fair market value sale of 6th Street Douglas properties. Include first right of refusal for adjacent property owners.
- **Parcel 0315.** Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent land owner to establish a right-of-way corridor.
- **Obtain Access to CBJ Land.** When property comes on the market adjacent to large CBJ tracts, pursue opportunities to obtain access to isolated CBJ lots by acquiring neighboring lots when they become available.

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References

Auke Bay Area Plan, 2015, City and Borough of Juneau, Community Development Department

CBJ Beach Access Parcels Survey and Analysis, Spring 1998, Cristi Herren for CBJ Parks and Recreation Department

CBJ Buildable Lands Study, 2006, City and Borough of Juneau, Division of Lands and Resources and Community Development Department

CBJ Switzer Lands Residential Development Study, May 2012, R&M Engineering, Inc.

City and Borough of Juneau Housing Needs Assessment, November 2010, Juneau Economic Development Council

Comprehensive Plan of the City and Borough of Juneau, November 2013 Update

Comprehensive Plan, July 1996 (Chapter 8 Revised, December 2007), Parks & Recreation Department

Juneau Housing Needs Assessment, November 2012, Juneau Economic Development Council

Land Management Plan, City and Borough of Juneau, Division of Lands and Resources, Community Development Department, and Engineering Department, October 1994

Land Management Plan, 1999 Update, City and Borough of Juneau, Division of Lands and Resources.

Lena Land Sale Brochure, 2015 City and Borough of Juneau, Division of Lands and Resources

Pederson Hill Access Study, July 2010, DOWL HKM

Willoughby District Land Use Plan, March 2012, Sheinberg Associates

Wireless Telecommunications Master Plan, October 2014, Community Development Department and CityScape Consultants, Inc.



Community Development

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DATE: March 9, 2016

TO: Assembly Committee of the Whole

FROM: Rob Steedle, Community Development Director *RS*

SUBJECT: Brief History of Decision to Allow Limited Marijuana Cultivation in the D1 Zoning District Outside the Urban Service Boundary

After considerable work by the Assembly and its appointed committees, the Assembly voted unanimously to approve Ordinance 2015-39 at its November 9, 2015 meeting. That ordinance amended CBJ's land use code to specify the zoning districts in which marijuana establishments could be permitted. Subsequently, there has been renewed public concern about the provision that small (500 square feet or less) facilities for marijuana cultivation are allowed in the D1 zoning district outside the Urban Service Boundary.

This memo provides a concise outline of the discussion that led up to that decision. Attachments documenting staff reports and committee and Assembly discussions are included, as is the current Table of Permissible Uses.

Date	Body	Action	Reference
5/7/2015	Marijuana Committee	Staff recommended no marijuana businesses in residential districts.	Attachment A, p 7
5/21/2015	Marijuana Committee	Motion to allow cultivation in the D1 zoning district outside the Urban Service Boundary (USB) passed without objection.	Attachment B, p 5
6/4/2015	Marijuana Committee	Staff presentation reflected cultivation in D1 outside USB.	Attachment C, p 6
8/21/2015	Title 49 Committee	Motion to prohibit cultivation in D1 failed.	Attachment D, p 2
9/8/2015	Planning Commission	After considerable discussion about cultivation in D1, item was continued to September 22, 2015 meeting.	Attachment E, pp 4-6
9/22/2015	Planning Commission	Discussion about cultivation in D1 continued. Motion to prohibit cultivation in D1 failed. Planning Commission recommended approval of Ordinance 2015-39 to Assembly.	Attachment F, pp 4-6
10/20/2015	Assembly	Ordinance 2015-39 introduced and referred to the COW for public testimony.	Attachment G, pp 2-3,5

Date	Body	Action	Reference
10/26/2015	Assembly COW	Public testimony was taken. One person spoke in favor of allowing limited cultivation in the D1 zoning district, and one person spoke against it. Motion to refer the ordinance back to the Planning Commission failed.	Attachment H, pp 3-5
11/9/2015	Assembly	Motion to remove cultivation from the D1 zone failed. Motion to limit marijuana cultivation facilities in D1 zoning districts to facilities of fewer than 500 square feet passed without objection. Amended Ordinance 2015-39 passed without objection.	Attachment I, pp 5-8

Attachment K is the Table of Permissible Uses. The table shows what land uses are allowed by zoning district. The adoption of Ordinance 2015-39 resulted in the insertion of these rows:

Marijuana retail stores (line 2.300)
 Marijuana testing facilities (3.500)
 Marijuana product manufacturing facility (4.220)
 Marijuana cultivation (14.240 and 19.230)

Each of these uses requires a conditional use permit, that is, none can be permitted without a public hearing before the Planning Commission.

Attachments

A - Presentation to Marijuana Committee May 7, 2015
 B - Marijuana Committee Minutes May 21, 2015
 C - Presentation to Marijuana Committee June 4, 2015
 D - Title 49 Committee Minutes August 21, 2015
 E - Planning Commission Minutes September 8, 2015
 F - Planning Commission Minutes September 22, 2015
 G - Assembly COW Minutes October 20, 2015
 H - Assembly COW Minutes October 26, 2015
 I - Assembly Minutes November 9, 2015
 J - Urban Service Boundary Map
 K - Current Table of Permissible Uses

CBJ Marijuana Committee

May 7, 2015

Follow-up

1. Fire Risk

- heat from grow lamps
- hash oil extraction processes

2. HVAC

- atmospheric conditioning
- ventilation
- CO2 enrichment

3. Cultivation facilities

- warehouse vs greenhouse

Fire

Fire inspection considerations:

- Fire walls should be rated and free of combustible material
- Ventilation should be appropriate for processes in use
- Exits and entries should be correct according to occupancy and size of building.
- Fire extinguishers should be of the appropriate amount and location
- Equipment should be listed by a nationally recognized testing laboratory or prequalified engineer should sign off on equipment.
- Hazardous materials stored properly and used only in permitted amounts.

CO & WA Community Feedback

- Marijuana establishments are prohibited in residential zoning districts
- Buffers from residential zones
- Greenhouses have more odor problems than indoor cultivation facilities
- Odor is a manageable problem
- Hours of operation for retail limited beyond state
- Public consumption is a concern - education
- Limit number of establishments
- Buffers between marijuana establishments

Definitions

Marijuana - all parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate.

Marijuana does not include fiber produced from the stalks, cake made from the seeds of the plants, sterilized seed of the plant which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

Definitions

Marijuana Product - concentrated marijuana and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as , but not limited to, edible products, ointments, and tinctures.

Marijuana Cultivation

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Commercial Agricultural Operations																
	Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3					1,3
	Marijuana Cultivation	3								3	3					3
		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Open Air Markets, Nurseries, Greenhouses																
	Nurseries, commercial greenhouses															
	Retail Sales	3	3	3	3	3	3	3	3	1,3	1	1V	1V			1
	Nonretail Sales	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1	1V	1V			1
	Marijuana Cultivation	3								3	3					3

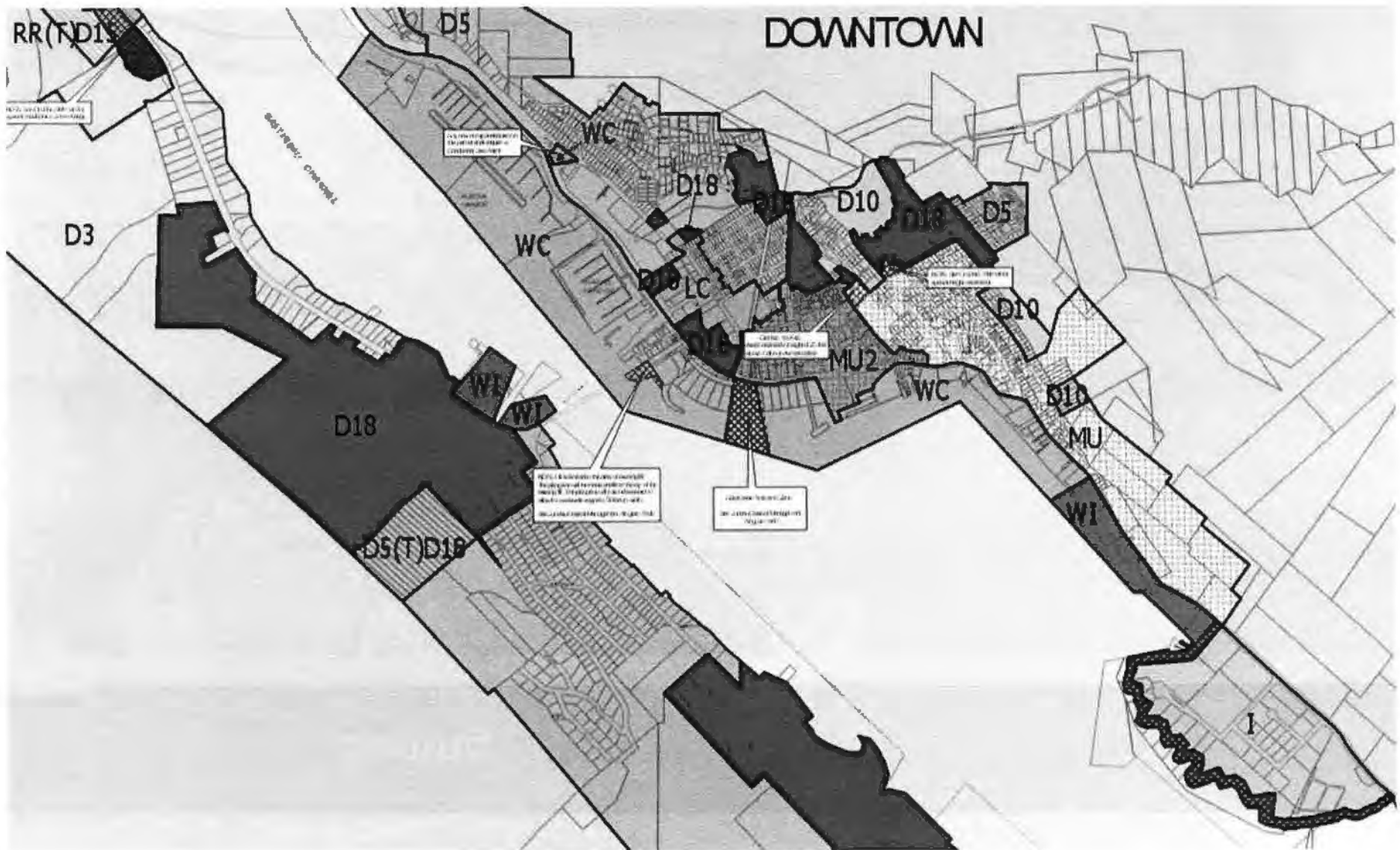
Marijuana cultivation facility - an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Marijuana Processing

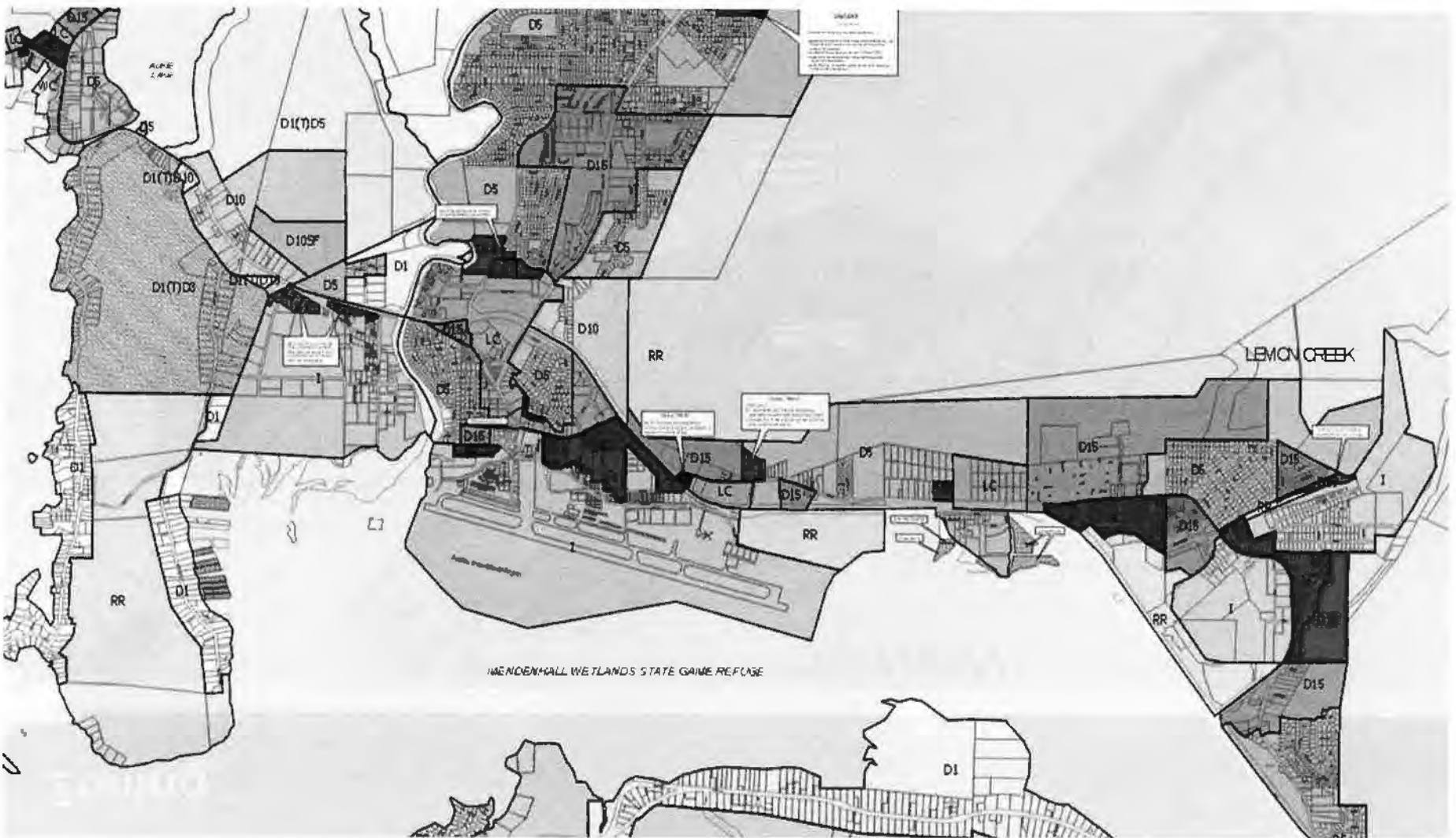
				RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Manufacturing, Processing, Creating,Assembling of Goods																		
	Light manufacturing	3T								3	3	1,3	1,3	1,3	1, 3	1N, 3N	1N, 3N	1, 3
	Medium manufacturing	3T											3	3	3	3N	1N, 3N	1, 3
	Heavy manufacturing	3T	3Q														3N	3
	Storage of explosives...	3														3	1, 3	1, 3
	Marijuana Processing											3	3		3			3

Marijuana product manufacturing facilities - an entity licensed to purchase marijuana; manufacture, and package marijuana products; and sell marijuana and marijuana products to other marijuana manufacturing facilities and to retail marijuana stores, but not to consumers.

Zoning



Zoning



Marijuana Testing

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Professional Office Clerical, Research...																
	Research Laboratory Uses	3T								1, 3	1, 3	1, 3	1, 3	1N, 3N	1N, 3N	1, 3
	Marijuana testing facility									3	3	3	3			3

Retail Marijuana Testing Facility: facility that preforms testing and research on retail marijuana for other state licensed marijuana establishments.

Marijuana Retail

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Sales...Merchandise or Equipment																
	With < 5,000 sf and > 20% of gross floor area of outside merchandising of goods															
	Miscellaneous									1	1	1	1	3N	3N	3
	With > 5,000 sf and > 20% of gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3	3N	3N	3
	<i>Marijuana retail store</i>									3	3	3	3			3

Retail marijuana stores - an entity licensed to purchase marijuana from marijuana cultivation facilities and marijuana and marijuana products from marijuana product manufacturing facilities and to sell marijuana and marijuana products to consumers.

Marijuana Clubs

	RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Educational, Cultural Religious Philanthropic, Social															
Social, fraternal clubs, lodges, union halls, yacht clubs	3T								1,3	1,3	1,3	1,3	1N,3N	3N	1,3
<i>Marijuana Clubs</i>									3	3	3	3			3

Marijuana Club - an entity registered to allow consumption of marijuana by paying members of the club on the registered premises and whose members are 21 years of age or older.

Attachment B

**MINUTES
CITY AND BOROUGH OF JUNEAU
MARIJUANA COMMITTEE
WORK SESSION**

**Thursday, May 21, 2015, 6:00 p.m.
City Hall Assembly Chambers**

I. ROLL CALL

The meeting was called to order by Chair Jesse Kiehl at 6:04p.m.

Committee members present: Chair Jesse Kiehl; Mary Becker; Maria Gladziszewski; Vice Chair, Mike Satre; and Debbie White (by telephonic participation). Bill Peters was absent.

Staff present: Kim Kiefer, Manager; Rob Steedle, Deputy Manager; Amy Mead, City Attorney; Chief Bryce Johnson; Deb Senn, Law Office Manager/Clerk; and Beth McKibben, Planning Manager, Community Development Department.

II. APPROVAL OF AGENDA

The agenda was approved as written.

III. APPROVAL OF MINUTES

The Minutes from the May 7, 2015 Marijuana Committee meeting will be presented at the next regular Committee meeting.

IV. PUBLIC PARTICIPATION

(Limited to 20 minutes, three minutes per speaker)

Benjamin Wilcox – Mr. Wilcox stated his concerns regarding space for the marijuana industry in areas zoned Waterfront Commercial. He had addressed the Planning Commission recently regarding the number and type of businesses in the areas zoned Waterfront Commercial. He walked from the Juneau-Douglas Bridge to the Twisted Fish Restaurant and counted over 35 different types of businesses, and he counted about 50 businesses altogether. He stated, by his count, only five businesses met the criteria of being water oriented, water dependent, or water related. He said that marijuana meets all three criteria, and marijuana establishments should be allowed in areas zoned Waterfront Commercial.

Mr. Wilcox went on to say that he was in Anchorage recently to attend the Northwest Cannabis Classic (NWCC), and had a wonderful experience. He has bartended for nearly 27 years. While at a party sponsored by Pot Luck Events in downtown Anchorage, he noted that the hosts had created an environment where marijuana was shared, samples were provided, and consumption rate was unregulated. Unlike issues he has typically seen in bars, there were no problems. Nobody passed out, nobody got sick, there were no fights, and nobody argued.

Adam Burke – Mr. Burke stated he also wanted to know more about the planning and zoning for marijuana establishments. He stated that tourists will be looking for such establishments. He thanked the Committee for their work on legalized marijuana issues and went on to explain his personal stance on use. He said it is a civil rights issue, and although some people may not care for marijuana, he “is cannabis” - he is a teacher, a husband, a father, and, at the end of the day, he smokes weed.

Gavin Burke – Mr. Burke agreed with the zoning concerns voiced by Mr. Wilcox and his brother, Adam Burke, particularly regarding waterfront zoning issues. He stated that all businesses need to be held to the same standard across the board as to zoning. He stated that zoning is a great concern to many people in the industry.

John Nemeth – Mr. Nemeth is a new Juneau resident from Phoenix, Arizona. He said he is very excited about the new legislation and he is also interested in zoning along the waterfront. He noted a need to attract people to downtown Juneau year-round. He said a huge focus of his business will be charity around the community, and also meeting the medical marijuana needs of people with illnesses. He stated that he is glad to see the State of Alaska being so progressive and that he is honored to be a part of it.

Ariel Chamberlin – Ms. Chamberlin stated she has been traveling around the country for the last three years observing medical and recreational marijuana issues. She stated that there is a great opportunity in Alaska. She stated she has seen what works and what has not worked in Colorado. She said she'd like to help the Committee with zoning issues. She stated the revenue generated will put money back into the community, draw people to Alaska, build up Alaska, and will improve schools and roads. She stated the money should stay in Alaska.

Chad Fishel – Mr. Fishel asked if the Committee had met with the citizens who offered to share their expertise on the industry.

Chair Kiehl requested that questions be posed after the public comment period.

Mr. Fishel stated that the other state ordinances within the meeting packet do not compare in any way to Juneau's land size and population. He stated that the buffer zones on the draft maps would eliminate half the property available for marijuana-related business. He stated a 200 foot buffer similar to that used for alcohol would provide for more business opportunity.

Mr. Satre stated that he has been reading the emails received via the Marijuana Committee email address. A lot of information has been sent to the Committee and he appreciates that information.

Mr. Satre continued by noting the first draft of the State regulations went out this week and the CBJ is waiting for those regulations to be finalized. There may be issues that the State takes out of the CBJ's (local government's) hands. What comes out of the Marijuana Committee will not be the end of the process. The portions that modify Title 49 will go before the Planning Commission, and there will also be a public process that goes through the Planning Commission. The Assembly will have a great deal of work pertaining to local licensing and taxation issues. The sample ordinances do not mean that is the direction the Committee is going, they were provided as samples of legislation from other jurisdictions. The draft zoning maps are to give the Committee a feel for what the community may look like with different buffer zone sizes.

V. AGENDA TOPICS

A. Community Development Department presentation, by Beth McKibben, Planning Manager - Marijuana Establishments and Buffers

See presentation materials at:

<http://www.juneau.org/clerk/ASC/MARIJUANA/20150521MC.php>

Discussion included review of the draft zoning district maps illustrating where marijuana related businesses might be allowed, by color (green is allowed, white is not allowed – primarily residential districts); also depicted are buffer zone determinations for sensitive areas, such as churches, schools, and licensed childcare facilities, and zoning for cultivation, testing and processing, retail and clubs, and conditional use applications.

Ms. Mead stated that for purposes of the Committee's work, CBJ is using the State of Alaska's Title 4 (Alcohol regulations) for determining sensitive areas.

Ms. McKibben stated that a childcare facility with up to 12 children is required to be in a home, and the majority will be in residential districts. A childcare facility with 13 or more children will likely be in a non-residential or other zoning district.

Mr. Satre stated that in Douglas the 200-foot buffer would provide land for marijuana-related businesses, a larger buffer would not. He stated that, potentially, there is land for cultivation businesses outside the Urban Service Boundary, which ends in the Auke Bay area, and in remote locations such as near Tee Harbor and out the road, and potentially on the north end of Douglas Island.

Ms. White stated that cultivation businesses would need a certain lot size and would need to consider the issue of odor.

Chair Kiehl stated that he needs to better understand how the Waterfront Commercial determination process works – determining a business to be water-related, water-dependent, or water-oriented.

Mr. Satre stated that determinations could have been made based on a property's Conditional Use Permit, or the old Allowable Use Permit, on a case-by-case basis on each individual permit, and may differ from property to property.

Ms. Mead stated that CBJ 49.25.250, the zoning designation for Waterfront districts, does specify types of activities in the Waterfront Commercial district to include retail services directly linked to a maritime clientele.

Ms. White requested that the map be modified for Waterfront Commercial (WC) and Waterfront Industrial (WI) to be shown in the green area.

Chair Kiehl stated the Committee requested revised maps with Waterfront Commercial and Waterfront Industrial included – each to be a different color.

Hearing no objection, Chair Kiehl requested staff to include 3^N in Waterfront Commercial (3^N = conditional use permit – the 'N' is language tied to the waterfront or waterfront clientele) for marijuana retail on the draft Table of Permissible Uses, with the understanding that these proposed changes will be sent to the Planning Commission for their expertise.

Ms. Gladziszewski requested that the 1,000-foot buffer be removed from the buffer maps, as it is too large for the Juneau area.

Hearing no objection, Ms. Gladziszewski requested a Retail and Club map showing WI and WC in different colors, a Cultivation map, and a Testing and Processing map. The buffers requested were 200-foot and 500-foot.

Ms. Mead asked the Committee if they wanted to limit sensitive areas to those listed in Title 4, which would be different than how Washington and Colorado regulate.

Mr. Satre stated he preferred to keep sensitive areas the same as those listed in Title 4. He stated that the CBJ can always add to the list later.

Ms. Becker requested that childcare remain a buffered zone on the maps.

Hearing no objection, Chair Kiehl directed staff to retain the childcare facilities on the maps as a buffered zone for future discussion.

Hearing no objection, Mr. Satre requested staff to include D1 lands for cultivation outside of the Urban Service Boundary on the Cultivation map, and to change the TPU to include the D1 lands as well.

Chair Kiehl stated the Committee will vote on a recommendation to the Planning Commission at the next Marijuana Committee meeting on June 8th.

B. Marijuana Regulation and Licensing - Colorado and Washington Legislation

- City of Telluride, Colorado - Ordinance No. 1394
- Town of Pagosa Springs, Colorado – Ordinance No. 825
- Steamboat Springs, Colorado – Chapter 12, Art. III
- City of Bellevue, Washington – Ordinance No. 6133 B-1
- City of Union Gap, Washington – Ordinance No. 2861

See presentation materials at:

<http://www.juneau.org/clerk/ASC/MARIJUANA/20150521MC.php>

Ms. McKibben stated that the sample ordinances are meant to provide an array of different approaches by other municipalities. One primary difference is that Colorado uses local licensing as a primary source of regulating marijuana-related businesses and Washington does not. Local licensing can go far beyond what land use codes can regulate.

Ms. Mead stated that the majority of sample codes provided do relate to licensing. There are pieces from each of the codes that may relate to CBJ's potential Special Use chapter, such as regulations relating to public health, safety, and welfare. These are things that could be contained in CBJ's Land Use Code (such as regulations on signage, odor, security, and bookkeeping requirements).

Ms. Mead stated it would be helpful to compile a list of issues that other communities have regulated, detailing those that aren't addressed in the TPU, and provide those to the Committee to consider.

Hearing no objection, Chair Kiehl requested that the list specify what can be done through the Land Use Code and what can be done only through licensing. Valuable examples would be the bookkeeping requirements and the inspections to premises.

Ms. Mead stated there are provisions for the inspections within Title 49 and also in Title 19. Depending on what the inspectors are looking for (marijuana-related), additional provisions for inspection could be included in Title 49.

VI. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Mr. Satre stated he will name a new Marijuana Committee member at Tuesday's Planning Commission meeting to fill the vacancy left by Mr. Jackson.

Chair Kiehl stated that the first round of draft regulations from the State primarily covers local options of opting in or out, and licenses. He encouraged the Committee to review the draft regulations. If there is some portion of the draft regulations that the CBJ needs to weigh in on, please bring that forward to the Committee. The Committee will then take those comments to the Assembly and the Assembly, as a body, will comment on the State regulations. Those in the public can talk to the State individually as needed.

Chair Kiehl pointed out one very interesting regulation to flag – one that lets a municipality opt out of the sale of marijuana and marijuana products, except on premises operated by the municipality under a retail marijuana license. That contemplates a smaller community where the city wants to run the marijuana product store. Possibly, a city would contract out operations to a licensee. He asked that the Committee think about this for discussion at the next meeting.

Ms. Becker complimented Chair Kiehl on his presentation on marijuana at the Chamber of Commerce meeting on May 21st.

VII. ADJOURNMENT

The meeting was adjourned at 7:18pm

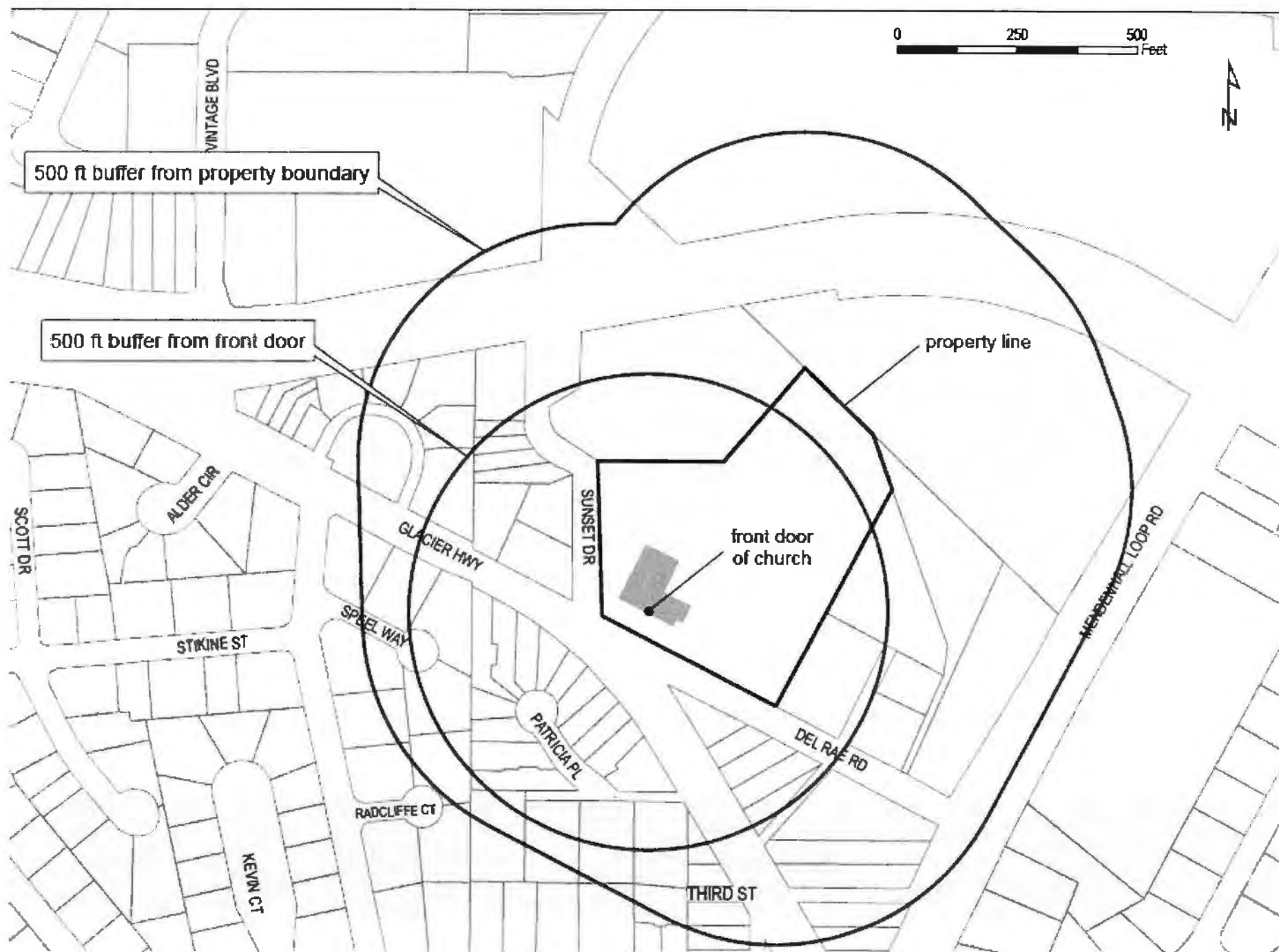
CBJ Marijuana Committee

June 4, 2015

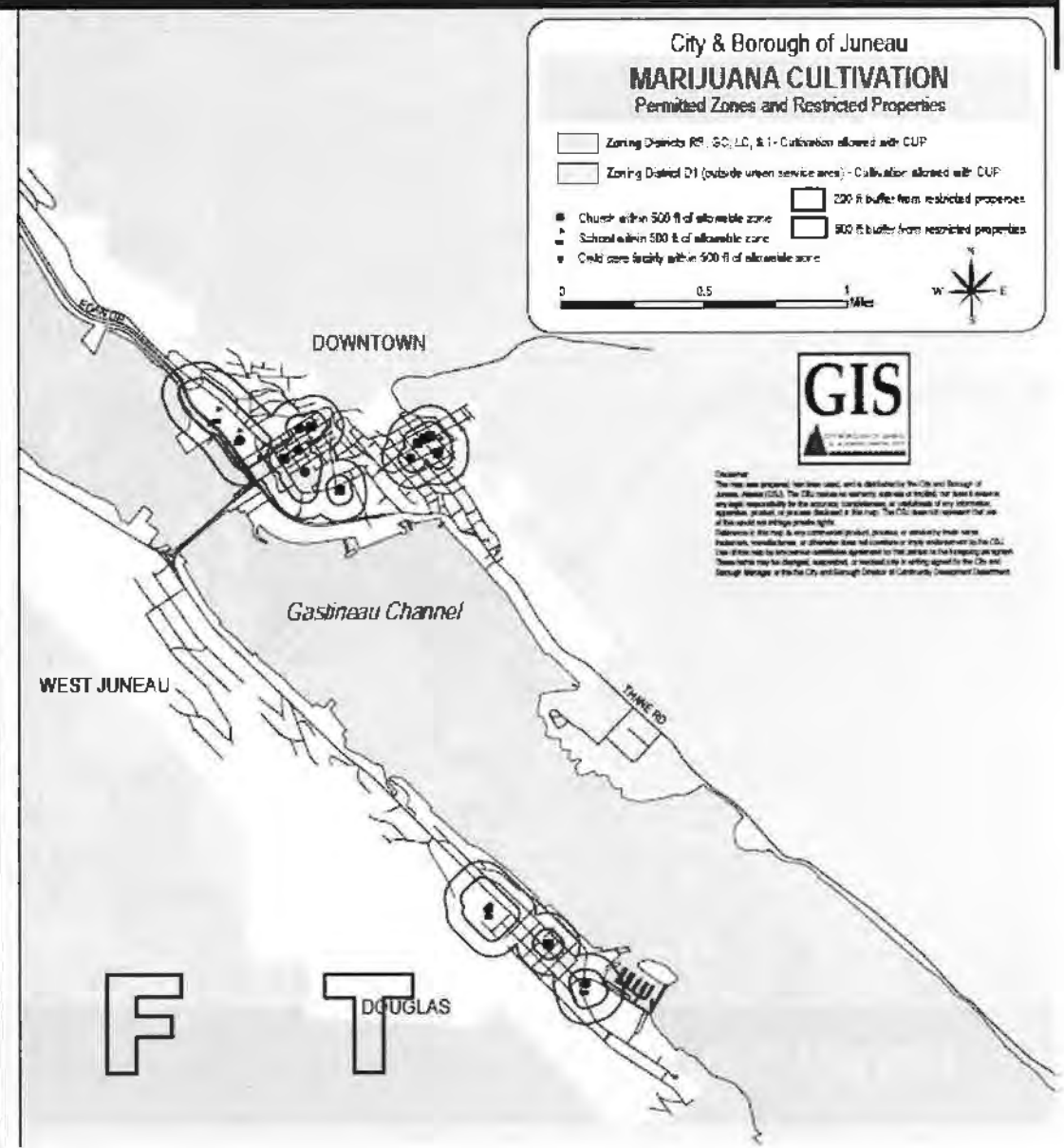
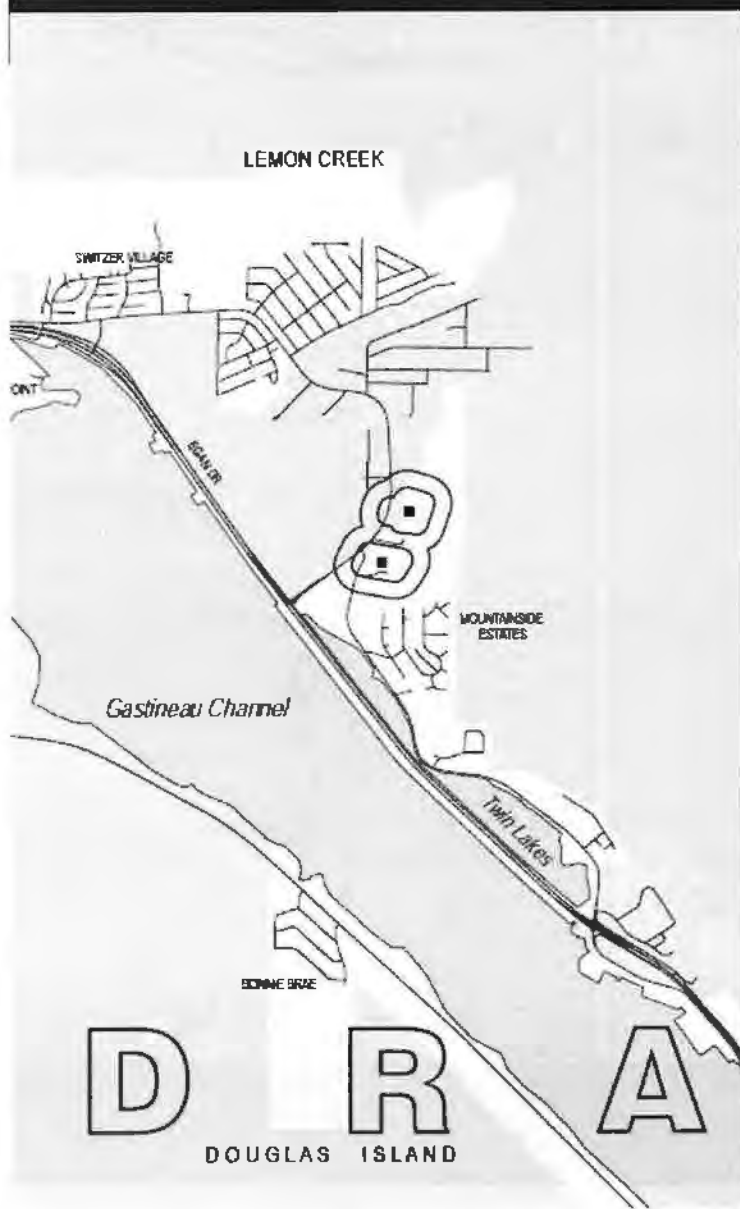
Title 4

AS 04.11.410. Restriction of Location Near Churches and Schools.

(a) A beverage dispensary or package store license may not be issued and the location of an existing license may not be transferred if the licensed premises would be located in a building the public entrance of which is within **200 feet of a school ground or a church building in which religious services are regularly conducted, measured by the shortest pedestrian route from the outer boundaries of the school ground or the public entrance of the church building.** However, a license issued before the presence of either cause of restriction within 200 feet of the licensed premises may be renewed or transferred to a person notwithstanding this subsection.



Cultivation



City & Borough of Juneau
MARIJUANA CULTIVATION
 Permitted Zones and Restricted Properties

[Shaded Box] Zoning Districts R9, S9, LC, & T - Cultivation allowed with CUP
 [Shaded Box] Zoning District D1 (outside urban service area) - Cultivation allowed with CUP

[Symbol: Circle with cross] Church within 500 ft of allowable zone
 [Symbol: Triangle] School within 500 ft of allowable zone
 [Symbol: Square] Child care facility within 500 ft of allowable zone

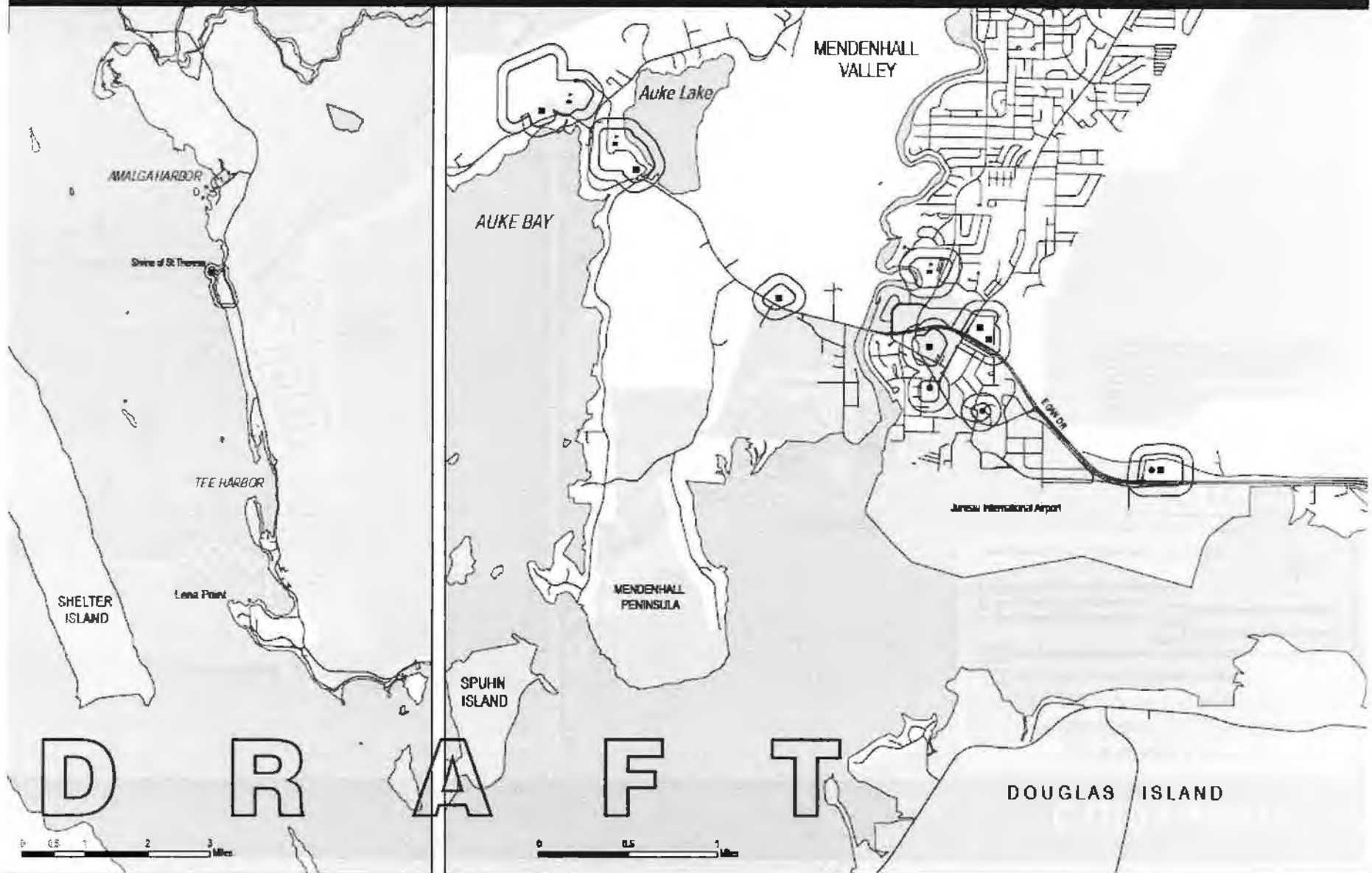
[Symbol: Square] 200 ft buffer from restricted properties
 [Symbol: Square] 500 ft buffer from restricted properties

0 0.5 1 Miles
 N
 W E



Disclaimer:
 This map was prepared for informational purposes only and is not a warranty of any kind. The City and Borough of Juneau, Alaska (CJB) does not warrant the accuracy, completeness, or timeliness of any information, representation, or statement made in this map. The CJB does not warrant that the use of this map will not infringe on any rights.
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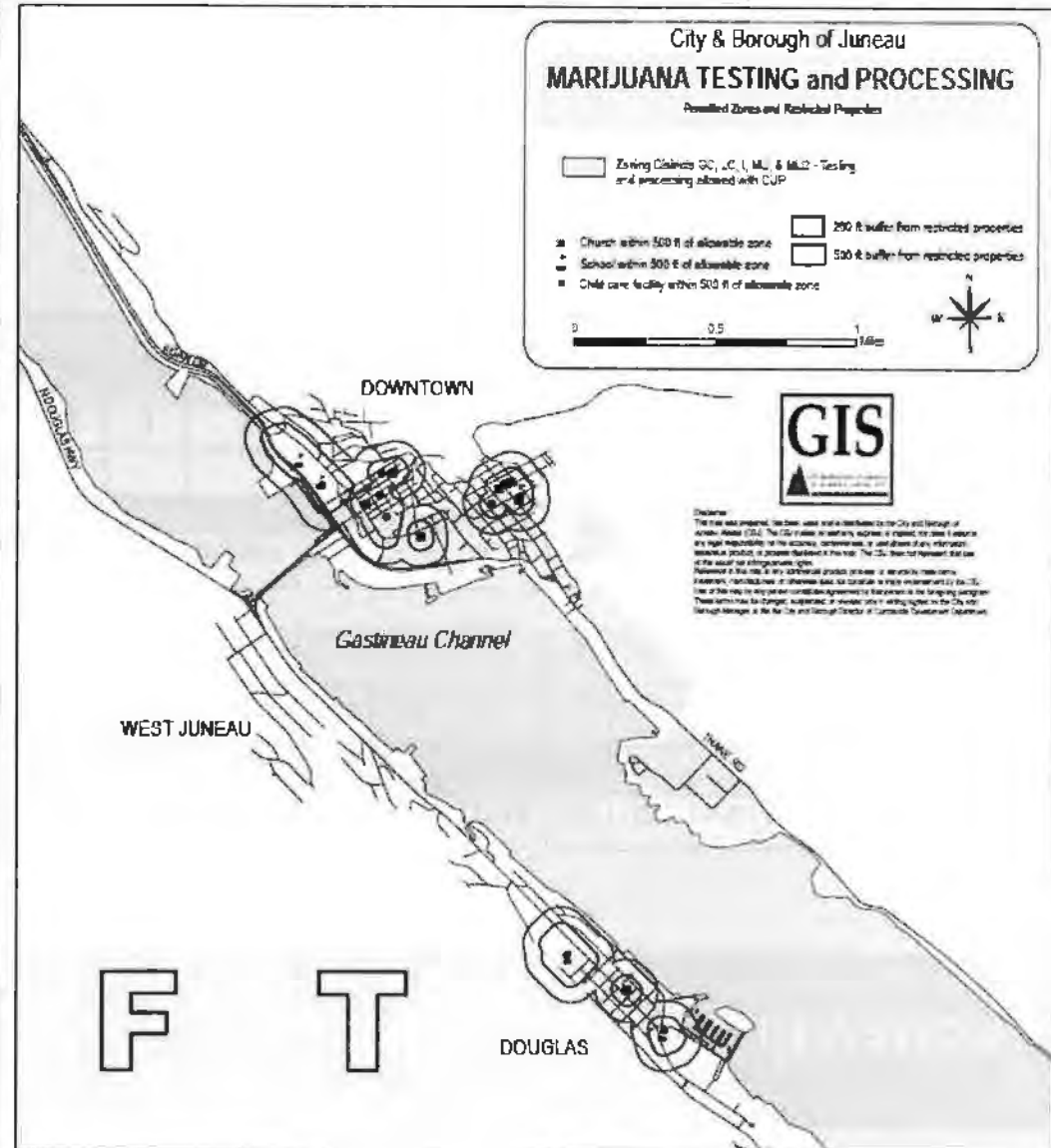
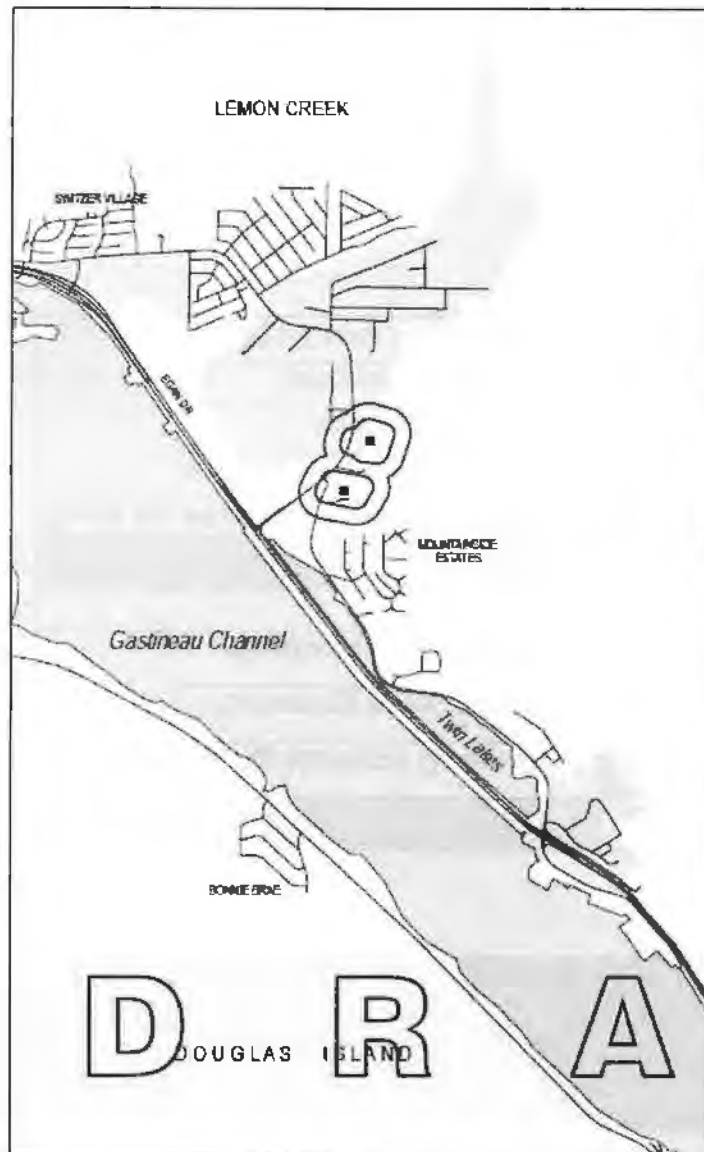
Cultivation



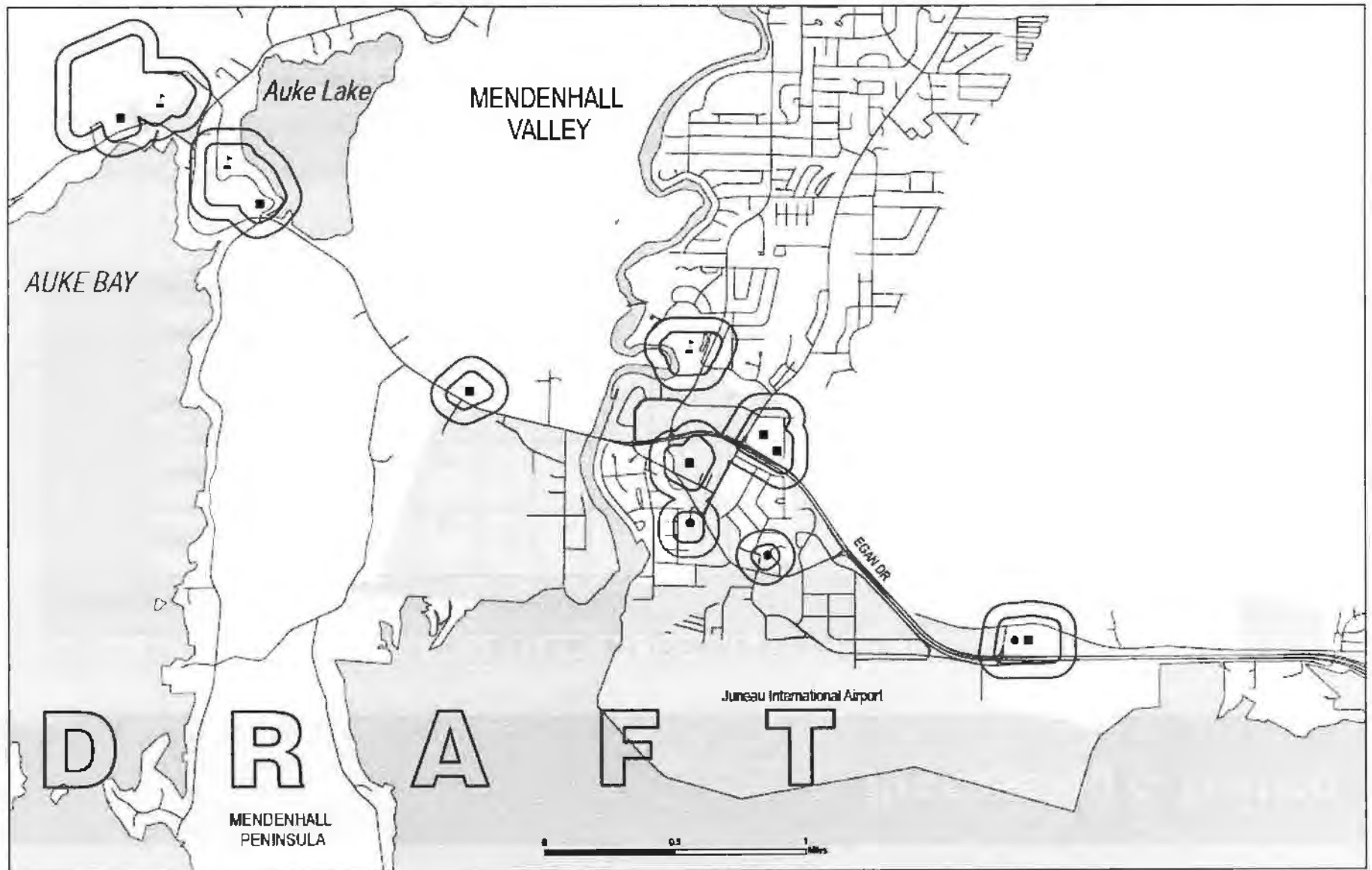
Cultivation

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Commercial Agricultural Operations																
	Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3					1,3
	<i>Marijuana Cultivation</i>	3	3*							3	3					3
		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Open Air Markets, Nurseries, Greenhouses																
	Nurseries, commercial greenhouses															
	Retail Sales	3	3	3	3	3	3	3	3	1,3	1	1V	1V			1
	Nonretail Sales	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1	1V	1V			1
	<i>Marijuana Cultivation</i>	3	3*							3	3					3

Processing & Testing



Processing & Testing

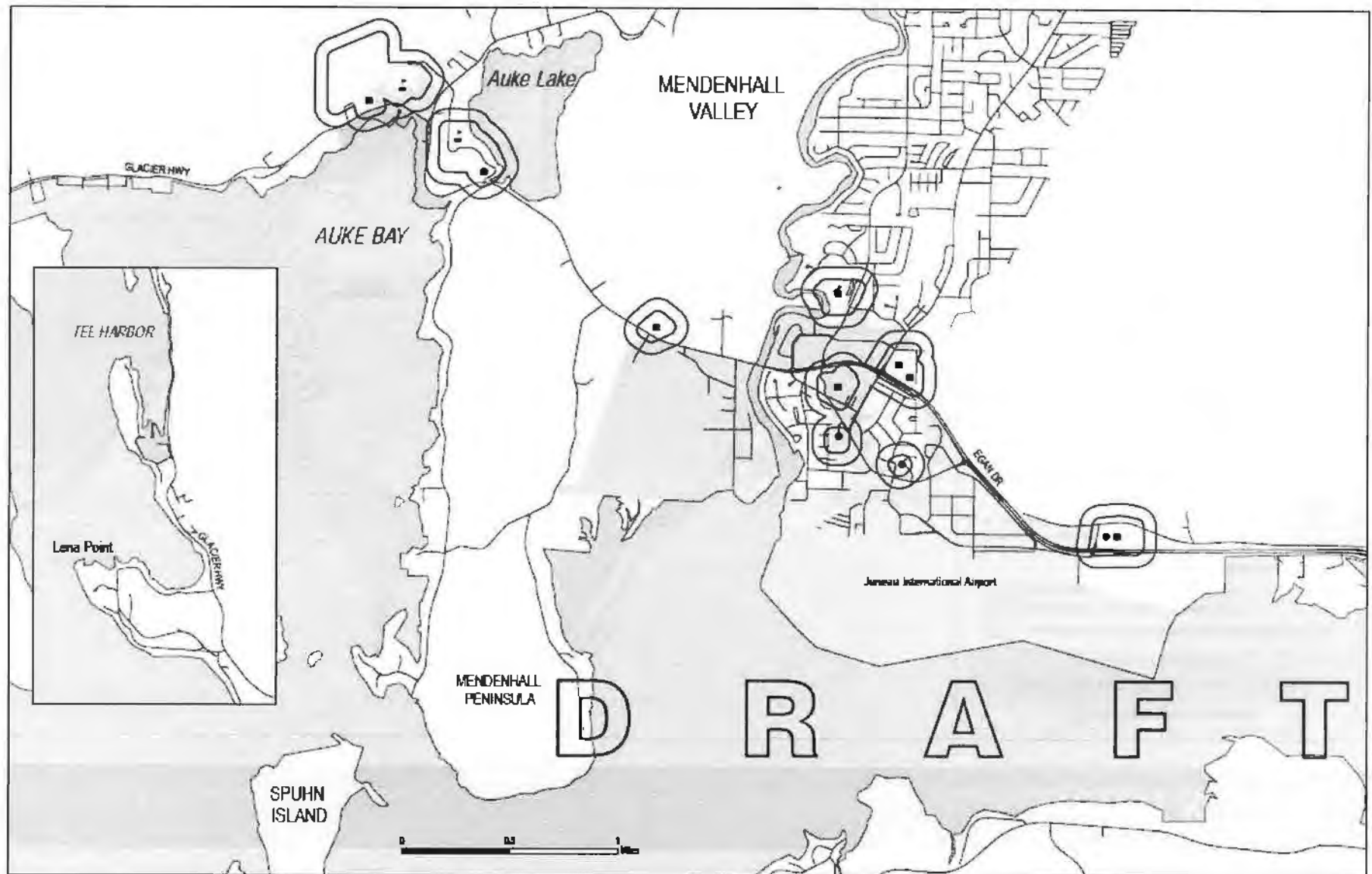


Processing & Testing

				RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Manufacturing, Processing, Creating,Assemblng of Goods																		
	Light manufacturing	3T								3	3	1,3	1,3	1,3	1, 3	1N, 3N	1N, 3N	1, 3
	Medium manufacturing	3T											3	3	3	3N	1N, 3N	1, 3
	Heavy manufacturing	3T	3Q														3N	3
	Storage of explosives...	3														3	1, 3	1, 3
	<i>Marijuana Processing</i>											3	3		3			3

										RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Professional Offie Clerical, Research...																								
	Research Laboratory Uses	3T																1, 3	1, 3	1, 3	1, 3	1N, 3N	1N, 3N	1, 3
	Marijuana testing facility																	3	3	3	3			3

Retail & Clubs



Retail & Clubs

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Sales...Merchandise or Equipment																
	With < 5,000 sf and > 20% of gross floor area of outside merchandising of goods															
	Miscellaneous									1	1	1	1	3N	3N	3
	With > 5,000 sf and > 20% of gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3	3N	3N	3
	<i>Marijuana retail store</i>									3	3	3	3			3

		RR	D-1	D-3	D-5	D-10SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
Educational, Cultural Religious Philanthropic, Social																
	Social, fraternal clubs, lodges, union halls, yacht clubs	3T								1,3	1,3	1,3	1,3	1N,3N	3N	1,3
	<i>Marijuana Clubs</i>									3	3	3	3			3

Waterfront Districts

Waterfront Commercial – intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.

Waterfront Industrial - is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district.

Water-dependent means a use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body.

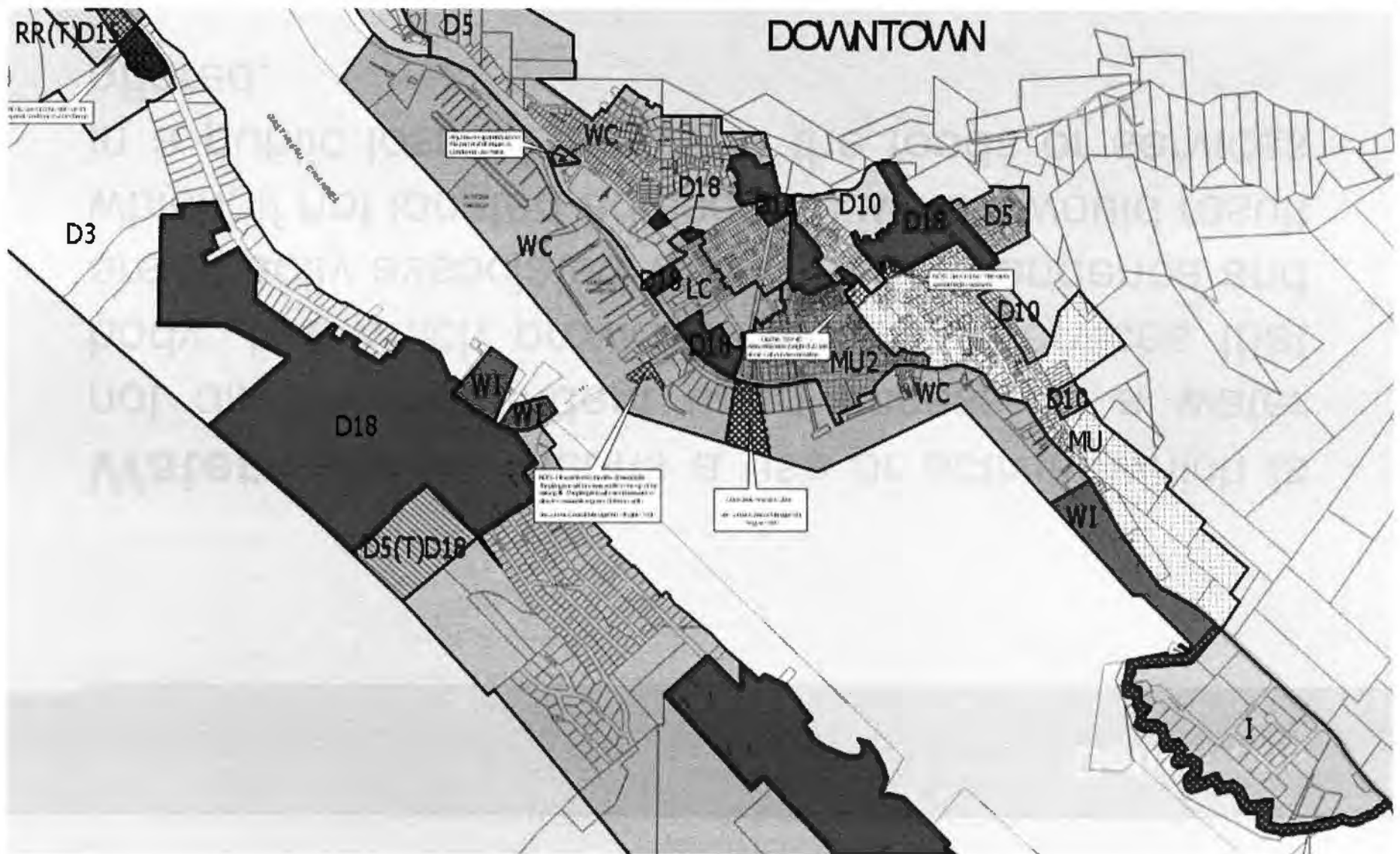
Water-oriented means uses or mixtures of uses which would benefit from being near the water and are intrinsic to waterfront development and which meet all of the following criteria:

1. Uses must be part of a larger fully planned development which also incorporates water-dependent or water-related uses;
2. Uses which are not directly water-dependent or water-related must be necessary to the overall development of the project;
3. Uses must be integrated functionally by architectural and site designs which are sensitive to the waterfront site;
4. Uses must act as economic stimuli and anchor points to enable other forms of development, particularly public access improvements; and
5. Uses must contribute to a diverse and healthy downtown core.

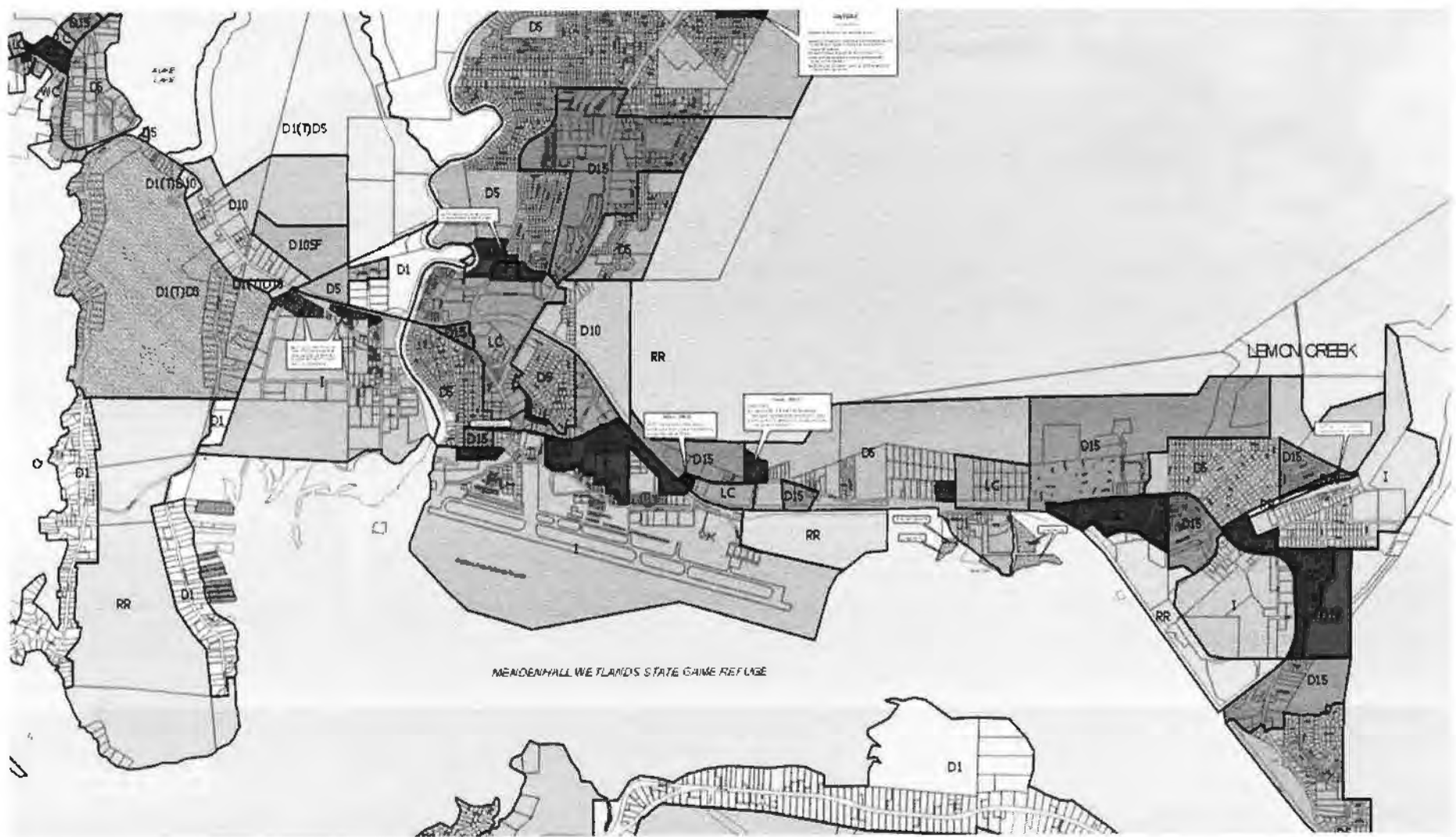
Definitions

Water-related means a use or activity which is not directly dependent upon access to a water body, but which provides goods or services that are directly associated with water dependence and which, if not located adjacent to water, would result in a public loss of quality in the foods or services offered.

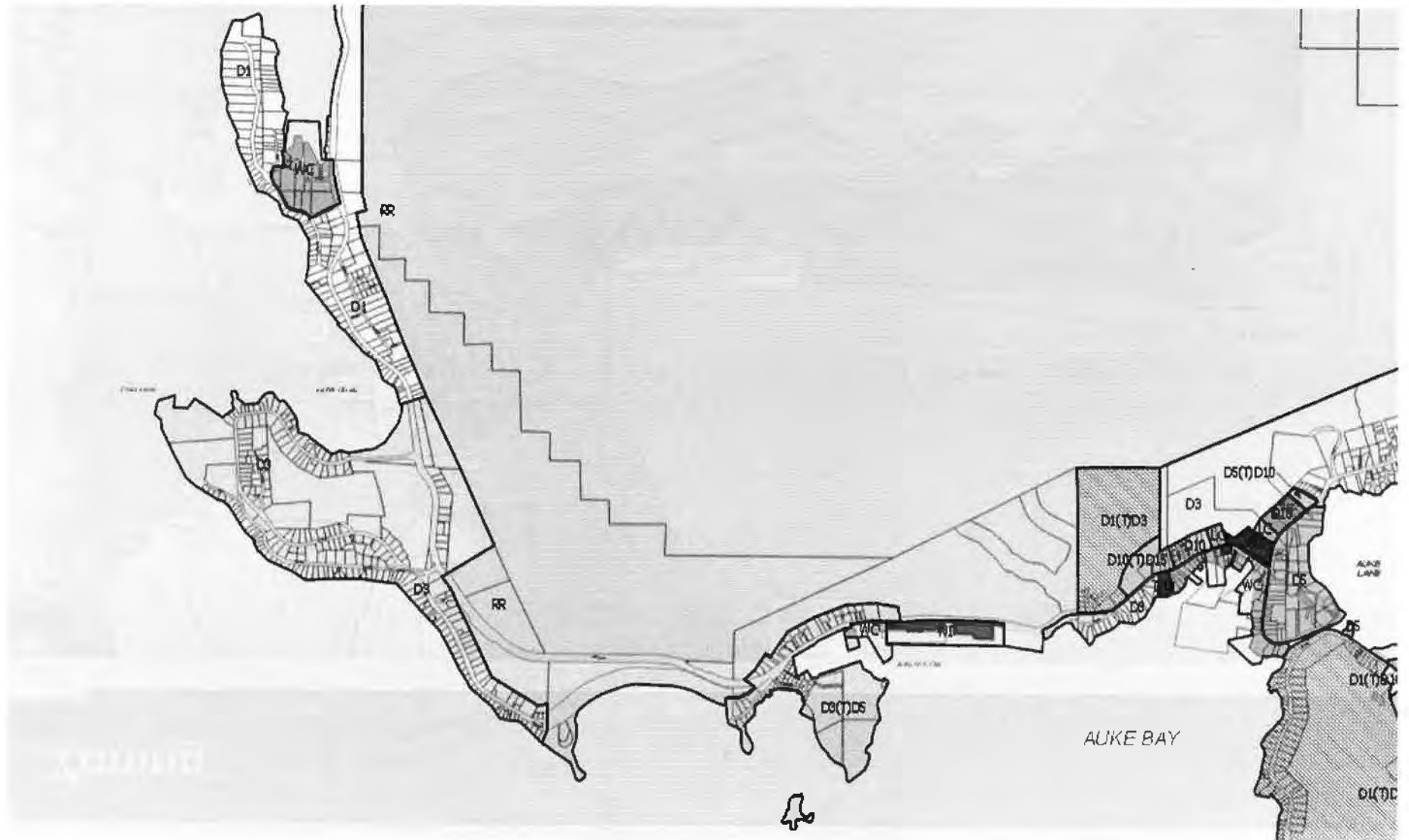
Zoning



Zoning



Zoning





Attachment D TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

AUGUST 21, 2015 MEETING, 11:30 AM – 1:00 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

FINAL MEETING MINUTES

Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Bill Peters, Mike LeVine

Committee Members Absent:

None

Staff Present:

Laura Boyce, Senior Planner, Community Development Department (CDD)

Chrissy McNally, Planner, Community Development Department (CDD)

Rob Palmer, Attorney, Department of Law (DOL)

Public or Other Present:

Larry Woodall, Citizen

Reading of Agenda

- Motion by Peters: To approve the agenda for the August 21, 2015 meeting.
- Vote: Motion carried.
- Resolved: Agenda for the meeting of August 21, 2015 approved without modification.

Approval of Minutes

- Motion by Peters: To approve the minutes for June 12, 2015 meeting as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for June 12, 2015 meeting approved as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.

Agenda Topic – Marijuana

- McNally provided brief overview of CBJ Marijuana Committee activities and outcomes thus far. Special note was made regarding the relationship between state and local regulations. In particular, the State of Alaska is still working on statewide regulations, which will influence local regulations. While CBJ continues to work on local regulations, attention also needs to be paid to statewide regulations and corresponding local impacts. Notably, the CBJ Marijuana Committee has postponed the issue of marijuana clubs – or, places to legally consume product until a later date. The purpose for today's T49 is to focus attention on marijuana cultivation, processing, testing, and selling.
- McNally also noted that significant research was conducted in municipalities in Colorado and Washington regarding marijuana local land use code. Common themes, noted across municipalities included concern regarding marijuana activities in residential districts and unanticipated fast growth of industry.

- Committee discussion focused on documents submitted by CDD staff prior to meeting including:
 1. August 10, 2015 Memorandum to T49 Committee regarding allowable areas for marijuana establishments. Draft Title 49 amendments to the Table of Permissible Uses including Sections 2.300 (retail), 3.500 (testing), 4.220 (processing), 14.000 (cultivating), and 19.200 (nurseries).
 2. Attachment 1 – Proposed Buffer Maps
 3. Attachment 2 – Zoning Maps
 4. Attachment 3 – Draft Ordinance
 5. Attachment 4 – Current Table of Permissible Uses (distributed at meeting)
- Committee deliberations generally moved in chronological order from cultivating to processing to testing to selling. Committee deliberations briefly considered nurseries and generally treated similarly to cultivating.

Cultivation Discussion [Section 14.240]

1. McNally reported D1, outside the urban service boundary is the only residential district where cultivation would be allowed. Committee members studied zoning maps noting D1, outside the urban service area, generally included North Douglas beyond Bonnie Brae, Out-the-Road beyond Auke Bay, and Thane.
2. Peters noted that Marijuana Committee Member Satre added D1, in addition to RR, LC, GC, and I, indicating the low-density character of the neighborhoods.
3. Motion by Grewe: Remove D1 from Section 14.240 (marijuana cultivation). Rationale included: 1) unequal treatment of residential districts. While D1 is considered low-density, it is a residential district – not to be treated equally with RR; 2) preference to protect all residential districts while CBJ moves into an unknown activity; 3) ease of adding zones at a later date versus the challenge of dealing with “grandfathering”; and 4) general preference for adopting more restrictive regulations and liberalizing at a later date, after CBJ has ventured into marijuana. LeVine expressed general concern, but favored leaving ordinance as crafted and adding conditions later.
4. Vote: Motion failed. Grewe (Y), Peters (N), LeVine (N), Voelckers (did not vote)
5. Motion by Peters: Approve 14.240 as crafted by CDD.
6. Resolved: Motion passed. Grewe (N), Peters (Y), LeVine (Y), and Voelckers (did not vote)
7. Grewe, LeVine, and Peters concurred 19.200 (nurseries, commercial greenhouses) to be treated equally with 14.240

Processing Discussion [Section 4.220]

1. Discussion occurred regarding appropriateness of processing in LC and RR.
2. Motion by Voelckers: Add 3s (by CUP) to RR and LC. Rationale included treating similarly to light or medium manufacturing. Grewe supported noting the RR also includes gravel extraction and other heavy uses anyway. Also noted was the preference to consolidate marijuana activities in borough’s rural areas rather than neighborhoods.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

Testing Facility Discussion [Section 3.500]

1. Discussion occurred regarding adding to RR.
2. Motion by LeVine: Add 3 (by CUP) to RR. Grewe supported regarding supporting the full suite of marijuana activities in rural reserve – growing, processing, testing, and selling.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

Retail Discussion [Section 2.300]

1. Discussion occurred regarding the appropriateness in WC and WI zone – issues noted cruise visitation, current alcohol package stores downtown, and impacts to other waterfront areas including Auke Bay and Tee Harbor. Commissioner Levine was concerned about the decision to allow retail in WC and WI solely based on cruise ship tourists. He thought this should be revisited if or when clubs are legal.
2. Motion by LeVine: Remove 3s (by CUP) from WC and WI.

3. Motion opposed by Grewe citing impacts for other waterfront areas.
4. Resolved: Motion passed. Levine {Y}, Peters {Y}, Grewe {N}, Voelckers {did not vote}.

Committee Member Comments and Questions

- None

CDD Staff Discussion

- Staff asked if the committee would like to allow marijuana retail in the Convenience Store Overlay. No commissioners supported allowing marijuana retail in the overlay district.

Meeting adjourned at 1:00 PM

ATTACHMENT E

AME2015 0009: Proposed changes to Title 49 Table of Permissible Uses for marijuana establishments.
Applicant: City and Borough of Juneau
Location: Borough-wide

Staff Recommendations

Staff recommends that the Planning Commission forward its recommendation of approval to the Assembly of Ordinance 2015-39 as recommended by the Title 49 Committee, with the exception of the recommended change to allow marijuana retail in the Rural Reserve (RR) zone district.

Ms. McNally explained that Alaska Statute (AS) 17.38 was the law passed in November, 2014. The state regulations are scheduled to be complete by November 24, 2015, said Ms. McNally. In January of this year the Assembly passed a local moratorium postponing permit applications for marijuana establishments to give time for the City and the State to complete the regulations, she said. An ordinance has been introduced to the Assembly to move this date to December 31, (2015) said Ms. McNally.

The State Marijuana Control Board has established four types of marijuana establishments, said Ms. McNally: marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores. The staff looked at the existing categories within the Table of Permissible Uses (TPU) to see where these categories might fall, noted Ms. McNally. Many interviews were conducted with counties and municipalities within the states of Colorado and Washington, garnering their experience with these types of facilities and the accompanying land-use codes, said Ms. McNally.

This information was used to determine if the existing use categories were adequate or if a new use category for marijuana establishments was necessary, she explained. The staff recommended a new use category is the appropriate approach for regulating marijuana establishments in Title 49 of the Land Use Code, said Ms. McNally. In general, the staff recommended that no marijuana establishments be allowed in residential zoning districts, or within the Waterfront Commercial (WC) and Waterfront Industrial (WI) districts. In addition, all marijuana establishment proposals would require a Conditional Use Permit, explained Ms. McNally.

Marijuana Cultivation

The Marijuana Committee made three changes to staff recommendations for allowed zoning districts, said Ms. McNally. The Committee moved to allow marijuana cultivation in the D1 zoning district outside the urban service boundary of the community and it further moved to allow marijuana retail in the WC and the WI districts, said Ms. McNally. No changes to the allowed zoning districts were recommended for marijuana cultivation, said Ms. McNally. The motion failed within the Marijuana Committee to remove cultivation from the D-1 zoning district based on the intent to treat all residential zoning districts equally, noted Ms. McNally.

The staff created a new use category at the recommendation of the Marijuana Committee within the Table of Permissible Uses for marijuana cultivation within the Rural Reserve and the D1 zoning district outside the urban service boundary and for Light Commercial, General Commercial and Industrial zoned districts, she added.

Product Manufacturing

The staff found product manufacturing to be most consistent with Medium Manufacturing, said Ms. McNally. The Marijuana Committee did recommend for this use to be allowed in the Light Commercial zoning district with a Conditional Use Permit, she added. However, the Title 49 committee recommended that this recommendation be removed, she said, since Medium Manufacturing was not allowed in Light Commercial districts. The Title 49 Committee also added product manufacturing to the Rural Reserve zoning district, said Ms. McNally.

Marijuana Testing Facility

The Title 49 Committee recommends allowing marijuana testing facilities in the RR District with an approved Conditional Use Permit. This recommendation is consistent with the allowed zoning districts for other research laboratory uses, noted Ms. McKibben.

Marijuana Retail Store

The Title 49 Committee added marijuana retail to the Rural Reserve zoning district with a Conditional Use Permit, and it also recommended to remove it from the Waterfront Commercial and the Waterfront Industrial districts, said Ms. McNally.

Waterfront Commercial and Waterfront Industrial Districts

The Waterfront Commercial district is intended to provide both land and water space for uses which are directly related to and dependent upon a marine environment, explained Ms. McNally. Other uses may be permitted if water dependent and water oriented, she added. It is difficult to ascertain where to place miscellaneous types of retail, she said.

The Waterfront Industrial district is intended for industrial port uses which need or substantially benefit from a shoreline location, said Ms. McNally. Water-oriented means uses that are mixtures of uses which would benefit from being near the water and are intrinsic to waterfront development and which must meet specified criteria, said Ms. McNally. Marijuana retail does not fit within these definitions, she said.

They did receive several letters and one phone call of public comment in opposition to the cultivation of marijuana within a D-1 zoning district, said Ms. McNally. There is also a letter in support of adding marijuana establishments to convenience store overlays, said Ms. McNally.

The staff finds that the proposed amendments to the Title 49 Table of Permissible Uses is consistent with the goals and policies in the Comprehensive Plan, said Ms. McNally. The staff does find one inconsistency with the allowance of retail within the RR district, she noted.

Commission Comments and Questions

Mr. Voelckers asked for a recap of why the Committee supported sales in Rural Reserve areas.

Ms. McNally replied that her understanding was that there was an intent to allow all the uses in one area, so that all of the activities to do with marijuana could be combined.

Mr. LeVine asked for an explanation of those D-1 districts which reside outside of the urban service boundary.

Those districts are located out Thane, said Ms. McNally, and just north of Auke Bay all the way out to the Shrine of St. Therese, and out North Douglas past the sewer extension.

Mr. LeVine asked if there has been an update on the discussions at the State level regarding permitting.

Ms. McNally asked Mr. LeVine if he was referring to the two different types of cultivation licenses.

He responded in the affirmative.

The draft State regulations currently have two types of cultivation licenses, said Ms. McNally: a limited cultivation license which allows for 500 square feet of grow space and the cultivation license for larger spaces. Nothing has been formally adopted, she added.

Ms. Grewe asked if Ms. McNally was aware of any movement in the State to allow all four marijuana-related activities in one area.

Ms. McNally responded that it was not as much a restriction on activities as on the restriction that no one individual could hold all four licenses for the four marijuana-related activities.

Ms. Grewe verified that all four activities would be possible with one area but that one entity could not hold four separate licenses; a different entity would have to hold a testing license.

Ms. Grewe asked what the current situation was regarding setting a certain number of licenses allowable per capita.

Ms. McNally responded that this issue has been raised at the Marijuana Committee, but that no decisions have been made.

Chairman Satre, a member of the Marijuana Committee, elaborated that the first time the issue of licenses per capita was raised on the Committee, there had been no decisions by the State on whether licenses would need to be limited or not. Chairman Satre said he had made the comment that the community's zoning regulations would effectively limit the number of

licenses issued. Chairman Satre said there is also the important distinction that although the number of licenses could be limited, there could feasibly be an unlimited number of Conditional Use Permits.

Ms. Grewe said it could be limited through zoning or through licensing, and that she was personally in favor of limiting the amount of licenses through licensing. She added that if permits are limited through licensing then she could be more open to zoning, but that if licenses were dependable upon zoning then she would feel more comfortable making zoning decisions.

Mr. Watson verified that the Egan Drive divides waterfront districts from other zoning districts

Ms. McNally said this was true.

Mr. LeVine said that the reason that the Title 49 Committee removed the Waterfront Industrial and Waterfront Commercial zoning from consideration was that current rules do not allow smoking clubs, and that the only water-oriented and water-dependent use they could construct was cruise ship traffic. He said there is no legal way for cruise ship passengers to purchase and use a marijuana product unless there is a place to use the product, and that this type of location does not currently exist. Therefore, they could not define a legal way to determine that marijuana establishments could be water-dependent, said Mr. LeVine.

Public Comment

Karen Crane, Assembly member and a resident out the road, said that she was appearing at the request of several of her neighbors. She referred to page 109 of the recommended changes to the Title 49 Table of Permissible Uses, where it states that the Title 49 Committee proposed the allowance of all marijuana establishments within the RR district. She said that she represents District Two on the Assembly, and that much of this area is located outside of the urban service boundary, and is zoned RR.

Rural Reserve is not devoid of neighborhoods, said Ms. Crane. She said she lives on a road with 19 homes which meets any definition of a neighborhood, as do many of her neighbors on other roads in the area. She said she believes that the definition of where growth processing and testing would occur in the RR area needs to be limited and strictly defined to eliminate neighborhoods. She said that her neighbors would like to see activity limited to industrial areas, until the community has experience with marijuana-related activities.

Juneau resident Adam Berkey spoke in favor of the establishment of marijuana retail stores on the waterfront. He said that as a "marijuana tourist" that he has visited Denver, Colorado and Seattle, Washington several times within the past year. He said that when he visits these communities for marijuana-related purposes that he desires ease of access to the purchase of marijuana. He said in Seattle he had to traverse very rough areas of town to locate a marijuana retail establishment, whereas in Denver he could locate a retail store with ease. There are

locations in Denver established for the use of marijuana, said Mr. Berkey. He said the majority of the populace voted in favor of marijuana use in the state and that it should be made readily accessible within the community and not treated as something which should be hidden and not easily accessible. He said if he visited Juneau on a cruise ship that he would want to be able to disembark from the ship, readily purchase marijuana and have a place to smoke it along the waterfront overlooking the ocean.

Juneau resident Ben Wilcox said that he has been both to the states of Washington and Colorado on marijuana industry related business. He said during several days on a tour that he took an informal survey of marijuana users and listed a number of varied users from young professionals to retired, older individuals. These types of people come to Juneau and get off of the cruise ships, said Mr. Wilcox. The State and the City and Borough of Juneau are restricting use to marijuana, said Mr. Wilcox. He quoted portions of the code which encourage entrepreneurship and stimulation of the tourist base. There is a massage parlor and a hair salon currently located along the waterfront, said Mr. Wilcox. Those services are already offered on the cruise ships, said Mr. Wilcox, and do not need to be located along the waterfront. There are restaurants and alcohol which offer consumable goods, which is just what marijuana is, said Mr. Wilcox. The CBJ should not selectively enforce its rules, excluding marijuana, said Mr. Wilcox,.

Thane resident Marjorie Menzie said she has lived in Juneau for 40 years and on Thane Road for 20 years. Even though it is outside the urban service area, Thane is a bona fide residential area, said Ms. Menzie. She said she opposed the change recommended to Title 49 allowing the use of marijuana establishments in D-1 residential areas outside of the urban service area. The staff made recommendations eliminating marijuana related activities within residential areas, she said. The states of Washington and Colorado have wisely chosen to keep marijuana-related activities outside of residential areas, she said. She said her area is not being treated equally with other residential areas. She said that even though they pay the same taxes, they do not receive City water and sewer, and should be entitled to those same recommendations as for the residential areas.

Ms. Menzie said she wondered how the wastewater from marijuana operations would impact their well levels and septic systems. Marijuana cultivation and processing is a controversial activity in a community which has significant addiction problems, said Ms. Menzie. More restrictive recommendations should be adopted now, with lessening of those restrictions with gained experience at a later date, she said. Ms. Menzie said that she hoped the proposed buffer zones of the contemplated 200 or 500 feet would include bus stops where children would be entering and exiting school buses. She emphasized that she would like to see the D-1 district removed from all residential areas in which marijuana establishments are allowed.

North Douglas resident Margo Waring requested that the cultivation and processing of marijuana be removed from D-1 zoning and also from the residential areas within Rural Reserve zoning. The use in these areas is primarily residential, she said, at least in certain parts of the

zone; other uses should be compatible with residential use. Marijuana processing, cultivation and sale is not a compatible use, she added. Medium manufacturing is by CBJ's own definition as not compatible with residential areas because it requires that this use have "no negative effect on property values", said Ms. Waring.

Ms. Waring commented that the effect of these uses in the RR districts have not yet been measured. She stated that D-1 and Residential Rural areas do not have sewer systems. The impacts on streams and other water bodies should be considered, she said, as well as the effects on water quality. CBJ's residential areas should all experience equal protection from the potential harm of this new industry, said Ms. Waring. Significant portions of RR zones are actually D-1 areas, which has not yet been recognized by the CBJ maps, commented Ms. Waring. She encouraged the Commission to move ahead slowly with its regulations, allowing adequate time for contemplation. The Conditional Use process is not an adequate platform on which to address these issues regarding the affected community, she said. The affected public is often not aware of the public hearing, she added.

Ms. Waring added that when property is purchased, most individuals who purchased this property believed that their residential area would not become a manufacturing zone at some unspecified, future date.

Juneau resident John Nemeth stated that he was in support of maintaining Waterfront Commercial and Waterfront Industrial zoning as a location for retail sales to operate. He stated that currently there are a number of businesses along the waterfront which do not meet the criteria of "water dependent". He said he felt the marijuana industry was being forced out of the waterfront zones from fear of the impression that would be given of Juneau.

He said in fact that this would drive the tourism industry in Juneau in a positive direction as it had affected the tourism industry in a positive manner in Denver, Colorado, which has witnessed a 70% increase in tourism.

Commission Comments and Questions

Mr. Bell asked for a brief definition of Mr. Nemeth's reference to "additional services".

Mr. Nemeth responded that he had been speaking primarily in reference to education, as in the area of medicinal products and in reference to a movement of individuals from flower products to products in the areas of concentrates and edibles, such as in the specified doses of marijuana, he added.

North Douglas resident Gavin Berkey stated that at one of the stores that he visited in Denver that there was a very large television screen which reflected the requirement of the patrons to hold up their identification so that it was visible to the staff within the store. He said it was ludicrous for the community to attempt to the zone Waterfront Commercial marijuana establishments out of the waterfront community.

Convenience store owner Jack Manning stated that he was in favor of the Commission recommending that marijuana retail be allowed in the Convenience Store Overlay District. owner of the Duck Creek market in the Valley, Mr. Manning stated that he had no interest in his business becoming a marijuana dispensary. However, he added that in the future when marijuana may be labeled with a USP code, that they would like to be able to sell it if that was the desire of their customer base. They would like to be able to go through the Conditional Use process, he said.

Downtown business owner Tracy LaBarge spoke in support of placing the Waterfront Commercial zoning back on the zoning map. She added that there is already a limited amount of space on the waterfront which is self-limiting, and that she felt marijuana-related enterprises should be allowed on the waterfront. She said that they would support eliminating marijuana-related activities from the D-1 zoning area, but that they did support those activities in the waterfront zones.

Commission Comments and Questions

Mr. Voelckers said they are focusing on the Table of Permissible Uses and in which districts where these various activities can occur. He said the daycare ordinance recently enacted contained a lot of information on buffers and features in the various attributes which would form a conditional use process. He asked if there was any discussion on how to clarify functional aspects of what they would be identifying later as conditions to consider for the issuance of a Conditional Use Permit.

Chairman Satre asked the staff if there was still an intent to frame a special use provision within Title 49 to accompany the zoning maps.

Ms. McNally stated that the staff within the Community Development Department (CDD) is taking its direction from the Marijuana Committee. She added that it is challenging to implement proposed regulations which may differ from those of the State since it is still finalizing its regulations. As an example, she said the Marijuana Committee had proposed a 200 foot buffer from areas such as schools, churches and daycare centers. Meanwhile the State changed its recommendation regarding buffers to 500 feet, she added. She said she did believe the intent was to have a special use category that would in many instances simply mimic what the State adopts, with the addition of any items recommended specific for Juneau as well.

Chairman Satre said this is still a process and a bit of a chicken and egg type of situation.

Mr. Voelckers said it does not seem unreasonable to start at this point realizing that there is still quite a conversation to come on some of the particular conditions that would be applied.

Ms. Grewe asked the staff if in their studies of other communities in which marijuana is legalized if they came across any studies that marijuana cultivation and maybe processing were compatible within residential districts.

Ms. McNally responded that they had not spoken to any communities that allowed of marijuana cultivation or processing within residential districts. She said the most common advice these communities had to render was not to allow this type of activity in residential zoning districts, thus avoiding future conflicts. This was more of a challenge in Juneau, acknowledged Ms. McNally, due to Juneau's very limited space.

Ms. Grewe said she felt that marijuana agriculture differed from other commercial agriculture because it was a much more industrialized form of commercial agriculture.

Ms. McNally said given the climate of Juneau, probably indoor growing facilities would be used rather than commercial greenhouses. Other communities do treat indoor cultivation as an industrial use, mentioned Ms. McNally. The State is going to institute strong restrictions regarding ventilation and for odor control, said Ms. McNally.

Ms. Grewe asked if there was a way to carve neighborhoods out of rural Reserve Zoning to protect them from marijuana-related industry. Ms. Grewe said they could consider very large buffers around neighborhoods, even up to 1,000 feet in distance.

Chairman Satre said the idea of cultivation within the D-1 zone outside of the urban service boundary came from him, and this came about by looking at maps of the city to see where cultivation may be allowed. There are some D-1 zone lands which are quite a distance from other development, he said, which may be included as possibilities for cultivation. Regarding Ms. Grewe's Rural Reserve question, Chairman Satre said on the Wireless Ordinance regarding cell phone towers that certain towers were allowed within a certain number of feet of an established neighborhood, and there was another set of rules for towers which are located outside of neighborhoods.

Mr. Voelckers asked what has been learned from questioning Washington and Colorado communities about where marijuana is allowed to be cultivated. He asked if there was a precedent set in those communities for marijuana cultivation to be successful in Light Commercial and General Commercial zoned areas.

Ms. McNally responded in the affirmative. She said primarily their cultivation is allowed in commercial and industrial districts.

Mr. Watson asked Ms. McNally how many communities she had contacted regarding the marijuana industry.

Ms. McNally responded that she had contacted about 20 communities of various sizes.

Mr. LeVine asked if there has been any thought or study done on what might be the limiting factor in a city the size of Juneau regarding marijuana cultivation or sales.

Chairman Satre said they have maps which illustrate the proposed changes in the Table of Permissible Uses.

Mr. LeVine asked if any studies have been done on what limiting factors would be for the industry as it grows in Juneau.

Chairman Satre said he does not think they have that type of analysis available.

Mr. Watson said he felt it was the price of the building and/or land which would drive the market.

Chairman Satre outlined that the Commission could recommend the ordinance to the Assembly as it has been written by the Title 49 Committee, they could edit the ordinance this evening and make some additional recommendations, or they could table this ordinance pending additional information.

Ms. Grewe said she thought about this ordinance in terms of the sections of growing, processing, selling and testing. She said she would address her motions accordingly and that her first motion would address the cultivation of marijuana.

MOTION: *by Ms. Grewe, amending Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230 to remove the D-1 district from marijuana cultivation.*

In support of her motion Ms. Grewe stated that:

- ✿ D-1 is primarily used as a residential district and is listed in the Land Use Code as such
- ✿ They are basically creating a new industry for this community, and all residential districts should be protected
- ✿ With the State and the City working on regulations simultaneously, they cannot yet even define buffers until this regulation has been addressed by the State
- ✿ The number one warning coming repeatedly from the Washington and Colorado communities was to protect the residential districts
- ✿ Based upon her years on the Commission, Conditional Use Permits were passed the majority of the time, and that just relying on the Conditional Use Permit system would not be sufficient to protect residential zones
- ✿ A conservative approach should be taken when heading into this industry
- ✿ Licensing such as that done for package stores would be a controlling factor in development of this industry
- ✿ The cultivation of marijuana does not fit into the category of Commercial Agriculture Excluding Farm Animals

- ✱ People invest in their homes and expect a certain predictability in the development of their neighborhoods

Mr. Watson stated that he felt it was appropriate to rely on the Conditional Use process when dealing with the D-1 area, and that there was some land within that zone appropriate for marijuana cultivation. Mr. Watson shared his concern that the regulations would continue to be narrowed down until there would only be a small area left within the community in which this type of activity could take place. A result of this effect could result in the increase in the density of this activity, he said.

Mr. Voelckers spoke in favor of the motion, citing Ms. McNally's feedback from other communities in which development was not allowed in residential areas. He said he did agree that it was easier to add districts when the community had a better sense of how this development would proceed.

Mr. Haight stated that over the past year they have had several permits before them which addressed agricultural use, such as the Peony farm located in North Douglas. In those cases these permits were granted for commercial operations within residential areas, said Mr. Haight. He added that he also did recognize the value of maintaining a conservative stance at this point in time.

While stating that this was a close call, Mr. LeVine said that he would vote against the motion, because he felt they could effectively implement restrictions to protect neighborhoods.

Speaking in favor of the motion, Mr. Bell said that he supported the motion as it has been made.

Roll Call Vote:

Yeas: Bell, Haight, Voelckers, Grewe,

Nays: LeVine, Watson, Satre

The motion failed.

Chairman Satre said that he would entertain a motion for immediate reconsideration, which would result in further discussion on marijuana cultivation.

MOTION: *by Mr. Watson, for immediate reconsideration of the previous vote.*

The motion passed with no objection.

Chairman Satre asked if there is any additional discussion on removing the Conditional Use Permit from sections 12.240 and 19.230.

Mr. LeVine asked if they could put this motion aside and see if they could reach agreement on the remaining three related issues.

Ms. Grewe agreed to this, and withdrew her motion on amending Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230 to remove the D-1 district from marijuana cultivation.

MOTION: *by Mr. Voelckers, to remove the conditional use allowance for (Multiple Use) MU-2 for a marijuana product manufacturing facility.*

In support of his motion, Mr. Voelckers said that he found that use at odds with MU-2 zoning. The MU-2 zone was created to be a sort of mild version of General Commercial zoning, stated Mr. Voelckers. He said that the MU-2 district states that it places a greater emphasis on residential development with up to 80 units per acre. He said it was difficult to envision a marijuana product manufacturing facility located in what could be the most densely zoned district.

Ms. Grewe commented that if they remove the MU-2 zoning, then they are left solely with Rural Reserve, General Commercial and Industrial zones for manufacturing. She voiced the concern this may not leave enough area available for manufacturing facilities.

Mr. Voelckers commented they could potentially place this zoning within the (Mixed Use) MU zone instead of the MU-2 zone which carried an additional residential emphasis.

Ms. Grewe accepted the friendly amendment of Mr. Voelckers to move the Conditional Use process from MU-2 zoning to MU zoning.

The amendment passed with no objection.

MOTION: *by Ms. Grewe, to add back the Conditional Use process for Waterfront Commercial and Waterfront Industrial districts to Marijuana Retail Store Title 49 Section 2.300.*

Speaking in opposition to the motion, Mr. Voelckers said that when the specific terms are identified for Waterfront Commercial and Waterfront Industrial zoning, that there is no latitude for this particular use. While admitting that there have been exceptions in development along the waterfront, he did not feel that indiscretions in the past should be used as a precedential backdrop to future actions.

Mr. LeVine said he would oppose the motion because there is no legal tie to cruise ship passengers that could be found. If and when marijuana clubs are legal, then he would support this use for Waterfront Commercial and Waterfront Industrial zones, said Mr. LeVine. They

could also revisit some of the definitions for Waterfront Commercial and Waterfront Industrial districts to allow some additional uses within those districts, said Mr. LeVine. He said personally he felt these would be good areas for a retail store, but that he could not find the justification within the existing definitions for those districts.

Mr. Watson said that earlier public testimony highlighted that the Commission has in the past made exceptions for retail development within the Waterfront Commercial zones. He said he did have problems allowing retail activity within the Waterfront Industrial district.

Ms. Grewe asked Mr. Watson if he would like to offer a friendly amendment to separate the waterfront commercial and Waterfront Industrial zones.

Mr. Watson said he would like to make his suggestion into the form of a friendly amendment to remove Waterfront Industrial zoning from consideration in the main motion by Ms. Grewe.

Ms. Grewe accepted the friendly amendment to remove Waterfront Industrial zoning from her motion.

In support of her motion Ms. Grewe said that she would lean on the Comprehensive Plan and its language supporting economic development and encouraging a diverse economy.

Chairman Satre also spoke in support of the motion stating that he felt there was a misconception that many of the establishments within waterfront commercial zones were somehow an exception to the rules. He stated the fact of the matter is that they meet the rules by being tied to a clientele that is delivered via the water.

Roll Call Vote: (on Ms. Grewe's main motion with the friendly amendment offered by Mr. Watson to add back the Conditional Use process for Waterfront Commercial districts to Marijuana Retail Store Title 49 Section 2.300.)

Yeas: Grewe, Haight, Watson, Satre

Nays: LeVine, Bell, Voelckers

The motion failed.

MOTION: *by Mr. Haight, to approve the full ordinance with its amendment (to remove the conditional use allowance for Multiple Use [MU] for a marijuana product manufacturing facility) for recommendation to the Assembly with the understanding that all of the comments and discussions expressed by the Commission on the two topics of Marijuana Retail Store and Marijuana Cultivation Facility go forward to the Assembly with the recommendation for inclusion in its consideration of the ordinance.*

Ms. McKibben asked that the Commission discuss marijuana retail stores in Rural Reserve districts as this was recommended by the Title 49 Committee and not recommended by the staff.

Since Mr. Haight had moved to approve the full ordinance with its amendment, that item on marijuana retail stores within the rural reserve district was included within the ordinance, noted Chairman Satre.

Ms. Grewe verified that her motion to amend Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230 to remove the D-1 district from marijuana cultivation was currently not pending any Commission action.

Chairman Satre concurred, stating that she had withdrawn her motion and that she could amend Mr. Haight's motion through a friendly amendment, or failing that, it could be voted up or down.

Mr. LeVine stated that perhaps if Mr. Haight's motion did not pass, that the Commission could revisit earlier discussion.

Ms. Grewe offered the friendly amendment to remove cultivation in D-1 zones from Mr. Haight's motion.

Mr. Haight did not accept the friendly amendment offered by Ms. Grewe.

As an amendment to the main motion, Ms. Grewe moved to remove cultivation in D-1 zones from Mr. Haight's motion.

In support of her motion Ms. Grewe said she included all of her previous comments on this issue and added once again that other states have verified that marijuana cultivation is not compatible with residential districts.

Chairman Satre called for a roll call vote.

Roll Call Vote: (on Ms. Grewe's Amendment)

Yeas: Bell, Voelckers, Grewe, Haight,

Nays: LeVine, Watson, Satre

The motion to amend the main motion failed.

Speaking in support of Mr. Haight's motion, Mr. Watson stated that the Commission had given their best effort this evening to address the ordinance. He said he felt moving the ordinance forward to the full Assembly with the Commission's comments was the wisest course of action.

Mr. Voelckers also spoke in support of the motion, even though he said it felt awkward to him that they are still missing the specificity of buffers, adjacencies and protections which would fill in the ordinance.

Ms. Grewe spoke in opposition to the motion stating that she was not in support of cultivation in D-1 zones and that she was also concerned about the resulting density for neighborhoods within Rural Reserve zones.

Chairman Satre spoke in opposition to the motion stating that the debate held by the Commission this evening was indicative of the ordinance not being ready for forwarding to the Assembly. He said he felt there was still valuable debate which could be conducted on including waterfront commercial locations where retail stores could be situated. In addition, the Commission is divided on the cultivation issue in D-1 zones. The Commission has also not addressed whether retail sales of marijuana should be allowed in the convenience store overlay. Agreeing with Mr. Voelckers, Chairman Satre said he felt they would be more comfortable with any of these zone designations if they had some special use provisions to go along with them.

Roll Call Vote: (To approve the full ordinance with its amendment [to remove the conditional use allowance for Multiple Use [MU] for a marijuana product manufacturing facility] for recommendation to the Assembly with the understanding that all of the comments and discussions expressed by the Commission on the two topics of Marijuana Retail Store and Marijuana Cultivation Facility go forward to the Assembly with the recommendation for inclusion in its consideration of the ordinance.)

Yeas: Haight, Watson, LeVine

Nays: Grewe, Bell, Voelckers, Satre

The motion failed.

Mr. LeVine asked if the Commission felt that it needed more information that would enable it to become more unified in its recommendation, or if there was a version of this ordinance reflecting some of the motions made this evening which would enable the Commission to come to a consensus on the ordinance.

Chairman Satre said the basic question is should the Commission continue this item and request more information or should it continue this item and wait for a potentially larger number of Commission members to vote.

MOTION: *by Mr. Watson, to continue AME2015 0009 to the next regular Planning Commission meeting held on September 22, 2015.*

The motion passed with no objection.

CSP2015 0013:	Planning Commission Review of and Recommendation to the Assembly regarding the 2015 Capital Transit Schedule and Route Revision.
Applicant:	City and Borough of Juneau
Location:	Borough-wide

Staff Recommendations

Staff recommends that the Planning Commission recommend to the Assembly that CSP2015 0013, 2015 Capital Transit Schedule and Route Revision is consistent with Title 49 and the 2013 Comprehensive Plan. With the following recommendations:

1. Public Works/Engineering should continue to work with DOT to improve pedestrian and traffic safety at the Davis Avenue and Glacier Highway intersection, to possibly include a traffic light at this intersection in the future, to allow for service at all times to Davis Avenue, to control traffic, and to reduce potential collisions.
2. Special consideration should be made to ensure that the connecting stairways and paths from St. Ann's Avenue to Savikko Park are in good and stable condition for safe pedestrian access.
3. Maintenance of sidewalks and crosswalks along St. Ann's Avenue should be improved to allow pedestrians and people in wheelchairs to access transit services at Savikko Park or at the Douglas Library bus stop.
4. A partnership between UAS and Capital Transit should be made to allow drivers to use UAS facilities, such as restrooms, for breaks.

The proposal which came before them was to adopt a schedule change and route revisions that would provide a higher level of reliability, add service to Riverside Drive and the Dimond Park area, maintain service in the downtown core and provide adequate rest and recovery time for operators, explained Mr. Lange.

The 2014 update to the Capital Transit Plan was definitely a vision of what can transpire in the future, said Mr. Lange, but there is a lack of public funding to expand Capital Transit Services at this time, he noted.

In December 2014, the public did not approve a revised service change which limited services and did not provide enough rest and recovery time for transit operators as a result of public hearings held throughout the community, said Mr. Lange.

This iteration of the Capital Transit Schedule and Route Revision includes input from transit operators, said Mr. Lange.

The proposal recommends the following changes to the existing service:

- No weekday inbound service on Davis Avenue at 3:30 p.m., 4:00 p.m., 4:30 p.m. and 5:00 p.m.
- No service to St. Ann's on Douglas Island
- New service to Treadwell arena on Douglas Island - adjust the departure times from Douglas to downtown
- No express service on the UAS campus at the bottom of the hour, with service remaining at the top of the hour
- New service at Mendenhall Mall, Dimond Park, Riverside Drive and Stephen Richards Drive

Commission Comments and Questions

Mr. Watson asked if it was true that the University did not allow drivers to use their facilities.

The University does allow the transit operators to use its facilities, responded Mr. Lange. However, he said, when the school is closed the transit operators cannot access the building. An agreement between the University and Capital City Transit can be worked out so that transit operators can have use of the facilities when the University is closed, said Mr. Lange.

The proposal also recommends the following changes to the existing infrastructure:

- Create a dedicated transit bus stop at the State Museum in conjunction with the Whittier Street repaving project
- Relocation of the Airport stop to Yandukin drive just north of the Airport
- New signs at stops affected by Davis Avenue deviation
- New signs at Douglas stops affected by schedule adjustment
- Create an at-grade passenger waiting area at Cinema Drive
- Improve the paving, and install accessible curb and platform and Mendenhall Mall

Commission Comments and Questions

Mr. Watson said he thought from information garnered from previous presentations that Riverside Drive itself was an area of high density and the least served by Capital Transit. He said while there has been need of a decent bus stop in the Mendenhall Mall area, that has always

Excerpt from the 9-22-15 minutes
of the Juneau Planning Commission

ATTACHMENT F

VI. CONSENT AGENDA

VAR2015 0024: Construction of a 460 foot fence within the 25 foot no disturbance stream side setback along Jordan Creek, and the installation of a rain garden and required grading within the 50 foot no development setback along Jordan Creek.

Applicant: Southeast Alaska Watershed Coalition

Location: 9095 Glacier Highway

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and **approve** the requested Variance, VAR2015 0024. The Variance permit would allow for the construction of a split rail cedar fence and installation of concrete barriers within the 25 foot no disturbance stream side setback and the installation of a rain garden within the 50 foot no development stream side setback along Jordan Creek.

MOTION: by Mr. Voelckers, to approve the Consent Agenda as read with staff's findings, analysis and recommendations.

The motion was approved with no objection.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS

AME2015 0009: Proposed changes to Title 49 Table of Permissible Uses for marijuana establishments.

Applicant: City and Borough of Juneau

Location: Borough-wide

Staff Recommendation

Staff recommends that the Planning Commission forward its recommendation of approval to the Assembly of Ordinance 2015-39 as recommended by the Title 49 Committee, with the exception of the recommended change to allow marijuana retail in the Rural Reserve (RR) zone district.

Chairman Satre noted that at the last meeting once public comment was finished, the Planning Commission had some difficulty not only in the area of amendments, but that they could also not come to an agreement to proposed changes in Title 49. There was the possibility that with more Commissioners in attendance at this Regular Planning Commission meeting, that a consensus may be reached as to what the recommendations to the Assembly would be, said Chairman Satre.

Ms. McNally told the Commission that this evening they had a map indicating the 500 foot buffer maps for the sensitive sites including schools, state licensed day care and correctional facilities. More public comment was also received, said Ms. McNally, and the Commission had before it the ordinance reflecting the changes the Commission voted upon at its last meeting.

The change in the ordinance approved by the Commission at its last meeting involved moving Marijuana Product Manufacturing from the Mixed-Use 2 (MU-2) zoning district to the Mixed Use (MU) zoning district, explained Ms. McNally.

Commenting on the maps, Chairman Satre said that in any green areas on the maps marijuana cultivation would be allowed. Considering the areas of product manufacturing, retail and testing; in those areas that were white on the map these activities would not be allowed, said Chairman to Satre, while the green areas would require a Conditional Use Permit, he added.

Mr. Palmer related that the motion that was passed by the Commission at its last meeting was to remove the Conditional Use authority from Mu-2 zones and granting Conditional Use authority to those properties zoned MU.

Chairman Satre reviewed that motions dealing with cultivation of marijuana in D-1 zones and also allowing retail sales of marijuana in Waterfront Commercial (WC) zones failed at the September 8, 2015 regular Planning Commission meeting. The final motion that failed at the last regular meeting was to approve the ordinance including the approved amendment and send it to the Assembly for its action on the ordinance.

Ms. McNally told the Commission that one of the comments received from the public was from Mr. Manning, owner of Duck Creek market. This most recent communication from Mr. Manning asks that the Commission consider allowing Duck Creek market and the Douglas Breeze-in to sell marijuana products retail. Ms. McNally said she believed there was some confusion on the part of Mr. Manning as to what stores are included in the overlay district. She said she explained that alteration of the Commercial Overlay zone would affect all existing properties which meet the criteria and not just the two stores mentioned by Mr. Manning.

Mr. Voelckers asked for a summation on what the Commercial Overlay zone is and what areas would potentially be affected.

Showing the Commission some slides, Ms. McNally explained that the Overlay District extends from just past the Juneau Douglas Bridge north to the Bonnie Brae subdivision, and an area extending from Duck Creek market along the Back Loop Road. These are areas within residentially zoned areas , explained Ms. McNally.

Since public comment was closed at the last meeting, said Chairman Satre, he asked the Commission if it wished to once again open this item up for public comment.

Since a motion regarding public comment was not forthcoming, this ordinance was not opened up again for public comment.

Ms. Grewe asked for an explanation on marijuana cultivation in D-1 zoning. Ms. McNally said the "A B" designated marijuana cultivation in D-1 zoning outside of the urban service boundaries.

Chairman Satre said the action of the Commission on Title 49 and the changes to permissible uses are recommendations from the Commission to the Assembly. The potential does exist for the Commission to move this ordinance forward to the Assembly with no further recommendations, added Chairman Satre.

MOTION: *by Ms. Grewe, to add Waterfront Commercial to Section 2 of the ordinance to the use described as "Marijuana Retail Store" which would make that use obtainable within a Waterfront Commercial District with a Conditional Use Permit.*

Speaking in favor of her motion, Ms. Grewe said that she realizes there are challenges related to the definition of "waterfront" with uses attached to the zone being waterfront activities. She added that Chairman Satre gave a good explanation at the last Commission meeting stating that there are currently uses connected to that zone which are not directly related to waterfront dependent activities. Retail activities in the Waterfront Commercial zone have previously been allowed that were not directly related to waterfront uses, said Ms. Grewe.

The motion passed with no objection.

MOTION: *by Ms. Grewe, to remove the D-1 zone from marijuana cultivation in Section 5, 14.240 and Section 6, 19.230.*

In support of her motion, Ms. Grewe said that the primary use of D-1 is residential, and that she felt residential areas should be treated equally as they move into this new industry for Alaska. She said they have learned from other jurisdictions who currently have ordinances allowing the cultivation of marijuana that marijuana cultivation in a residential district was the number one conflict.

Ms. Grewe said she prefers a more conservative approach as the community moves to incorporate this industry and its regulations. She said all residential zones should be protected from allowing the marijuana industry within their boundaries. She added that the permitting issue is still looming and is still an unknown aspect. She said until that determination is made, that she feels particularly strong about protecting all residential districts within the area. Down South communities who have legalized marijuana are treating it akin to an industrial activity, noted Ms. Grewe. It is not the same as small-scale agricultural farms, she added. She said she felt it would be easier in the future if desired to add zones back rather than to remove

zones.

Mr. Voelckers asked if Ms. Grewe could outline the specific portion of the ordinance to which her motion was addressed.

This would go under the cultivation category, said Ms. Grewe. The use description was under 14.240 on the Table of Permissible Uses, said Ms. Grewe, and she added under questioning from Mr. Voelckers, that she would also remove the use from Section 6, Use 19.230.

Mr. Miller asked if there is currently any property on the new maps which list D-1 zoning as a potential cultivation district.

Chairman Satre explained that cultivation is currently allowed by Conditional Use Permit in the Rural Reserve (RR) zone and in the D-1 zone outside of the urban service boundary. This would cover all land north of Lena point, said Chairman Satre, and also land on North Douglas which lies outside of the urban service boundaries.

Ms. Grewe added that the boundary also incorporates Thane.

Speaking against the motion, Mr. Watson stated that his main concern on this issue is that D-1 zoning covers a lot of land, and that it is not an automatic approval of marijuana cultivation in those areas. He said once the Table of Permissible Uses has been established, in his experience of almost nine years on the Commission, that it is very rare for that to be altered, should the desire to change it manifest itself in the future. He said the Planning Commission needs to be allowed a certain level of flexibility, and that he feels the Commission needs to be careful that it does not restrict zoning to such a level that it is concentrated in a very small area.

Mr. Miller asked for clarification on where the D-1 zoning was located.

Chairman Satre explained that D-1 and Rural Reserve are both located outside of urban service boundaries. This land is largely located on Thane Road, out North Douglas past Bonnie Brae, and out the road past Lena Point.

Speaking against the motion, Mr. Watson said one of his concerns is the thought that it would be easy to go back and change the zoning. He said his primary concern was that D-1 zoning extended for quite a distance past Lena point, and that it would not be an automatic approval. Approval would first have to be granted by the Planning Commission and the Assembly.

Once a use is placed upon the Table of Permissible Uses, said Mr. Watson, it is almost impossible to remove it.

Roll Call Vote:

Yeas: Haight, Grewe, Voelckers

Nays: Peters, Bell, Miller, Satre, Watson

The motion failed.

Mr. Voelckers asked Chairman Satre, who is a member of the Marijuana Committee, if they have addressed any conditions which would accompany the proposed amendments to the Table of Permissible Uses.

Chairman Satre answered that the Committee has not yet addressed those issues, but they will be looking at special use provisions for Title 49 at their meeting in two days, and that many conditions would be dependent upon action from the State which has not yet taken place.

MOTION: *by Mr. Haight, to approve ordinance 2015-39 as amended, and move it to the Assembly for further action.*

Speaking in support of the motion, Mr. Voelckers said he felt it was important to have the understanding that there would be specific conditions placed upon these uses later. He said he felt that would be one way they could address some of the concerns addressed regarding the growing of marijuana in D-1 and Rural Reserve.

Chairman Satre said he would encourage the Assembly members to read the minutes from the last meeting and this meeting. He said he thinks the Assembly will be wrestling with the same issues as the Planning Commission has. He said he was very glad that Mr. Voelckers has made the point at both meetings that this is very difficult to accomplish not knowing what all of the state regulations will be.

Ms. Grewe spoke against the motion because of the D-1 land issue.

Roll Call Vote:

Yeas: Watson, Miller, Voelckers, Haight, Bell, Peters, Satre

Nays: Grewe

The motion passed.

IX. REGULAR AGENDA - None

Attachment G

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - October 20, 2015

I. ROLL CALL

Assembly Present: Mary Becker, Karen Crane, Maria Gladyszewski, Loren Jones, Jesse Kiehl, Jerry Nankervis, Merrill Sanford, Kate Troll and Debbie White.

Assembly Absent: None.

Staff Present: Kim Kiefer, City Manager; Rob Steedle, Deputy City Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Bryce Johnson, Police Chief; Bob Bartholomew, Finance Director; Mila Cosgrove, HRRM Director; Kirk Duncan, Parks and Recreation Director; Rorie Watt, Engineering/Public Works Director; Rich Etheridge, Fire Chief; Greg Chaney, Lands and Resources Manager; Michele Elfers, Engineer/Architect; Beth McEwen, Deputy Clerk; Deb Senn, Law Office Manager; Susan Phillips, Executive Assistant I; Tricia Everson, Executive Assistant II; Carl Uchytel, Port Director; Patricia DeLabriere, Airport Manager; and numerous employees, volunteers and families of Capital City Fire & Rescue.

II. SPECIAL ORDER OF BUSINESS

A. Recognition - Travis Mead

Mayor Sanford presented Captain Travis Mead of Capital City Fire and Rescue with the Ken Akerley Leadership Award. Candidates for this award must exhibit an extraordinary commitment to leading their fire department, and earn the trust and respect of their subordinates and peers. Captain Mead was nominated by the members of station four, CCFR.

B. Recognition - Meg Thordarson

Mayor Sanford presented CCFR Volunteer Meg Thordarson with the 2015 Del Moffitt Award, explaining Del Moffitt's background as a dedicated and courageous volunteer, and recognizing Ms. Thordarson as an example of CCFR's motto, "Readiness, dedication and service." She is an EMT, scene support personnel and live-in volunteer at station two in Douglas, and along with working many jobs, volunteers her time with many community events, including the Douglas Fourth of July Committee, The Douglas Flag Day and the Juneau Chapter of the Alaska State Firefighters' Association. She also serves as an EMT for youth sporting events.

C. Recognition - Outgoing Mayor Sanford

Mayor Sanford stressed to the Assembly and staff the "Power of Thanks." He read an article and poem to the audience present and said he had taken inspiration from both each day during his tenure as mayor.

Deputy Mayor Mary Becker, Alaska State Representative Cathy Munoz, Juneau Chamber of Commerce member Max Mertz, and City Manager Kim Kiefer all expressed their thanks to Mayor Sanford for his service to the community. Mayor Sanford has given many years of service to the community, state and country, through his work as a Marine, Alaska Army Air

National Guard member, and over 30 years as a firefighter culminating as Fire Chief for the City and Borough of Juneau. He has been an active volunteer as a Rotarian and for the Southeast Conference. He served Juneau as a member of the Planning Commission, Assemblymember from 2002 - 2010, and as Mayor from 2012-2015.

Kim Kiefer presented flowers for Patti Sanford, and Deputy Mayor Becker presented Mayor Sanford with a hand carved Tinaa made of ivory and copper into a bolo tie, created by artist Donald Gregory.

D. Swearing-In of Newly Elected Officials

Municipal Attorney Amy Mead swore in re-elected District 1 Assemblymember Loren Jones, re-elected District 2 Assemblymember Jerry Nankervis, and newly elected Mayor Stephen Gregory "Greg" Fisk. Mayor Fisk joined the meeting and took the gavel.

E. Selection of Deputy Mayor

MOTION, by Kiehl, to elect Mary Becker as Deputy Mayor. Hearing no objection, it was so ordered.

III. APPROVAL OF MINUTES

A. September 21, 2015 Regular Meeting No. 2015-25

Hearing no objection, the minutes of the September 21, 2015 Regular Assembly Meeting 2015-25 were approved.

IV. MANAGER'S REQUEST FOR AGENDA CHANGES

Ms. Kiefer requested that the Assembly replace Ordinance 2015-20(Q), on the agenda for public hearing, with a version (b). Hearing no objection, it was so ordered.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

VI. CONSENT AGENDA

A. Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction

None.

B. Assembly Requests for Consent Agenda Changes

Mr. Jones requested that BID E16-083 be removed from the consent agenda.

Ms. Crane requested removal of Ordinance 2015-39 - An Ordinance Amending the Land Use Code Relating to Marijuana Establishments from the consent agenda. She asked that the ordinance be forwarded to the Committee of the Whole for more discussion. She said there had not been enough discussion of where marijuana can be grown and processed within the borough. Currently this ordinance allows growing, processing of marijuana in D-1 and Rural

Reserve areas. The Planning Commission spoke about wanting to preserve neighborhoods throughout this process, but only inside the urban service area, and it had left open action in neighborhoods outside the urban service area. There needed to be more discussion.

Mr. Kiehl asked if the objection was to setting the public hearing for the next meeting or to introduction of the ordinance.

Ms. Crane said there needed to be more discussion before the ordinance was introduced. There has been discussion about doing the same thing that was done with cell towers in setting a limit in the RR and D-1 areas where activities can't take place within a certain amount of feet of those areas and this ordinance does not discuss that or allow for it. In discussion with CDD there is not clear definition of a neighborhood. There is a lot of pressure to make these decisions but she asked for more time to discuss this decision.

In response to Mayor Fisk's request for clarification of process, Ms. Mead said the ordinance could be removed from the consent agenda, it could not be discussed as to the merits, but it could be introduced and deferred or referred to a committee. Mayor Fisk declared the matter removed from the consent agenda.

C. Assembly Action

Hearing no objection, Mayor Fisk declared the Consent Agenda, as amended with the removal of Ordinance 2015-39 and Bid E16-083 removed, was approved.

1. Ordinances for Introduction

- a. Ordinance 2015-20(U) An Ordinance Appropriating to the Manager the Sum of \$427,029 as Funding for the 2015 State Homeland Security Program / SHSP; Grant Funding Provided by the State of Alaska Department of Military and Veterans Affairs.

These funds are provided to reimburse the City and Borough of Juneau for expenses incurred in direct support of the goals and activities of the State Homeland Security Program. Funding from this program is provided to support, build, and sustain the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazard events through planning, training, exercise, and equipment procurement within the grant performance period from September 1, 2015 to September 30, 2017.

Projects to be funded are:

1. Purchase and installation of a bi-directional radio amplification system for the airport.
2. Purchase and installation of an alerting and communication system for the fire stations.
3. Purchase of ballistic helmets, body armor and CBRN negative pressure respirators for the SWAT Team.
4. Travel costs for participants in the State of Alaska's Alaska Shield 2016 Exercise.
5. Transportation costs to move Western shelters to and from the Alaska Shield 2016 Exercise location.

6. Backfill for participants in the Alaska Shield 2016 HazMat Symposium.
7. Travel costs for personnel to attend Mid Planning, Final Planning and After Action Report meetings for Alaska Shield 2016.

There is no match requirement for this grant.

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

- b. Ordinance 2015-20(V) An Ordinance Appropriating to the Manager the Sum of \$25,000 as Funding for Portable Breath Testers, Training and Accreditation Expenses; Funding Provided by the Roaded Service Area Fund Balance, Asset Forfeiture Reserve

The Juneau Police Department is requesting \$25,000 from the Asset Forfeiture Reserve to support various programs.

JPD needs to replace 30 Portable Breath Testers and one calibration kit, which will cost approximately \$13,000. The Department is in the process of becoming accredited with the Oregon State Accrediting Agency and hopes to have this complete in early 2016. The cost for becoming accredited is \$7,000. In addition, JPD wants to continue to have staff attend the Arbinger Mindset Training. The cost for materials for the next round of participants is \$5,000.

All of the above expenses are allowable and appropriate expenses from JPD's equitable sharing/asset forfeiture reserve account. The current balance of the U.S. Justice Asset Forfeiture account is \$299,124.

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

- c. Ordinance 2015-20(W) An Ordinance Appropriating to the Manager the Sum of \$37,789 as Funding for the Master Plan Study Capital Improvement Project; Funding Provided by Juneau International Airport Fund's Fund Balance.

This ordinance would appropriate \$37,789 from the Airport Fund's Fund balance to the Sustainable Master Plan CIP.

These funds will cover costs in the Sustainable Master Plan CIP that are not eligible for Federal Aviation Administration grant funds, including engineering consultant contracts and administrative staff time.

The Airport Board approved this action at its July 8, 2015 and October 7, 2015 meetings.

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

REMOVED FROM THE CONSENT AGENDA:

- d. Ordinance 2015-39 An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

This ordinance would amend CBJ Title 49, the Land Use Code, as it relates to marijuana establishments by adding four new uses to the Table of Permissible Uses: marijuana cultivation; marijuana product manufacturing; marijuana testing; and marijuana retail.

After a number of meetings and discussions, the Marijuana Committee forwarded to the Planning Commission a draft ordinance providing for the addition of marijuana establishments to the Table of Permissible Uses. The Planning Commission's Title 49 Subcommittee reviewed the Marijuana Committee's recommendations and forwarded a revised version of the ordinance to the Planning Commission for its consideration. The amended draft ordinance was heard before the Planning Commission on September 8, 2015, but failed to pass. The proposed ordinance was heard again on September 22, 2015, at which time the Planning Commission approved forwarding the ordinance with the Commission's revisions to the Assembly for its approval.

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

Mayor Fisk asked Ms. Crane if she was requesting the matter be referred to committee, or rather to not proceed at all.

Ms. Crane asked that the matter be deferred.

Ms. Kiefer recommended the matter be introduced and referred to the COW. Ms. Crane said that was acceptable to her.

Ms. Troll said part of the rationale for deferring this would be to get more public input about the neighborhoods and zoning, and public testimony was not generally taken at the COW. She preferred to hear the public testimony at the next regular meeting and at that time action could be deferred to a later date.

Mr. Jones said when necessary, public testimony was taken at a COW meeting item, and if this was done that would speed the process. He supported referral to the COW if a public testimony at that meeting was allowed.

Mayor Fisk asked the attorney for clarification of process and Ms. Mead said past practice allowed the Chair of the COW to determine if public testimony would be taken.

Ms. Becker said she would allow public testimony on the matter at the COW meeting.

***MOTION**, by Gladziszewski, to introduce the ordinance and refer the matter to the COW for public testimony. Hearing no objection, it was so ordered.*

Ms. Mead clarified that the matter would be set for public hearing on November 9, pending any removal from public hearing by the COW on October 26. Hearing no objection, it was so clarified.

2. Resolutions

- a. Resolution 2731 A Resolution Amending the Retention Schedule for Certain City and Borough of Juncau Records of the Community Development Department, and Repealing Resolution 2356.

The Municipal Clerk has been working with department staff on a comprehensive update to the CBJ records retention schedule, adopted in 2006 with Resolution 2356. Although that work is underway, it was determined that due to seasonal workload cycles and staffing schedules in the Community Development Department (CDD), it would be in the CBJ's best interest to amend CDD's records retention schedule changes in advance of the comprehensive records retention update.

Specifically, this resolution would amend CDD's records retention schedule to allow for the separation of residential building files and commercial building files. It would also further distinguish between files of significant and insignificant importance so that unnecessary and obsolete paperwork would no longer be required to follow the requirements of the permanent retention schedule, but would instead follow the "until superseded plus six years" retention schedule.

This resolution would also repeal Resolution 2356 and readopt the remainder of the retention schedule unchanged until the comprehensive update is complete.

The Manager recommends adoption of this resolution.

REMOVED FROM THE CONSENT AGENDA:

3. Bid Award

- a. BID E16-083 Gastineau Apartments Demolition

The project consists of demolition of the Gastineau Apartments, including all related work.

ENGINEER'S ESTIMATE: \$1,200,000

Bids were opened on the subject project on October 14, 2015. The bid protest period will expire at 4:30 p.m. on October 16, 2015. Results of the bid opening are as follows

<u>Bidders</u>	<u>Total Bid</u>
CBC Construction	\$1,366,743.00
Central Environmental	\$1,636,402.00
Coogan Construction	\$2,027,000.00
Arete Construction	\$2,702,500.00

Staff recommends award of this project to CBC Construction for the total amount bid of \$1,366,743.00.

The manager recommends approval of the bid as recommended by staff.

Mr. Jones asked Mr. Watt to outline the qualifications of the successful bidder. Mr. Watt said CBC Construction of Sitka was a general contractor that had done some roofing projects in Juneau and although it had not done a project of this magnitude it had assembled a team that made sense for this project, including Sigma, a demolition expert, and Southeast Earthmovers, which had performed the rock excavation on Telephone Hill for the Downtown Transit Center (DTC) project in an economical and safe fashion. This project has similarities in risk to the DTC. Both require a contractor that can work in an urban environment with an outside expert for guidance. Mr. Watt said this was a good team with a competitive price.

Mr. Jones asked about plans for daily oversight due to the concern about rain and potential landslides, and asked how public safety would be ensured. Mr. Watt said this was a very big project and he and his staff would be on site daily. The entire team would review the demolition plan and work together to ensure traffic and waste control, and ensure notification of the public and adjacent land owners. There would be lots of eyes on this project and he took this project very seriously. Mr. Jones asked who approved the final demolition plan and Mr. Watt said it would ultimately be on his own shoulders.

Mr. Jones asked if April 30 was still anticipated as the completion of work date. Mr. Watt said he was cautiously optimistic and there would be ups and downs, but he believed that the project would be done satisfactorily on time.

Mr. Jones asked if there were sufficient funds for the work. Mr. Watt said the CIP contained \$1.8 million and it was reasonable to think there would be change orders, but there should be sufficient funds for the project.

***MOTION**, by Jones, to approve the award of Bid E16-083 to CBC Construction for the total amount bid of \$1,366,743.00. Hearing no objection, it was so ordered.*

VII. PUBLIC HEARING

- A. Ordinance 2015-43 An Ordinance Amending Non-Code Ordinance 96-14, Authorizing the Port Director to Agree to a Lease Amendment to the 1998 Lease of a Portion of Block 87, Tidelands (A.T.S. 3).

Goldbelt Inc. leases Docks and Harbors property near the Seadrome Complex. Titled the Cultural Preservation Lease, the lease went into effect in 1998. The lease required a review and adjustment of the annual rental payment every three years with the lease rent set by the assessor at ten percent of the appraised value. During the most current review, Goldbelt Inc. raised concerns about the lease. At the same time, Docks and Harbors recognized some changes it would like to see made. As a result, the parties agreed to request a lease amendment.

Under the proposed amendment, the following changes would be made:

- (1) The lease amount would be set at nine percent of the appraised value;
- (2) The lease rent review would be conducted every five years, consistent with CBJ code and Docks and Harbors regulations; and
- (3) The leased tidelands would be reduced in size, as Goldbelt is returning Parcel "A" (1684 sf of uplands) back to the CBJ.

The Docks & Harbors Board approved the proposed lease amendment at its May 21, 2015 regular board meeting. The Lands Committee approved the proposed lease amendment at its August 24, 2015 meeting.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Crane, to adopt Ordinance 2015-43.

Ms. Becker asked if this ordinance in any way affected the land needed for the Seawalk project.

Mr. Uchytel said the lease was currently under contract and where the seawalk would be located was speculative at this point and would need to be addressed in the future.

Hearing no objection, Ordinance 2015-43 was adopted.

- B. Ordinance 2014-24(AY) An Ordinance Appropriating to the Manager the Sum of \$92,955 as Partial Funding for Fire Equipment and to Maintain Compliance with NFPA Physicals; Grant Funding Provided by the United States Department of Homeland Security and Federal Emergency Management Agency.

This ordinance appropriates \$102,250 to the 2016 Capital City Fire/Rescue (CCFR) operating account to purchase equipment and provide training for employees that will allow them to assist with physical fitness assessments and annual fitness evaluations. This grant will help CCFR comply with NFPA requirements as well as those set forth in Alaska Statute AS 23.30.121, the Firefighters' Presumptive Health Bill of 2012.

The local match requirement is \$9,295 or 10% of the federal contribution of \$92,955. The local match is included in the FY16 annual budget.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Gladziszewski, to adopt Ordinance 2014-24(AY). Hearing no objection, it was so ordered.

- C. Ordinance 2015-20(P) An Ordinance Appropriating to the Manager the Sum of up to \$8,500 as Funding for Hazmat Equipment for Capital City Fire/Rescue; Grant Funding Provided by a Memorandum of Understanding with the Alaska Department of Environmental Conservation.

This ordinance appropriates up to \$8,500 to the 2016 Capital City Fire/Rescue operating account for the purchase of equipment to support emergency response to hazardous materials incidents. The funding is provided pursuant to an agreement with the State of Alaska Department of Environmental Conservation. The CBJ will be reimbursed up to \$8,500 for purchase of Level A Hazmat suits, Level B Hazmat suits, calibration gas & sensors, decantation supplies, and a range finder.

There is no match requirement for this grant.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Jones, to adopt Ordinance 2015-20(P).

Mr. Jones if purchase comes to more than the reimbursement amount, would the grant reimburse more. Chief Etheridge said the project would be scaled back if necessary; the expenditures would not exceed the grant.

Hearing no objection, Ordinance 2015-20(P) was adopted.

- D. Ordinance 2015-20(Q) An Ordinance Appropriating to the Manager the Sum of \$1,343,862 as Funding for the Juneau International Airport Runway Rehabilitation Capital Improvement Project; Funding Provided by the Federal Aviation Administration, Alaska Department of Transportation, and Juneau International Airport Fund's Fund Balance.

Funding is provided as follows:

Federal Aviation Administration (FAA) grant:	\$1,259,871
Alaska Department of Transportation match:	\$ 41,995
Juneau International Airport Fund's Fund Balance:	\$ 41,996

The FAA funding comes from two amendments to the construction grant for this CIP. The amendment work includes material quantity adjustments, installation of the taxiway edge lights (the actual light purchases were on a previous grant amendment), repainting of the runway (commonly done with new pavement due to 'bleeding') and north side runway safety area survey work, as well as conversion of the runway designation (from 8-26 to 9-27) resulting from the slow change in magnetic variation over time.

The FAA funds 93.75% of the project with the remainder being split between Alaska DOT and Juneau International Airport.

The Airport Board approved this action at its August 12, 2015 and September 8, 2015 meetings.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Nankervis, to adopt Ordinance 2015-20(Q)(b).

Mr. Jones said that in the (b) version, eliminates the DOT funding and cuts the fund balance not quite in half and if the additional money does not become available, does the state not participate, and if the state funding comes through, will the state's full funding be available.

Ms. Kiefer said the state funding was contingent upon CBJ receiving Federal funding. CBJ has not received the state's approval yet, but the Federal funding was committed verbally and the state needed written authorization of it, which would fund the remainder of the FAA grant as well as the Alaska Department of Transportation full amount, and then CBJ would appropriate the other half of the JIA funds fund balance.

Hearing no objection, Ordinance 2015-20(Q)(b) was adopted.

- E. Ordinance 2015-20(R) An Ordinance Appropriating to the Manager the Sum of \$500 as Funding for the Juneau Police Department Crisis Intervention Team Operations; Funding Provided through a Donation from North Star Behavioral Health.

The Juneau Police Department received a \$500 donation from North Star Behavioral Health in support of its Crisis Intervention Team (CIT) program. The CIT will enhance community partnership in addressing mental health issues in our community by utilizing designated resources to assist persons with mental health disorders. These funds will be used for the operational costs of the program.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Becker, to adopt Ordinance 2015-20(R). Hearing no objection, it was so ordered.

- F. Ordinance 2015-20(S) An Ordinance Appropriating to the Manager the Sum of \$20,575 as Funding for Multiple Training Events for the Juneau Police Department; Grant Funding Provided by the United States Department of Justice, Office of Justice Programs, FY15 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

The Juneau Police Department has been awarded \$20,575 in grant funding for various training opportunities. The estimated breakdown for the grant award is as follows:

\$3,150 will be used for training the JPD fleet mechanic; \$2,700 will allow JPD's IT staff to attend a law enforcement technology support seminar; \$4,750 will allow several dispatchers to attend training on active shooter situations, customer service, and progressive supervision; and \$9,975 will be used for officers to attend homicide training.

There is no match required for this grant.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Gladyszewski, to adopt Ordinance 2015-20(S). Hearing no objection, it was so ordered.

- G. Ordinance 2015-20(T) An Ordinance Appropriating to the Manager the Sum of up to \$2,214 as Partial Funding to Send Two CBJ Employees to an Alaska Historic

Preservation Conference; Grant Funding Provided by the State of Alaska Department of Natural Resources.

This ordinance appropriates \$2,214 as partial funding to send two CBJ employees to an Alaska Historic Preservation conference. Grant funding is provided by the Alaska Department of Natural Resources. This travel and training grant is a 60/40 match. The State of Alaska will reimburse CBJ for conference registration fees, food (per diem), airfare, hotel and transportation costs. The CBJ provides its match in staff time. The entire estimated cost of this project is \$4,243.

The Manager recommends this ordinance be adopted.

Public Comment: None.

Assembly Action:

MOTION, by Troll, to adopt Ordinance 2015-20(T). Hearing no objection, it was so ordered.

VIII. UNFINISHED BUSINESS

None.

IX. NEW BUSINESS

A. Contract Amendment for Construction Administration and Inspection Services for Construction of the Cruise Ship Berths Project

In 2014 CBJ Docks and Harbors issued a Request for Proposals for construction administration and inspection services for the Cruise Ship Berths project. Proposals were received from five firms. The selection committee, comprised of the Port Director, Port Engineer, Deputy Port Engineer, a member of the Docks and Harbors Board, and an Assembly member, ranked PND Engineers as the top proposer.

Due to phasing of the project, the professional services work was broken into four tasks: Task 1 – Submittal Review; Task 2 - Fabrications Inspection; Task 3 – On-site construction of the South Berth (September 2015-May 2016); and Task 4 – On-site construction of the North Berth (September 2016-May 2017). A contract was executed with PND Engineers for Tasks 1 and 2. Now that the construction of the South Berth has begun a contract amendment is necessary to retain PND's services.

PND Engineers, Inc. proposes a Time and Materials fee of \$994,410 for CA/I services for Task 3 related to the South Berth construction. The project, including professional services contracts, is funded with State Cruise Passenger Excise Tax and Port Development Fees.

The Docks and Harbors Board reviewed this contract proposal at its regular public meeting on September 24, 2015 and recommended the Assembly approve the T&M contract to PND Engineers in the amount of \$994,410.

The manager recommends this amendment be approved.

Public Comment: None.

Assembly Action:

***MOTION**, by Jones, to approve the contract amendment for construction administration and inspection services for construction of the cruise ship berths project.*

Mr. Jones asked Mr. Uchytel if for Task 1 and Task 2 came in under their time and material estimates.— Mr. Uchytel said that there were still ongoing inspections. A lot of this is inspection of the concrete pontoons at Concrete Tech in Tacoma.

Hearing no objection, it was so ordered.

B. Liquor License #447: Suite 907, LLC De-Designation Permit Application

A liquor license de-designation application is subject to written approval by the local law enforcement agency, and will be approved by the Board only after finding that the local governing body has certified the premises as being appropriate for the proposed event. Suite 907, LLC has submitted an application to de-designate its liquor license for certain dates/times to allow the business to hold youth-related events for persons between the ages of 17 and 20. Before the Assembly is the application for certification, which must be approved as part of the de-designation permit process.

Similar de-designation certification applications have been approved for this applicant in the past, with the Assembly considering the issue at its August 11, 2014 and January 12, 2015 meetings. (At its August 11, 2014 Assembly Human Resources Committee meeting, the HRC delegated the review and approval process of these applications directly to the Assembly.)

If the Assembly approves the certification application and the de-designation permit is ultimately approved by the Board, the event dates/times would be as follows:

November 13, 2015 beginning at 9:00 pm and ending at 1:00 am, November 14, 2015

December 30, 2015 beginning at 9:00 pm and ending at 1:00 am, December 31, 2015

February 25, 2016 beginning at 9:00 pm and ending at 1:00 am, February 26, 2016

March 21, 2016 beginning at 9:00 pm and ending at 1:00 am, March 22, 2016

The Assembly may withdraw its approval of certification at any time by written notice to the Board and licensee. Additionally, under state law, any peace officer whose jurisdiction includes the licensed premises to be de-designated may terminate a de-designation permit at any time if it is within the public's interest to do so.

The Manager recommends the Assembly approve this certification.

Public Comment: None.

Assembly Action:

***MOTION**, by Becker to approve the de-designation of the liquor license for Suite 907 for the dates requested.*

Ms. Becker asked if there had been any problems, police actions or concerns. Ms. Kiefer said there had been de-designations in the past with this license holder without issue.

Hearing no objection, it was so ordered.

C. Regulation Docks and Harbors Recreational and Commercial Boat Launch Fees

Docks & Harbors, as part of an ongoing comprehensive fee review process, evaluated the regulations pertaining to 05 CBJAC 20.060 (Recreational boat launch fees) and 05 CBJAC 20.070 (Fees for commercial use of boat launches). The proposed amendments to the regulations were made available on the CBJ's website, at the harbor offices, and at the CBJ public libraries. Following the requisite 21-day public comment period, the Docks and Harbors Board held a public hearing on September 21, 2015. At that meeting, the Board approved the draft regulations.

The amendments include, in part:

- The \$90 fee for a single trailer permit is unchanged; however, there will be a \$5 administrative fee for the second and third registered trailers. Owners desiring to register a fourth trailer must pay another \$90.
- Daily recreational boat launch fees were changed from \$14 to \$15 per day.
- Applicants are now required to validate a residence address matching the trailer registration address.
- Clarification language requiring vehicles launching "non-trailerable vessels" at launch ramps to have requisite permits was added.
- Commercial launch ramp permits have increased from \$225 to \$250 per trailer.

Public Comment: None.

Assembly Action:

MOTION, by Nankervis, to table the matter to the next assembly meeting, in order to get more information.

Mr. Nankervis said he spoke with Port Director Uchtyl who said that it would not put a burden on the Docks and Harbors Board to delay the matter.

Hearing no objection, the matter was tabled to the next regular Assembly meeting on November 9.

X. STAFF REPORTS

None.

XI. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Fisk said he would like to keep all committee chairs and liaisons the same for the near term and asked Assemblymembers to let him know their thoughts on this matter within the next few weeks. He said was planning the retreat and asked Assemblymembers to provide their upcoming leave to the Clerk's Office.

B. Committee Reports

Committee of the Whole: Chair Becker said the COW met on September 26 and watched Officer Weiss and Buddy, the new JPD Canine Officer, perform a drug detection exercise. The meeting also reviewed the proposal from AVISTA for a LNG project in Juneau, the Gastineau Apartments demolition, and the changes to the Transit Schedule. 8:29 p.m. The next meeting was set for October 26.

City Manager Search Subcommittee: Chair Becker said the next meeting was October 21, and would be a special meeting following the Finance Committee in executive session to update the full Assembly.

Finance Committee: Chair Crane said the next meeting was set for October 21 at 5:30 p.m.

Human Resources Committee: Chair Jones said the next meeting was set for November 9.

Lands and Resources Committee: Chair Kiehl said the committee reviewed the initial draft of the wetlands inventory and report, which was under review by the Planning Commission. He encouraged the Assembly to familiarize itself with the materials. CBJ staff was looking for direction on whether to categorize wetlands for development options.

Marijuana Committee: Chair Kiehl said the next meeting was set for October 22 at 6 pm and he would attend by phone, Mike Satre would chair, and the discussion would focus on any local taxation of marijuana and municipal regulations regarding local licensing.

Public Works and Facilities Committee: Chair Nankervis said the next meeting was set for October 26 at Noon.

C. Liaison Reports

Downtown Business Association: Liaison Jones said the next meeting was set for Thursday, October 22.

Affordable Housing Commission: Liaison Troll said the last meeting was October 6 and the group heard a presentation from Sioux Douglas on the assisted living facility and things were moving well on that. The AHC reviewed comments to the consultant doing the Housing Action Plan, which was scheduled before the Committee of the Whole on October 26.

Juneau Economic Development Council: Liaison Troll said she attended the JEDC retreat and most of the time was spent on the Juneau Economic Development Plan and how to spend the \$65,000 from CBJ. There was more information in the Finance Committee packet of October 21. The next meeting was set for November 11.

Juneau Commission on Sustainability: Liaison Troll said the JCOS met on October 14 and received an update on biosolids, the baler at the recycle center and spent time on comments on the airport sustainability action plan, and would review the CBJ Lands Management plan. Parks and Recreation Advisory Committee: Liaison Gladziszewski said the PRAC reviewed the CBJ Lands Management Plan and would hold subcommittee meetings on the lands plan as well as another on fees and charges for the various parks facilities. The next meeting was set for November 3.

Local Emergency Planning Committee: Liaison Gladziszewski said the November meeting was cancelled and the group would next meet in December.

Bartlett Regional Hospital: Liaison Crane said BRH met to focus on quality team reports on various aspects of hospital procedures and operations. December 5 was set for a full day of strategic planning.

UAS Campus Council: Liaison Kiehl said the last meeting held a presentation by the Coastal Rainforest Research Center, housed under the U.S. Forest Service lab on the UAS campus. The study was on yellow cedar, but included a variety of topics including 2nd growth forest, hydrology, effects on salmon and ocean acidity. Opportunities for UAS students to participate in research was discussed.

School Board: Liaison Kiehl said that the School Board elected Brian Holst as its President; Andi Story, Vice President; and Lisa Worl as Clerk for the coming year. The meeting was happening concurrently with the Assembly meeting.

Airport Board: Liaison White said the board was moving forward on SHREF facility and the sustainability master plan. The Board has identified five parcels for their wish list for acquisition in the land management plan, that are not currently available to the market. On Sept 29-30, due to a storm there was damage to the south shoreline of the floatplane pond and had to do temporary repairs. The travel based company "cheap tickets.com" has named the Juneau International Airport as one of the top seven most beautiful airports in the world.

Alaska Committee: Liaison Becker said the last meeting received a report on Gavel to Gavel programming and the opening day of the special session would be broadcast from Centennial Hall on October 24. The Capitol renovation was going well and was complete for the year until the next spring. Parking was NOT available behind the building and there may be concerns about that. The Legislative Reception would be held January 20. The Alaska Committee annual meeting was set for January 16 at the Airport at 9 am. The next regular meeting was November 11.

D. Presiding Officer Reports

None.

XII. ASSEMBLY COMMENTS AND QUESTIONS

Mr. Jones said the Juneau World Affairs Council was holding its annual forum over the coming weekend on the topic of the politics of water.

Mr. Nankervis thanked Mayor Sanford for his service to the community and to Beth McEwen for baking pies for the reception earlier in the evening.

Ms. Troll thanked Mayor Sanford for his service, welcomed Mr. Nankervis and Mr. Jones back and welcomed Mayor Fisk. She said that regarding the World Affairs Council topic, water was the new oil, so in that we might be flush.

Ms. Gladziszewski thanked Mayor Sanford and said she started her service on the Planning Commission sitting next to Mayor Sanford. He always had a good contribution to make to those meetings. She spoke about the poetry grand slam this weekend, and there would be an open mic poetry event on November 20 at the valley library.

Ms. Crane thanked Mayor Sanford and welcomed Mayor Fisk. She said the Valley Library was open and the grand opening would be held on November 7.

Mr. Kiehl said he attended the Alaska Day pancake breakfast at the Juneau Senior Center, a fundraiser for the senior nutrition program, and it was a great event for a good cause. He attended the Senior Citizen Appreciation Night at the Filipino Hall. He thanked the Clerks and the workers for the October 6 municipal election. He thanked Principal Jim Thompson of Floyd Dryden Middle School, the ADF&G, the UAS Cooperative Extension and 4-H and the many volunteers for the outdoor skills program, which was a great community partnership for safety education. He thanked Mayor Sanford for his ethical leadership.

Ms. White thanked Mayor Sanford and said she first knew him as her Fire Chief. She said Patti Sanford needed to be thanked for sharing Mayor Sanford with the community.

Ms. Becker thanked Mayor Sanford for his mentorship and cheerfulness. She appreciated the pies, and she said Mayor Fisk had done a seamless job with an early time for adjournment. Mayor Fisk spoke favorably about Mayor Sanford, saying he was always open to discussion and it was a good campaign. He deserved a tremendous amount of credit. He thanks the CBJ staff for the help through the transition.

XIII. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

XIV. EXECUTIVE SESSION

None.

XV. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 8:58 p.m.

Signed: _____
Laurie Sica, Municipal Clerk

Signed: _____
Greg Fisk, Mayor

Attachment H

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 26, 2015, 6:00 PM.
City Hall Assembly Chambers

Assembly Worksession - No Public Testimony

I. ROLL CALL

Deputy Mayor Mary Becker called the meeting to order at 6:00 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Karen Crane, Greg Fisk, Maria Gladyszewski, Loren Jones, Jesse Kiehl, Jerry Nankervis, Kate Troll and Debbie White.

Assemblymembers Absent: None.

Staff present: Kim Kiefer, City Manager; Amy Mead, City Attorney, Rob Steedle, Deputy City Manager; Laurie Sica, Municipal Clerk; Rorie Watt, Engineering/Public Works Director; Patricia DeLaBruere, Airport Manager; Ken Nichols, Airport Engineer; Beth McKibben, Planning Manager; Robert Barr, Library Director.

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

There were no minutes for approval.

IV. AGENDA TOPICS

A. Housing Action Plan

Charles Buki of CZB, a firm of planners from Virginia, worked with the Affordable Housing Commission and provided a slide presentation on the draft Housing Action Plan for Juneau. Juneau is an incredible small city but has a flat population growth and the demographic curve was working against it creating a clogged housing market. He said the issue was governance. There are many roads to go down, many opportunities, and how you proceed will be determined by whether you embrace business as usual or go against that. Housing is economic development and there is no daylight between the two. Now is a good time to do things non-incrementally differently. He said the Juneau market was stuck and had been stuck for a long time. You have a well informed community about housing, and getting unstuck is easy - it is not a technical problem, so that makes it more difficult. He described a stuck market. Preserve existing stock and redevelop existing low density. The half acre single family and the big box store are a problem for Juneau.

The challenges are to adopt the housing plan, put it in the comprehensive plan, and follow it. He recommended growing the Housing Trust Fund to a meaningful level, creating and funding a full time Housing Director position, combining preservation, re- and new development efforts in a strategic manner, leveraging CBJ owned lands in housing integrated ways, and updating the zoning regulations to explicitly shape the housing market.

He said a target should be to build 100 new housing units per year and this would require a minimum of 2.5 - 4 acres of land per year. If building to the present density it would take about 2000 acres. He said this meant trade offs and disappointing constituents.

Ms. Becker said this plan would go to the Planning Commission and then return to the Assembly.

Ms. White asked why Mr. Buki called a building near Costco a missed opportunity and he said the zoning in the area was wrong and there should be housing there.

Ms. Troll said the Affordable Housing Commission (AHC) had submitted comments which she did not see incorporated into the plan. Mr. Buki said he would take a second look. She said overall she appreciated the direction of the plan but her problem was that it did not address the actions taken to try to resolve the housing problem to date. There has been up-zoning, a revision of the subdivision ordinance and she wanted the plan to reflect this context. Specific examples would be very useful, such as ways to incentivize local sales and rentals. We have not done anything on how to make things affordable.

Mayor Fisk said he would like to see examples of specific tools that are the norm in other communities, such as using the CBJ bonding authority, explored further in the report.

Ms. Gladziszewski said lack of housing was an issue about the lack of land, and talked about the conflicts of needing industrially zoned property in addition to residentially zoned property.

Mr. Kiehl asked what are the housing action items that a neighborhood plan could embrace. Mr. Buki said the borough would need to be divided into smaller jurisdictions and have small area planning efforts over the course of a dozen years to see how the community could grow, and capture these in the comprehensive plan and make modifications to zoning. Juneau has a tight market but not a hot market. It is one of the very few weak markets with high housing costs. Traditional zoning tools don't work here. You can upzone all day long, but the developer won't go in until the math makes sense. This is how the Juneau Housing Trust came about. He said he would accept questions - he was under warranty to help figure this out.

Ms. Gladziszewski said the presentation was more helpful than the report, and she spoke about the problems of "not in my backyard attitudes" and lack of land. She would like specific detailed actions to take. Mr. Buki said CBJ needed to provide subsidies to encourage investment which would return future dividends.

Ms. Becker thanked Mr. Buki for his presentation.

B. Airport Master Plan Update

Patricia DeLaBruere, Airport Manager, introduced the consultants who were instrumental in developing the Sustainability Master Plan for the airport.

John Yardish, a planner with Acom, of Seattle, Washington said a sustainability master plan combined a traditional master plan regarding movement of people, safety and security, and added issues such as energy use. They have identified opportunities for growth to satisfy demand levels for the next 20 years. He spoke about the public meetings held to date and said there would be another open public meeting the next evening at the airport. They project steady to moderate growth at the Juneau airport, even though the population of Southeast Alaska was projected to decline. The airport is a vital community facility and so good stewardship is needed. They were looking at ways to redirect traffic on the taxiways as there are three taxiways that allow airplanes to go from a parked position directly to the runway. The departure lounge is crowded in the peak hours and the part 135 carrier location is outdated, the curbside is congested and parking lots are full, and the apron has much going on. Adding 3% growth to a location that is already full is the problem. General aviation hanger space and fueling is needed, additional docking for float planes, and improvements to firefighting, relocation of the tower, Customs and INS integration into the

terminal building, and they were evaluating all of the alternatives for changes to enhance safety, comply with FAA, and create efficiencies in a sustainable and fiscally responsible manner.

Sarah Bornstein is a subcontractor with Sheinberg Associates and spoke about sustainability and the solid waste plan. Juneau is one of the first airports in Alaska to have a sustainability master plan and others are getting interested in this. Recycling and waste reduction are the only measures that are required by the FAA. Comprehensive sustainability includes economic, environmental, social and operational issues. This is a 20 year plan and elements in the plan are voluntary. 2014 was the baseline year for statistics, such as fuel consumption, and emissions, cost control measures and there has been a savings of \$136,000 annually due to fuel conservation. The baseline report is available on the airport's website. There are 41 initiatives that have been developed, narrowed down from 120 initially. For example, the recycling and waste management plan is the only required part of the plan - how the airport disposes of solid waste. Currently there were three separate waste systems at the airport - waste from the public, from employees and from Alaska Airlines specifically, and they were creating one system to unify and reduce costs. We would like to be able to accept recycled waste from tenants, who are not in the plan now.

Ms. Crane asked about the public participation at the meetings. Ms. Bornstein said it was not as robust as they would like, and they had worked to improve outreach. Mr. Yardish said the planners were taking the message to Juneau's organizations including the Chamber of Commerce and Rotary.

Ms. Crane asked if the airport was in contact with the Juneau Commission on Sustainability. Ms. Bornstein said she had been working closely with the Commission, which had provided comments, and there was a direct conduit through the membership of both organizations.

Ms. Becker thanked the speakers for their presentation.

C. Ordinance 2015-39 An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

Public Comment:

James Barrett said he had submitted written comments and he spoke about how to have production in D-1 areas. Much of the production is small scale, and a zoning ordinance may not be the best way to address the issues and help people get into a cannabis business. He attached an article about cannabis in Colorado. The more we restrict the market, we restrict the community from growth. He encouraged the city to encourage the market as a part of growing the economy. He encouraged the Assembly to look at Colorado as a model.

Ms. Gladyszewski asked Mr. Barrett to define how a marijuana cultivation would look. Mr. Barrett said he would like production added to D-1, not "full-on" cultivation. A small operation could be tried and if it worked it could be expanded in other areas. Cultivation requires lights and lamps, this can be done in a greenhouse - it is a plant and if it can grow with sun and water, and that should be enough.

Marjorie Menzi said she was opposed to the ordinance as it related to D-1 outside the urban service area. The staff did extensive research in Co and WA and reported to the marijuana committee and the Planning Commission that marijuana cultivation and processing should be kept out of residential areas, and this was disregarded by the Marijuana Committee and Planning Commission. All residential areas should be treated the same whether high or low density, urban service area or not - the issue of equity was important to her to have equal protection for all districts. She asked about impacts of cultivation on wells and septic systems. There may be a need for complex water delivery systems for indoor facilities and there can be a powerful smell that can be disturbing to local residents. Even though Thane has a lower density, it has long narrow lots, with houses in close proximity to each other, so if there is a lot of lighting for a grow facility that could impinge on neighboring property. We are talking about a cash crop and the police do not

wander out Thane Road too often, so if industrial development of pot is allowed, that could be problematic. It would be easier to allow facilities later rather than grandfathering establishments in. Lets be more restrictive at first and liberalize later. She asked for an answer to how much land is needed for commercialization of pot before zoning decisions are made. Her investigation on size resulted in about an acre of cultivated pot to supply the needs of Juneau, and asked if all of these zoning districts needed to be made available.

Ms. Crane agreed with comments from Ms. Menzi. She said the ordinance was rushing into something by allowing D-1 and Rural Reserve without any restrictions. It was better to have some restrictions initially and broaden it later. It made no sense to put marijuana cultivation in residential areas. The Title 49 subcommittee recommended removing it from light commercial, so if it is inconsistent with light commercial, it isn't consistent with residential. Allowing it with conditional use permits rarely prohibits or denies a use. The Planning Commission voted 4 - 3 to remove D-1 for cultivation. She would like to send this back to CDD to get a better definition of neighborhood, and could see doing this in rural reserve as long as there was protection for neighborhoods outside of the urban service district.

***MOTION**, by Crane, to remove this ordinance from the Assembly public hearing at the next meeting and refer the matter to the Planning Commission for development of a plan that looks at the issue of residential areas and marijuana growth, production and sale.*

Mr. Kiehl, Ms. Gladyszewski and Ms. White objected. Ms. Gladyszewski asked for maps to be distributed to the committee - land is limited for every use, and when you further restrict where these operations can operate, along with the statewide buffers, there would only be very small parcels of where this industry could happen.

Mr. Kiehl said he agreed with Ms. Gladyszewski that this would be the most land limited potential business in the community, the maps the marijuana policy committee looked at were made before the state proposed imposing 500 foot buffers around schools, day cares and youth facilities and when we think about all of these zones, there is great limitation. There has been a lot of work by the the Marijuana Committee, the Planning Commission, and the Title 49 committee. We have looked at water utilities and discharge standards and marijuana cultivation facilities that will use the same types of fertilizers and pesticides that greenhouses use for food products and those are allowed already. Marijuana processing facilities were removed from the light commercial zone, but cultivation and retail were still proposed to be allowed. The rural reserve zone allows a great deal of heavy uses that can potentially impact neighborhoods, including heavy manufacturing, with vibration and smells, and the CUP process is provided to reduce impacts. He listed some of the uses and marijuana cultivation would be fairly lower impact that some of the uses already allowed. He said marijuana cultivation would be the only activity allowed in the D-1 and RR zone outside of the urban service boundary, so if the concern was very large warehouses, an amendment could be proposed to limit the production to no more than 400 square feet or some other size, or the lot sizes could be considered as a restriction, along with the conditional use permits.

Ms. White said she did not support the motion. The CUP has conditions to require distance from property lines, no light on an neighbor's property, and there are illegal operations now in Juneau and the purpose is to bring this out of the dark and perhaps make some tax money. She compared it to growing tomatoes in a D-1 zone.

Mr. Jones said the motion was to refer this back to the Planning Commission. All of the discussion has been on removing the operation from D-1, and that was not offered here as an amendment.

Ms. Gladyszewski objected to the motion as the Planning Commission has seen it, it has been before them twice, and she did not support asking them to do it over, and this is the Assembly's decision to make. She did not object to the Assembly taking more time, and said the Assembly needs to take a closer look at the maps.

Ms. Crane said she had seen the maps and they did not help.

Mr. Kiehl spoke to the motion and said the Assembly has the policy tools to address the concern itself and the wireless cell tower ordinance speaks to established neighborhoods and using neighborhood associations. He said lack of support for the recommendation was not a reason to send it back to the Planning Commission.

Roll call:

Aye: Crane, Fisk

Nay: Becker, Jones, Gladziszewski, Kiehl, Nankervis, Troll, White

Motion failed, 2 ayes, 7 nays.

Ms. Crane said this was an issue of equality between neighborhoods inside and outside of the urban service area and would continue to be an issue.

Ms. Kiefer said this ordinance had been introduced and would appear on the next Assembly meeting agenda.

Ms. Becker asked if the area in RR and D-1 was actually needed - if the land available in Industrial and Light Commercial zoning was sufficient.

Ms. Gladziszewski said she was not clear if the maps were accurate regarding the 500 foot buffer or whatever was in the current state regulations - and asked for clarity with the maps.

Ms. Troll said that since this was a worksession and the first chance to get into this. She said she had concerns regarding allowing cultivation in the D-1 areas, but she was willing to look at the maps. We have a staff recommendation that points out an inconsistency of allowing marijuana retail stores in rural reserve, and a question about not allowing them in waterfront industrial - she said water dependent/water related uses were not clear and she would like to address this issue.

Ms. Gladziszewski said that she had two memos, one from the Marijuana Committee to the Planning Commission and one back from the Planning Commission and the Assembly would benefit from a clear description of the differences.

D. Oceans Interpretive Center

Ms. Kiefer said Mr. Bob Janes was present to provide information. Mr. Janes introduced Linda Nicklin and Paul Voelkers, who had been working on a design for a "Juneau Ocean Center" (JOC). He presented a slide show, which showed a plan for placement of fill in the Gold Creek Harbor area adjacent to the Subport and Coast Guard facility. The old dock would be removed, but plans provide a location for its replacement in case of a need. Mr. Voelkers displayed slides showing the center and its amenities. He said the Alaska Mental Health Trust (AMHT) would gain property if this project was to move forward, which would ease the ability for the AMHT to give property to the seawalk project.

Mr. Janes showed a water taxi powered by electricity to transport people from the cruise ship docks to the JOC, to reduce the bus traffic and parking that would be needed. They showed the seawalk location on the project site, and they have started a conversation with AMHT about their participation in the project. Mr. Voelkers said the structure was subordinate to the site. The structure would be "green-scaped" on the roof, and this project reclaimed public space on the waterfront. Whether or not the whale statue was located on the property, there would be great views from the site.

Linda Nicklin spoke about the education program and said the facility would use a seawater heat and recovery system, the goal was to be sustainable, and the facility was intended to be a world class facility for science and the public to connect and become involved in sustaining healthy seas. The focus on the exhibits was science. Juneau's growing renown as a prime whale watching area would focus the exhibits on whales. Some of the exhibits would be movable to be able to create a large hall / gathering place. They intend to have workshops, classes, and seminars.

Mr. Janes said this was not just a summer tourism location but it would be a year round facility with speakers, film makers, photographers, and researchers. Citizen scientists assist with research. With Gastineau Guiding the guests now gather for scientific projects. The center would connect groups such as local non-profits, i.e. Juneau Flukes, the USFS Mendenhall Glacier Center, UAS, NOAA, and the Juneau School District. "Communicating Ocean Sciences" is an award winning college level course to help future scientists communicate about their subjects and UAS would work with the ocean center to bring forward this curriculum. They intend to have food and drink concessions, and have a community space.

Ms. Nicklin played a short film with images of whales that would be the type to be projected at the center.

Mr. Janes said the pathway to success was to continue project awareness and then thanked the Assembly for the time to present the project to the public. He was working with stakeholders including AVISTA, the Fishermen's Memorial, AMHT, the electric boat operator running a water taxi, the Assembly, the CBJ Docks and Harbors Board and the whale sculpture committee. He would like to integrate the center into the current waterfront plan, and the plan for the seawalk, and to work with Corps of Engineers for fill. He said they have met with the Corps and that has been very hopeful, he would like to work with CBJ engineering to incorporate the seawalk into this plan.

Mr. Janes suggested that the Assembly appropriate passenger fee funds for construction of the seawalk from the AMHT property to Gold Creek, and direct CBJ Engineering to move on that project. He thought this would take one to two years. He was working on forming a non-profit entity for the JOC, they would be finalizing the building plan and seeking permits.

Mr. Voelkers said that Tripplette and Trucano construction put together an estimate on the fill portion at \$3.3 million. The building was estimated at \$6.5 million and the total project estimate was approximately \$13 million. Mr. Janes said estimated revenue \$2 million per year from visitation, admissions and concessions. The humpback whale is coming off endangered species list in March and this is a key to initiate the national fundraising campaign. The seawalk and building all have to come together at one time and they anticipate taking two years to raise funds. The idea is to connect the whale sculpture with the JOC. He said there were several concerns about the efficacy of Bridge Park for a location to the whale sculpture. There was a synergy to have close proximity to the SLAM, the Willoughby Arts Center, Centennial Hall and other destinations. He asked the Assembly to consider a temporary location for the whale until things come together. Housing could be a big opportunity for bridge park. It is possible to put this whale sculpture in a temporary location without the pool until we as a community have sorted through the issues including downtown housing. Ms. Nicklin said regardless where the whale is located, we want to move forwards with the JOC as it would enhance the community and met many community goals outlined in the Juneau Economic Development Plan. She thought this was an inspiring vision of what was possible on the Juneau waterfront.

Ms. Troll asked Ms. Nickel how Juneau was unique in the world in terms of whale behavior. Ms. Nickel said that there was a reliable population of humpback whales close to a boat harbor and there was a guarantee to tour guests that they will see whales and they have not had to give money back to guests. Ms. Troll said that people here see more whale behaviors than they can see anywhere else in the world.

Ms. Gladziszewski asked Mr. Janes why he was optimistic in raising funds for such a center here. He said sustainability and climate change were large topics and this facility would bring those topics to the hearts and minds of many people and there are many organizations and corporations that are poised to contribute to such a center for marketing, nationally.

Ms. Becker said she loved his ideas, and she didn't see why his project could not go on the bridge park land. Mr. Janes said he has walked the site many times and he said location/location/location - it is not the type of property needed for the center. It doesn't have all the right stuff and he thought it would be a failure with the whale placed there as well.

Mr. Kiehl asked about jobs. Mr. Janes anticipated about 20 jobs in the summer and a staff of 5-8 in the winter, so it does have economic implications - but not just jobs, people would be coming to Juneau for longer periods of time for the education and research opportunities offered. Juneau was in the middle of melting glaciers and warming seas. We can make ourselves a destination for world wide science. Mr. Kiehl was very excited about the project and said it was a great opportunity for downtown development and growth.

E. Community Development Block Grant Recommendation

Mr. Steedle referred to a memo in the packet from the Community Development Department regarding the Community Development Block Grant program and the process for selecting a community project to nominate. The award for the Aware Transitional Living Facility kept Juneau from being eligible recently. There were two applications, one from SEARHC for a pediatric dental unit and one from Housing First regarding supportive housing for vulnerable residents. The staff recommends the Housing First project be moved forward and if directed by the Assembly, would present a resolution of support at the November 9 Assembly meeting. Upon approval the application would be submitted to the DCCED by the December 4 deadline.

MOTION, by Nankervis, to draft a resolution supporting the Housing First project request for a CDBG grant. Hearing no objection, it was so ordered.

F. Seawalk Bid

Ms. Kiefer said the seawalk bid had been canceled.

Mr. Watt said the bids came in well over estimate, there was a high variance in unit pricing, and there was not a shared understanding of the requirements, the risk, or a reasonable period of time to build the project and we determined the bid was not salvageable. The apartment demolition was a good example of a bid process. We did not get the feedback loop on this project as we did with the apartment demolition. We saw problems in coordination with the trades and we think the schedule was too ambitious. We would like to break the project up in to phases, this work can happen over the winter into the spring - and we can include the base for the sculpture and the piping so there will be a home for the sculpture when it arrives in the spring. The main message is that we were asking for an unusual package to bid on and the contractors saw risk and that turned into higher dollar amounts. Provided we clarify our intent, I believe we can drive towards the earthworks package and be able to go out to bid in a few weeks.

Ms. Troll asked about the proposal from the Juneau Ocean Center and if it was necessary to stop and revisit the entire matter. Mr. Watt said that both projects conform to the waterfront plan. There is a desire for the sculpture to be near the ocean center and he understood that. They have a great vision, but that is a more than a several year process. In our permitting for the park and seawalk, the purpose and need is inter-wined with the sculpture. We need to meet our original purpose. I would include the foundation and piping for the whale in the earthworks project. The sculpture is coming and it needs to go somewhere, and that is what I will try to accomplish for you, and if you do not pursue that you will need to find some location for the whale. Ms. Troll asked if it was possible to do the project without the pool. Mr Watt said that he would propose to not do the pool in the first phase.

Mayor Fisk asked about separating the park from the seawalk. Mr. Watt said the park and the seawalk have fill, and he would like to do the bulk of the earthwork done at about \$3 million and if you deconstruct the bigger bid package, you can get some work out, then come back and build the more conventional foundation for the sculpture.

Mr. Nankervis asked if the delay would increase the cost of the project. Mr. Watt said they were reviewing whether there was a flawed estimate, but did not think the our cost estimate was off - the issue was our time schedule and the contractors perception of risk, and the coordination of the

project. This project is unusual and not a typical build. He was hearing that the numbers will come down.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Jones said the Full Assembly would meet as the Human Resources Committee on November 9 to consider applications for the Docks and Harbors and Airport Board in Conference Room 224. docks harbors airport board and regular HRC in 224.

VI. ADJOURNMENT

There being no further business to come before the committee, the meeting adjourned at 8:40 p.m.

Submitted by Laurie Sica, MMC, Municipal Clerk

ATTACHMENT # I

The Public Works and Facilities Committee reviewed and forwarded this transfer to the full Assembly at its October 26, 2015 meeting.

The Manager recommends approval of this transfer.

VII. PUBLIC HEARING

A. Ordinance 2015-39 An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

This ordinance would amend CBJ Title 49, the Land Use Code, as it relates to marijuana establishments by adding four new uses to the Table of Permissible Uses: marijuana cultivation; marijuana product manufacturing; marijuana testing; and marijuana retail.

After a number of meetings and discussions, the Marijuana Committee forwarded to the Planning Commission a draft ordinance providing for the addition of marijuana establishments to the Table of Permissible Uses. The Planning Commission's Title 49 Subcommittee reviewed the Marijuana Committee's recommendations and forwarded a revised version of the ordinance to the Planning Commission for its consideration. The amended draft ordinance was heard before the Planning Commission on September 8, 2015, but failed to pass. The proposed ordinance was heard again on September 22, 2015, at which time the Planning Commission approved forwarding the ordinance with the Commission's revisions to the Assembly for its approval.

The Assembly took public comment and considered the ordinance at its October 26, 2015, Committee of the Whole meeting. The ordinance was forwarded, without change, to public hearing.

Included in the packet is a draft of the ordinance showing the changes, in italics, the Planning Commission made to the proposal forwarded by the Marijuana Committee.

The Manager recommends this ordinance be adopted.

Public Comment:

Zan Oliphant introduced himself and his dog to the Assembly.

Margo Waring said the reason for zoning is to be clear about separating residential from industrial and commercial uses. In the proposed ordinance she saw the introduction of activities that are commercial and industrial in D-1 and Rural Reserve that have not been allowed before. This is a bad precedent. Marijuana cultivation and processing are industrial activities and not like a back yard garden. These operations are in large metal buildings, with chain link fences, lights, exhaust fans and are a commercial/industrial activity and inconsistent with D-1 and RR. Allowing the sale of marijuana in Rural Reserve areas was a mistake and package liquor stores would not be allowed. This encourages people to use the product and drive. The treatment of the D-1 and RR are unequal regarding residential neighborhoods for no reason. She urged the Assembly to reconsider this and prohibit commercial cultivation, processing and sales in Rural Reserve and D-1.

Assembly Action:

MOTION, by Kiehl, to adopt Ordinance 2015-39.

MOTION, by Becker, to remove in section 5 page 2, marijuana cultivation, delete the D-1 category.

Ms. Becker spoke in favor of her motion and said the concerns from residents regarding the use of residential property for marijuana operations were similar to those expressed when the Assembly considered the cell tower ordinance.

Ms. White objected; she said the purpose of the Table of Permissible Uses is to regulate how things are handled in different neighborhoods. Issues such as lighting and odors could be addressed through the conditional use permit. The initiative that legalized marijuana brings out the industry into the public and allows the taxation of the sale. These types of industries are already in residential areas and we want to be able to regulate them.

Mr. Kiehl said Section 14.2 of the TPU already allows commercial agricultural operations in the D-1 zone, with and without farm animals. This was the least dense residential zone and with a conditional use permit the operations could be conditioned and impacts mitigated. He supported allowing the industry to begin and succeed in Juneau and did not support the amendment.

Ms. Crane said that growing tomatoes and peonies was different than growing marijuana and we heard earlier in the meeting how well CBJ was monitoring conditional use permits. There are neighborhoods that are more dense than one house per acre all through D-1. She stated she is not objecting to growing marijuana, rather, she is objecting to growing marijuana in a neighborhood, disparately throughout the community.

Ms. Gladziszewski listed uses allowed in RR and D-1 now and the issues surrounding each were based on the impacts of the operation. The conditional use process is for mitigating the impacts. This will treat neighborhoods the same through the definition of things that have already been allowed in D-1.

Ms. Troll said the number one lesson from Washington was to keep marijuana cultivation out of residential areas. She said we could add in zones later, but to start, we needed to treat all residential districts the same, and she supported the amendment.

Mr. Kiehl said marijuana cultivation was not like growing tomatoes or peonies because marijuana could not be legally grown in the open air, so there wouldn't be smells or sprays outside of a facility. The ordinance only allows the use in D-1 and RR in areas outside the urban service boundary. This was an opportunity to allow the relatively small growers to do this in a small facility and the planning commission will look at these on a case by case basis. Granted there is issues with enforcement of conditions, but there are other tools, such as a local license that could be established. Given the limited land and high land costs, it is the wisest course.

Roll call:

Aye: Becker, Crane, Jones, Troll

Nay: Gladziszewski, Kiehl, White, Fisk

Motion failed: 4 aye, 4 nay.

MOTION, by Crane, to allow only limited marijuana cultivation facilities, defined as cultivation facilities with fewer than 500 square feet under cultivation in D-1 areas.

Ms. Gladziszewski asked for clarification. Ms. Crane said this would be about the size of a garage, not a large commercial facility.

Mr. Jones asked if this amendment included the a/b footnote, regarding the limitation to outside of the urban service boundary.

Ms. Crane said at lines 14 240 and 19 230, it would be amended to add a notation that applies to facilities of 500 square feet or more, and by removing the 3 a/b notes in D-1 areas.

Ms. Gladziszewski said if there were two separate lines it would be more clear.

Ms. Mead said the easiest way to do this would be to separate standard cultivation facilities from limited cultivation facilities and add a definition that tracks the proposed state regulation on how they define square feet under cultivation. She read the state regulation definition.

Mr. Kiehl asked to clarify in both section 5 and 6, a new line would be created, and full size cultivation would not be permitted in D-1 anywhere in the borough, and limited cultivation would be permitted in D-1 outside the urban service boundary but not inside the urban service boundary. She said yes.

Hearing no objection, the amendment passed.

MOTION, by Gladziszewski, regarding Section 1, Marijuana Retail Store, to remove marijuana retail store from the RR district.

She said there was really no other retail allowed in that area.

Mr. Kiehl objected and listed the services that were allowed to be sold in the RR district. He asked why a bar or restaurant would be allowed but a marijuana retail store not.

Ms. Gladziszewski withdrew her motion.

MOTION, by Crane, to make the same motion, to remove Marijuana Retail Store from RR.

Mr. Kiehl objected.

Roll call:

Aye: Becker, Crane, Jones, Troll

Nay: Gladziszewski, Kiehl, White, Fisk

Motion failed, 4 aye, 4 nay.

MOTION, by Gladziszewski, to amend Section 2.3 to allow Marijuana Retail Stores in a WI (Waterfront Industrial District) zone.

Ms. Gladziszewski said she did not want to further restrict where businesses could locate.

The Assembly discussed maps.

Mr. Jones objected to the motion.

Roll call:

Aye: Gladziszewski, Kiehl, Troll, White, Fisk

Nay: Becker, Crane, Jones

Motion passed, 5 aye, 3 nay.

MOTION, by Crane, to amend, to prohibit marijuana processing facilities within 1000 feet of a recognized neighborhood association in a Rural Reserve area.

Ms. Crane said there was precedence for this, this was done with the cell tower ordinance.

The Assembly discussed the process to establish a neighborhood association.

Mr. Jones asked for clarification. Ms. Crane said this would amend Section 7 to add new footnote "ac" to the TPU and it would amend Section 4 to add the new footnote to line 4.220 marijuana product manufacturing facilities in rural reserve areas.

Ms. White asked Ms. Mead about the definition of recognized neighborhood associations and Ms. Mead referred to Chapter 11.35 of the CBJ Code and spoke about the application process. Ms. White asked how neighborhood association represented or could represent a group and speak on the behalf of individuals within the area. Ms. Mead said this would work the same way it currently does in the cell tower ordinance and if there was an established neighborhood on record with the clerk's office, such a facility would not be allowed within 1000 feet of the boundary of that association.

Roll call:

Aye: Becker, Crane, Jones, Kiehl, Troll

Nay: Gladziszewski, White, Fisk

Motion passed, 5 aye, 3 nay.

Hearing no objection, Ordinance 2015-39 was passed as amended.

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- B. Ordinance 2015-20(U) An Ordinance Appropriating to the Manager the Sum of \$427,029 as Funding for the 2015 State Homeland Security Program/SHSP; Grant Funding Provided by the State of Alaska Department of Military and Veterans Affairs

These funds are provided to reimburse the City and Borough of Juneau for expenses incurred in direct support of the goals and activities of the State Homeland Security Program. Funding from this program is provided to support, build, and sustain the ability of states, territories, and urban areas to prevent, protect against, mitigate, respond to, and recover from terrorist attacks and other all-hazard events through planning, training, exercise, and equipment procurement within the grant performance period from September 1, 2015 to September 30, 2017.

Projects to be funded are:

1. Purchase and installation of a bi-directional radio amplification system for the airport

Attachment J

City & Borough of Juneau
Urban Service Area

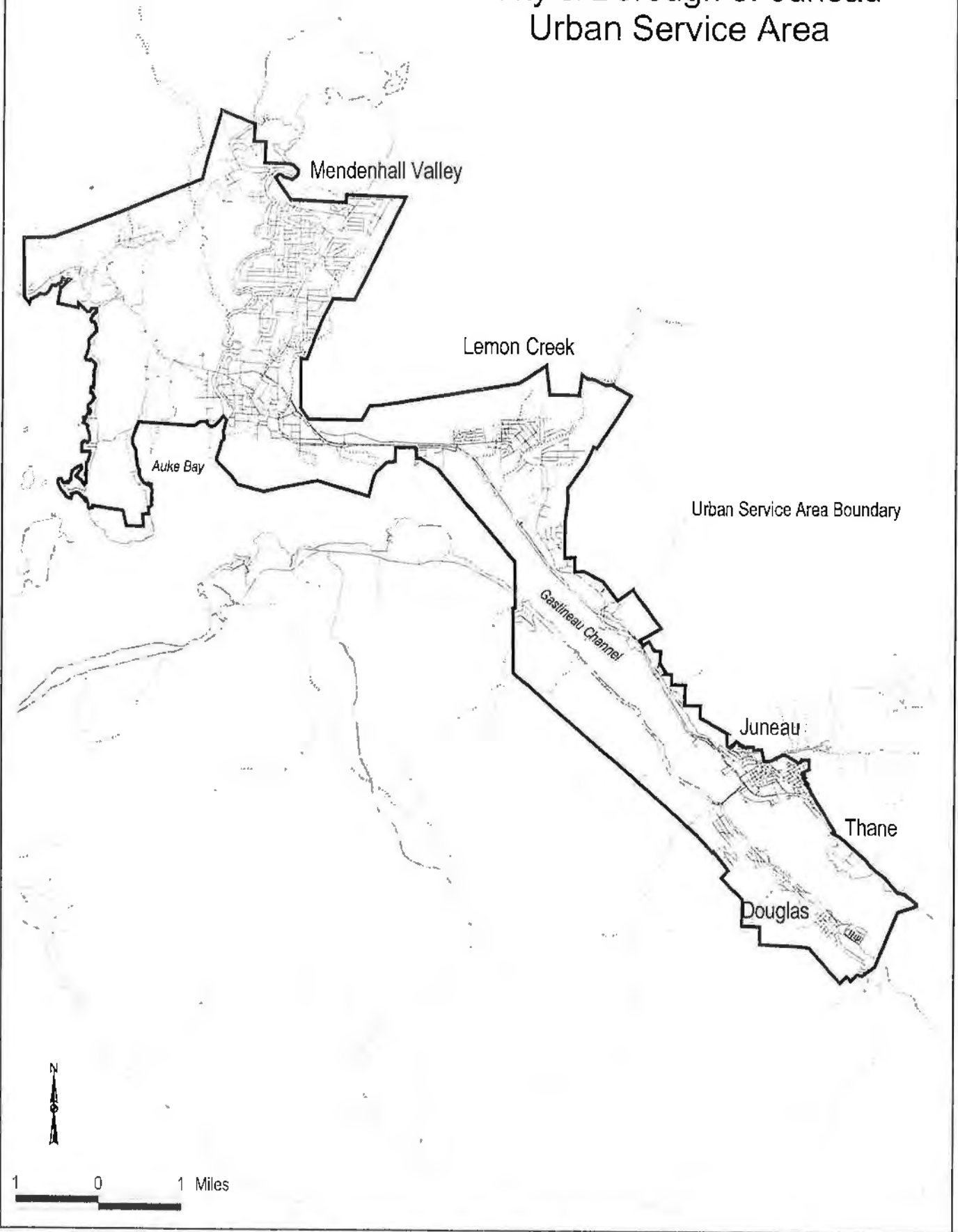


TABLE OF PERMISSIBLE USES - CBJ 49.25.300

			Zones														
	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
1.000	RESIDENTIAL																
1.100	Single-family dwellings																
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A	1 ^A
	1.120	Single-family detached, two dwellings per lot	1	1	1												
	1.130	Single-family detached, accessory apartments ^x	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.140	Single-family detached, two dwelling per lot, accessory apartment ^x	1, 3	1, 3	1, 3												
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1	1		
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500	Child and Day care homes																
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved															
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved															
1.550	Child care residence, 6 to 9 children under 18 years of age			3	3	3	3	3	3	3	3	3	3	3			
1.600	Miscellaneous, rooms for rent situations																
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	3 ^N		
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes																
	1.810	Residential mobile homes on individual lots ^E	3	3	3												
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	1.820	Mobile home parks ^E					3	3	3	3	3	3					
	1.830	Mobile home subdivision ^E				3	3	3	3	3	3	3					
	1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F												
1.900	Common wall development																
	1.910	Two dwelling units				1	1	1	1	1							

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	W1	I
	1.911 Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920 Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3			
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT^G															
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods															
	2.110 <i>Reserved</i>															
	2.120 Miscellaneous									1	1	1	1	3 ^N	3 ^N	3
	2.130 Marine merchandise and equipment	3 ^T								1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3
2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	3
2.300	Marijuana retail store	3								3	3	3	3	3	3	3
3.000	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES^G															
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 ^N		
3.100	Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	3 ^N		
	<i>Reserved</i>															
3.300	Research, laboratory uses	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N		3 ^S
3.500	Marijuana testing facility	3								3	3	3	3			3
4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS^G															
4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.070	Medium manufacturing	3 ^T									3	3	3	3 ^N	1 ^N , 3 ^N	1, 3
4.100	Heavy manufacturing	3 ^T	3 ^Q												3 ^N	3
4.150	Rock crusher	3 ^T	1 ^Q	1 ^Q											3 ^N	3
4.200	Storage of explosives and ammunition	3													3 ^N	3
4.210	Seafood processing	3 ^T												3	1, 3	1, 3
4.220	Marijuana product manufacturing facility	3 ^{AC}									3	3				3
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES															
5.100	Schools															
	5.110 Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3			
	5.120 Trade, vocational schools, commercial schools	3 ^T								3	3	3	3	3 ^N	3 ^N	3
	5.130 Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
5.200	Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
5.300	Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3 ^N		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	1, 3
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT															
6.100	Indoor activity conducted entirely within building or substantial structure															
	6.110 Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3			3
	6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3
	6.130 Theaters seating for 200 or fewer	3 ^T						3	3	1	1	1	1	3 ^N		3
	6.135 Theaters seating from 201 to 1,000									3	1	1	1	3 ^N		3
	6.140 Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3	3 ^N		
	6.150 Indoor shooting range	1, 3									3					3
6.200	Outdoor activity conducted outside enclosed buildings or structures															
	6.210 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			3 ^N		3
	6.220 Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	3 ^N		3
	6.240 Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3					3
	6.250 <i>Reserved</i>															
	6.260 Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262 Parks with improved facilities, not approved in conjunction with a major subdivision															
	6.264 Capacity for up to 20 people ^w	1 ^T	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N	
	6.266 Capacity for more than 20 people ^w	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	
	6.270 Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
	6.280 Shooting ranges	3														3

	Use Description	Zones															
		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES																
7.100	Hospital									3	3	3	3				
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3				
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3				
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3				
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3				
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3				
8.000	RESTAURANTS, BARS, NIGHTCLUBS																
8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T					3	3	3	1	1	1	1	1 ^N		3	
8.100	Restaurants, bars without drive through service	3 ^T								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N	3	
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3	1 ^N , 3 ^N	3 ^N	3	
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	3 ^N		
9.000	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS																
9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3			1, 3	
9.100	Motor vehicle repair and maintenance, including body work										3					1	
9.200	Automotive fuel station	3 ^T								3	1					1	
9.300	Car wash									3	1					1	
9.400	Boat sales or rental	3 ^T								3	1			1	1	1	
9.450	Boat repairs and maintenance	3 ^T									3			1	1	1	
9.500	Marine fuel, water sanitation	3 ^T												1, 3	1, 3	1, 3	
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3												3	3		
10.000	STORAGE, PARKING, MOORAGE																
10.100	Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1, 3	1, 3			1	
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																
	10.210 All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 3 ^U	1 ^U , 3 ^U	1 ^N , 3 ^N	1 ^N	1	
	10.220 General storage inside or outside enclosed structures	1, 3	3								1, 3			1 ^N , 3 ^N	1 ^N	1	
	10.230 Snow storage basin																
	10.232 Neighborhood, less than 1/2 acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	1	1	
	10.235 Regional, 1/2 to 1 acre	3	3	3 ^Z						3 ^Z	3			3 ^Z	1	1	
	10.237 Area wide, over 1 acre	3	3 ^Z	3 ^Z							3 ^Z				3	3	

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3			1 ^N , 3 ^N	1 ^N , 3 ^N	1
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 ^N	1
10.500	Moorage															
	10.510 Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3
	10.520 Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
11.000	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT															
11.100	Recycling operations															
	11.110 Enclosed collection structures ⁹ of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1	1	1
	11.120 Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	1	1	1 ^P
	11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 ^N	1
11.200	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
11.300	Sanitary landfill	3														3
12.000	SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.100	Veterinary clinic	3	3	3						3	1, 3	3	3	1 ^N , 3 ^N	1 ^N , 3 ^N	1
12.200	Kennel	3	3							3	3					1, 3
12.250	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3			1, 3
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3	3 ^N		3
12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3			3 ^N		3
12.400	Horseback riding stables, dog team yards	3	3							3	3					3
13.000	EMERGENCY SERVICES															
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3
14.000	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING															
14.100	Aquaculture	3	3	3						3	3	3	3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1

			Zones														
Use Description			RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
14.200	Commercial agricultural operations																
	14.210	Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3
	14.220	Including farm animals ^M	1, 3	3													1, 3
	14.230	Stabling of farm animals ^M	3	3	3	3					3	3					1, 3
	14.240	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AE}							3	3					3
14.250	Personal use agriculture																
	14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1
14.300	Silviculture and timber harvesting ^J		3	3													3
14.400	Mining operations		2, 3 ^K	3	3										3 ^N	3 ^N	2
14.500	Sand and gravel operations ^I		3	3	3						3	3			3 ^N	3 ^N	3
14.800	Spring water bottling		3	3			3	3	3	3	3	3					1, 3
15.000	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES																
15.100	Post office		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3
15.200	Airport		3														1, 3
15.400	Military reserve, National Guard centers		3	3	3						3	3			3 ^N	3 ^N	3
15.500	Heliports, helipads		3									3			3 ^N	3 ^N	3
15.600	Transit facilities																
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3		1, 3
	15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1
	15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3			1
15.700	Public works facility		3	3	3	3					3	3					1, 3
16.000	DRY CLEANER, LAUNDROMAT																
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
16.200	Full service onsite laundry and/or dry cleaning										3	1, 3	3	3	3 ^N	1 ^N , 3 ^N	1, 3
17.000	UTILITY FACILITIES																
17.100	Minor		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate		3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1
17.200	Major		3	3	3	3	3	3	3	3	3	3			3	3	3
17.300	Driveways and private roads																
18.000	TOWERS AND RELATED STRUCTURES																
18.100 ^{AA}	Towers and antennas 35 feet or less		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 ^{AA}	Towers and antennas 35 to 50 feet		1	3	3	3	3	3	3	3	1	1	1	1	1	1	1
18.300 ^{AA}	Towers and antennas more than 50 feet in height		3	3	3	3	3	3	3	3	3	3	3	3	3	3	1
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height ^R		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities		See CBJ 49.65, Wireless Communication Facilities														

	Use Description	Zones														
		RR	D-1	D-3	D-5	D-10 SF	D-16	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
19.000	OPEN AIR MARKETS, NURSERIES, GREENHOUSES															
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
19.200	Nurseries, commercial greenhouses															
19.210	Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 ^V	1 ^V			1
19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^V	1 ^V			1
19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3
19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3					3
20.000	CEMETERY, CREMATORIUM, MORTUARY															
20.100	Cemetery	1, 3	3	3	3	3	3	3	3	3	3					
20.200	Crematorium	3														1, 3
20.300	Funeral home	3	3	3	3	3	3			1, 3	1	3	3			
21.000	VISITOR-ORIENTED, RECREATIONAL FACILITIES															
21.100	Resort, lodge	3	3													
21.200	Campgrounds	1, 3	3													
21.300	Visitor, cultural facilities related to features of the site	3	3							3	3	3	3	3 ^N		
22.000	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION															
22.100	Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:

1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if minor development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. *Reserved.*
- C. *Reserved.*
- D. *Reserved.*
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.

- H. *Reserved.*
 - I. *Reserved.*
 - J. Applies to over 2 acres of harvest area.
 - K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
 - L. See special use regulations, chapter 49.65.200, article II.
 - M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
 - N. Use must be water-dependent, water-related, or water-oriented.
 - O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
 - P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
 - Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
 - R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
 - S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
 - T. Must be associated with a unique site specific feature in order to function. Example: glacier research station - Juneau Icefield location.
 - U. No storage permitted on the first floor of a building.
 - V. Primarily intended for rooftop locations in urban areas.
 - W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.
 - X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).
 - Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
 - AA. Does not apply to wireless communication facilities.
 - AB. Use is prohibited in the urban service area but allowed outside the urban service area.
 - AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.
- (Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003; Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No.

2007-39, § 8, 6-25-2007; Serial No. 2009-22(b), § 2, 10-12-2009; Serial No. 2010-22, § 3(Exh. A), 7-19-2010; 2014-32(e)am, §§ 6—8, 9-29-2014, eff. 10-29-2014; Serial No. 2015-07(b)(am), §§ 2—4, 2-23-2015, eff. 3-26-2015; Serial No. 2015-34(am), § 2, 7-20-2015, eff. 8-20-2015; Serial No. 2015-03(c)(am), § 19, 8-31-2015; Serial No. 2015-32, §§ 2, 3, 8-10-2015; Serial No. 2015-39(am), §§ 2—7, 11-9-2015)

Marijuana Committee Meeting Dates and Agenda Items

February 12, 2015	Message from Mayor Sanford Committee Organization, Goals, Meeting Dates/Times
February 26, 2015	Materials Arguing that State and Local Governments May Not Permit Marijuana Deputy Attorney General James Cole Legal Memo re Guidance Regarding Marijuana Enforcement Municipal Attorney Amy Mead Legal Memo
March 12, 2015	Rudiments of Cannabis Presentations Cannabis 101 Marijuana Concentrates 2015 Cannabis Market Overview Butane Method of Gathering Plant Resins Update on State of Alaska Legislation Prioritized List from CBJ Law Department CDD Presentation Marijuana and CBJ 49.25.300 Table of Permissible Uses
April 9, 2015	CDD Memo re Marijuana Establishments Table of Permissible Uses PowerPoint Marijuana Establishment Zoning Maps
May 7, 2015	CDD presentation by Chrissy McNally Zoning and Marijuana Establishments Presentation JPD presentation by Chief Bryce Johnson The Legalization of Marijuana in CO - the Impact City of Aspen, CO Ordinance City of Cortez, CO Ordinance
May 21, 2015	CDD presentation by Beth McKibben Marijuana Establishments and Buffers

Marijuana Regulation and Licensing – CO and WA Legislation

June 4, 2015

CDD presentation by Chrissy McNally
Marijuana Establishments and Buffers

Law Department materials, provided by Amy Mead

July 2, 2015

CCFR presentation re: Marijuana Growing and Oil Extraction Processes by Fire Marshal Dan Jager and Deputy Fire Marshal Sven Pearson

PowerPoint Presentation on Fire Code Enforcement Issues

Law Department Presentation re: Legal Basis for CBJ to License Marijuana, by Amy Mead

July 23, 2015

Marijuana Facilities and the Building Codes, presented by Charlie Ford

Engineering & Public Works Department Memo re: Fertilizer/Runoff Potential Impacts on Wastewater System

Municipal Attorney Memo re: Update on Proposed State Regulations/Ketchikan Gateway Borough Comments re: 3 AAC

August 13, 2015

Follow-Up Questions Regarding Water/Wastewater Issues

Regulating Marijuana Retail Businesses, Memo by Beth McKibben

Estimating the Marijuana Market in Juneau, presented by Carole Triem

August 27, 2015

Effects on Treasury of Marijuana Businesses, CBJ Finance Department Memo

Local Licensing of Marijuana Businesses, CBJ Finance Department

Set 3 of Proposed State of Alaska Regulations with Summary

September 24, 2015	Memo re: Technical Support for Startup of the Marijuana Industry, Deputy City Manager Rob Steedle to Marijuana Committee Chair Jesse Kiehl
	Special Use Provisions for Title 49, presented by Beth McKibben
	Planning Commission Testimony from September 22, 2015
October 8, 2015	Marijuana Revenue Estimates, prepared by CBJ Sales Tax
	Draft Marijuana Land Use Ordinance, Prepared by CBJ Law Department
October 22, 2015	November/December Marijuana Committee Meeting Date Scheduling Discussion
	Marijuana Revenue Estimates, Prepared by CBJ Sales Tax
	Draft Marijuana Land Use Ordinance -- Community Development Department Memo, Marijuana Best Practices Public Health Policy Wish List
	State of Alaska Marijuana Control Board Proposed Regulations
November 12, 2015	Marijuana Taxation Discussion Points and Marijuana Revenue Update, presented by Clinton Singletary
	Draft Marijuana Land Use Ordinance
	State of Alaska Marijuana Control Board Proposed Regulations
	Marijuana Best Practices Public Health Policy Wish List, prepared by NCADD
December 10, 2015	Update on State Marijuana Control Board by Loren Jones
	Draft CBJ Marijuana Land Use Ordinance
	Memo from Amy Mead re: Draft Ordinance 2015-38 v.2

**Articles Related to Marijuana Committee, Planning Commission, and Assembly Action on Marijuana,
February 9, 2015 to Present**

KTOO

February 9, 2016	Juneau Assembly bans use of butane, propane for refining pot for personal use
November 10, 2015	Juneau Assembly adopts marijuana zoning
October 21, 2015	Local marijuana regs set for public hearing
September 22, 2015	Juneau Assembly extends pot business moratorium
August 14, 2015	Should Juneau set a hard limit on how many pot shops can operate?
February 24, 2015	Juneau Assembly defines "public place" for pot users
February 13, 2015	Juneau Marijuana Committee holds first meeting

Juneau Empire

February 24, 2016	Marijuana drama at planning commission meeting
February 19, 2016	First pot permit hits roadblock
February 9, 2016	Assembly: concentrate marijuana carefully, or else
December 1, 2015	City group wants \$50 licenses for pot biz
November 15, 2015	Committee asks for special sales tax for pot
November 10, 2015	Juneau Assembly passes marijuana zoning ordinance; restricts cultivation in residential areas
October 26, 2015	Pot biz block stopped
October 23, 2015	City pot board tables tax, license discussions
September 23, 2015	Commission: Yes to waterfront pot shops
September 22, 2015	Moratorium for pot business permits extended
September 20, 2015	Planning commission testimony on cannabis
September 9, 2015	Stripped-down planning commission tables marijuana zoning talk
August 12, 2015	Marijuana committee to talk license limits
August 3, 2015	City seeks more control from state marijuana board

July 25, 2015	City committee weighs in on proposed pot rules
April 9, 2015	Where Juneau's weed would grow
February 13, 2015	City committee to handle all things weed
January 13, 2015	Assembly blocks marijuana paperwork

**MINUTES
CITY AND BOROUGH OF JUNEAU
MARIJUANA COMMITTEE
WORK SESSION**

**Thursday, May 7, 2015, 6:00 p.m.
City Hall Assembly Chambers**

I. ROLL CALL

The meeting was called to order by Chair Jesse Kiehl at 6:02p.m.

Committee members present: Chair Jesse Kiehl, Mary Becker, Maria Gladziszewski, Bill Peters, Mike Satre, Debbie White (telephonic and in-person). Gordon Jackson had resigned from the Marijuana Committee, and was absent this meeting.

Staff present: Kim Kiefer, Manager; Amy Mead, City Attorney; Chief Bryce Johnson; Deputy Chief Ed Mercer; Deb Senn, Law Office Manager/Clerk; Chrissy McNally, Planner, Community Development; and Beth McKibben, Planning Manager, Community Development Department.

II. APPROVAL OF AGENDA

Chair Kiehl proposed a change to the agenda which would reverse the order of topics V. A. and V. B. The Committee will start with the JPD presentation and teleconference in a guest speaker from Cortez, Colorado.

Hearing no objection, the agenda was approved with the above change.

III. APPROVAL OF MINUTES

MOTION by Mr. Peters to approve the April 9, 2015 Minutes, with minor typographical amendments.

Hearing no objection, the April 9, 2015 Minutes were approved.

IV. PUBLIC PARTICIPATION

(Limited to 20 minutes, three minutes per speaker)

Robert Percival - After reviewing the meeting packet, Mr. Percival stated that Juneau is not like Colorado and Juneau cannot compare itself with laws from other states. He stated much of the presentation in the packet is obtained by survey [the audio was lost temporarily during Mr. Percival's testimony]. Mr. Percival suggested that CBJ look at

what other states have done wrong, learn from their experiences, and improve upon that.

James Barrett – Mr. Barrett stated that many of the statistics in the packet presentation are from different sources, and the reader needs to pay close attention to where the statistics are coming from. He specifically referenced the Drug Policy Project, which has several different sources – www.drugpolicy.org is their website. This website is a good resource to find information about marijuana legalization throughout the United States. Also, Colorado statistics show the benefits of legalization and the types of education programs for youth that were created as a result of new resources and tax revenue. The education programs benefit youth by informing them about what marijuana legalization is and how to stay away from harmful substances.

Ben Wilcox – Mr. Wilcox wished to speak on the presentation. He stated that his wife was a member of the Alaska state delegation that visited Colorado last year. She spent three days with industry and state officials prior to going to the three-day law enforcement junket. The attitudes of state officials were quite different than those of law enforcement. Mr. Wilcox addressed certain information and notes within the presentation entitled 'The Legalization of Marijuana in Colorado – the Impact / Volume 3 Preview 2015'. He asked that readers look at the information presented as a juror looks at evidence, and to not convict an entire industry before it is born.

V. AGENDA TOPICS

A. Juneau Police Department presentation, by Chief Bryce Johnson The Legalization of Marijuana in Colorado – The Impact

- City of Aspen, Colorado - Ordinance No. 38
- City of Cortez, Colorado – Ordinance No. 1192

Chief Johnson presented information from other jurisdictions in Colorado and law enforcement's perspective on how ordinances were working.

Chief Johnson stated that Colorado is very much a divided state with regard to the legalization of marijuana. Certain counties are not allowing retail sales. The other counties allow partial legalization - they are not fully in or fully out. He learned that everyone seems to have an agenda, no matter which side they are on. It is difficult to find statistics that are not without an agenda.

Chief Johnson stated his own agenda is 1) to get the best information he can, and 2) to make this work for the municipality, but make it work in a way that does not increase the amount of law enforcement. He stated it would be a mistake to craft legislation to create more marijuana enforcement than has been done in the past – that was not the intent of the initiative.

Chief Johnson stated that the 'Rocky Mountain High Intensity Drug Trafficking Area' report is law enforcement's general perception. Most of law enforcement believe legalization of marijuana is not working very well. They do have an agenda – they want to repeal legalized marijuana. The generalizations that can be taken from the report are that DUI cases are up. The Juneau Police Department anticipates having to do more enforcement, and start an ARIDE (Advanced Roadside Impaired Driving Enforcement) program, which is a bridge between regular field sobriety tests that officers currently do and a drug recognition expert. Also, underage use and possession appears to be up in Colorado, and JPD would anticipate that happening in Juneau, with the possibility of more issues in schools, and issues with public use and possession.

Chief Johnson looked to other localities and agencies for legislation. Deputy Chief Mercer and Chief Johnson made cold calls to other jurisdictions and pretended to look for ways to purchase marijuana. He looked at websites and ordinances for cities that had retail marijuana, cities that were similar in size to Juneau, and had a tie to tourism.

The City of Cortez, Colorado, was selected as it is somewhat smaller than Juneau. Cortez is a gateway to Mesa Verde National Park, located in the Four Corners area. Chief Johnson also reviewed Steamboat Springs, Colorado, which is a major ski resort town with its entire economy based on tourism from the ski resort; and Aspen, Colorado, also a ski resort town with a big tourism industry. He spoke with Boulder, Colorado – Boulder was the largest jurisdiction.

Chief Johnson included ordinances in the packet from the Cortez and Aspen, Colorado. Chief Johnson stated that Chief Roy Lane of the Cortez, Colorado, Police Department will be on the phone with the Committee this evening. He stated that Cortez has five or six marijuana retail outlets with a new retail outlet about to open. They are actively experiencing commercialized marijuana. Cortez has restrictions on ownership of and employment at marijuana retail stores, similar to Juneau's pawn shop laws. Juneau restricts a known burglar or thief from working in a pawn shop. In Cortez a person cannot be a known drug dealer and open a marijuana business or become employed at a marijuana business.

Chief Johnson stated that Cortez also has operational requirements, and those requirements were consistent throughout many jurisdictions. Cortez required notice of overdose information at the point of sale and also a hotline number to call in case of an overdose. An additional requirement was to provide information regarding drug abuse addiction programs in the area and the dangers of addiction.

Chief Johnson spoke about a number of security requirements inside retail stores. Security cameras were required at the point of sale, entrances and exits, and the general store. There are strict requirements on the quality of the cameras, including pixels and storage/retrieval capabilities. A safe is required on site that is bolted to the floor so it cannot be removed. Active burglar and fire alarms are also required in each location. There are requirements for exterior lighting and an exterior camera system that monitors the entrance point and general parking areas.

Cortez indicated there was some increased availability to kids, similar to cigarettes or alcohol – parents have it at home, so the kids will have access.

In Colorado there is a state board – similar to what the State of Alaska will create – with 13 inspectors who conduct state enforcement. All jurisdictions said that was not sufficient. Jurisdictions did not receive sufficient state enforcement, and they had to take that on at a municipal level.

Chief Johnson spoke about Steamboat Springs, Colorado, which has zoned marijuana retail shops as Light Industrial. Steamboat Springs also added an inspector themselves. They hired a full-time civilian employee as an inspector; the position is not through sworn law enforcement. They mandated person-to-person sales, no vending machines. Steamboat Springs' security requirements were very similar to those of Cortez, and they also prohibited guns, knives, or weapons inside the marijuana shops.

Chief Johnson addressed odor, which has been an issue of concern for Juneau. Boulder required ventilation systems in their retail stores and in their grow facilities. The requirement was you could not smell odor outside of the building.

Chief Johnson stated Aspen, Colorado, has banned possession and use in public. Also, Aspen limited the owners' interest to one shop in their jurisdiction. He was informed that in the tourist locations, large crowds would form long lines outside of retail shops. The shops were very much a novelty when large groups were in town.

Chief Roy Lane from the Cortez, Colorado, Police Department appeared telephonically. Chief Lane was joined by Jerril G. (Sam) Proffer, CBO, CFM, Director of Planning and Building, Cortez, Colorado.

Ms. Gladyszewski asked Chief Lane how long the City of Cortez had been implementing legal marijuana.

Chief Lane stated medical marijuana had been legal for about two years, and Cortez just implemented recreational marijuana in the last year. He stated it has been a learning experience. One of the best decisions Cortez made was to limit the number of marijuana shops in the community based on rules and regulations through planning and zoning. The limit was based on the geography of the area in relation to required buffer zones.

Ms. Becker asked about jurisdiction in relation to State of Colorado laws.

Chief Lane stated that Cortez followed the State law, but the State did not have the manpower. A compliance officer was hired for the City of Cortez to enforce laws for medical marijuana, recreational marijuana, liquor, and tobacco.

Mr. Satre asked about cultivation and if it was allowed in the community.

Chief Lane stated that they do have cultivation in the community. In Cortez there are two shops that do their own cultivating and three shops that do not cultivate. Chief Lane stated that Cortez does not separate shops from cultivation – they are all within the same buffer zone.

Chief Lane stated shop owners must have a fingerprint card, which is submitted to the Colorado Bureau of Investigation to confirm criminal history for determination on licensing. Owners must have a license to work in the shop. Both the State of Colorado and the City of Cortez have regulation requirements before a license can be issued.

Chief Lane stated that the most difficult part was the learning curve to keep the shop owners trained on the rules and regulations. Also an issue is the influx of people coming to Cortez from surrounding states simply to purchase marijuana. They arrive with no place to live and then move into the homeless shelter. There have also been a number of burglaries at the marijuana shops.

Ms. White asked about the limit on the number of shops to five, and how the decision was made on who got a license if there were a large number of applicants.

Chief Lane stated the license was issued on a first-come, first-served basis.

Chief Lane stated that they will not know of issues resulting from legalized marijuana for 4 to 5 years; such as social services calls for children, more emergency room calls, etc. They are keeping records at present for statistical purposes.

Ms. Gladziszewski asked what is required to move product from point A (growing) to point B (processing) to point C (seller) – how is it transported.

Chief Lane stated a manifest is used to track how much is picked up and delivered from point A to point C, there is no point B. The police have a right to look at the manifest at any time and the State and City of Cortez can monitor the transportation. Security companies also transport from point A to point C (seller).

Chief Lane stated that the State does not allow smoking clubs; that is mandated by state law.

Chief Lane stated that Montezuma County opted out. The legalized marijuana is within the municipality's jurisdiction. The city's airport happens to be in the county, so there have been no problems with air transport of legalized marijuana. [End of Chief Lane's presentation]

Chief Johnson stated that what happened with the legalized marijuana bled into what was still illegal, causing jury nullification, and prosecutorial enforcement was much more difficult. The CBJ can expect something similar to occur.

Mr. Peters asked Chief Johnson what his top three concerns would be moving forward.

Chief Johnson stated his top three concerns are impaired driving, underage use and possession, and public use and possession.

Chief Johnson stated ARIDE is a bridge between the Standard Field Sobriety Test (SFST) and recognition of impairment by drugs. The SFST can detect impairment over .1 percent, which, by definition, is probable cause. The next step is a Drug Recognition Expert (DRE), which requires specialized out-of-town training at considerable expense. ARIDE is the bridge training in the recognition of drugs and narcotics, a bridge between SFSTs and DREs, and that training can be taken locally.

Chief Johnson stated field tests will still be used to detect impairment. If something other than alcohol is suspected the next step would be to call in a DRE – there are three certified DREs in Juneau. Once the ARIDE program is available, the ARIDE would conduct SFST first, and if probable cause for alcohol they would continue on as normal – if marijuana or some other substance is detected they would continue on to perform the ARIDE program.

Chief Johnson stated that CBJ needs a *per se* law to request breath, blood, or urine, and allow for officer's discretion on which they request. There would be different tests for different substances.

Chief Johnson stated that not a lot of officer time has been spent on marijuana in the past. If an individual was smoking in view, or the substance was in a car within view, enforcement action was taken. He anticipates undercover marijuana enforcement will decrease. The statistics from 2014 show that marijuana seizures dropped from 2013, and will likely be less in the future. Chief Johnson anticipates an increase in driving under the influence, similar to what Colorado has experienced.

Chief Johnson noted that the Colorado cities that had authorized retail shops had created websites that clearly explained exactly what could, and could not, be done in relation to legalized marijuana.

Chief Johnson stated that the police dog JPD will be receiving will not be trained on marijuana. He stated that dogs could be trained on marijuana, however it makes the probable cause difficult – it leaves open the argument that the dog indicated on something legal.

Chair Kiehl asked if Chief Johnson had the opportunity to look at emerging gray areas, such as current illegal sales of marijuana. In other jurisdictions down south you can find a decorative glass jar of marijuana for sale for \$300, which includes a free gift with purchase. He asked if ordinances addressing that type of situation had been located, specifically an ordinance that would prevent people from grabbing a market share through the legalized marijuana sales. He asked Chief Johnson and/or the City Attorney

to research this issue and inform the Committee so they could forward a recommendation to the Assembly.

**B. Community Development Department presentation, by Chrissy McNally
Zoning and Marijuana Establishments**

The presentation can be viewed online at:

<http://www.juneau.org/clerk/ASC/MARIJUANA/20150507MC.php>

Discussion topics included: Fire risk from heat lamps during cultivation (a 1,000 watt lamp covers an area of approx. 25 sq. ft.); temperature for cultivation; natural light versus artificial light; hash oil extraction using combustible and flammable gas method; growing in warehouses versus growing in greenhouses; HVAC requirements; communications with other jurisdictions regarding their zoning and planning experiences; buffers from residential and retail locations; a draft Table of Permissible Uses (TPU); employee safety during CO2 enrichment process, which growers use to create an oxygen deprived atmosphere .

Chair Kiehl asked if Capital City Fire and Rescue (CCFR) had been contacted to see if current Code is sufficient for fire risks.

Ms. McNally stated she had reached out, but had not heard back from CCFR.

Mr. Satre asked that Ms. McNally continue to follow-up with CCFR.

Ms. McNally summarized her conversations with approximately 15 different communities. A few of the predominant themes involved marijuana establishments being prohibited in residential zoning districts. Odor issues are addressed by adding more carbon filters in the facility. One community in Colorado required retail stores to have additional filters. In Denver public consumption was remedied through education. Telluride managed this with pamphlets and flyers regarding public use. This is of particular importance for visitors/tourists.

Ms. McNally stated that in Washington, there is a limit to the number of establishments per municipality. Colorado sets limits through zoning and allows certain land and retail locations for marijuana establishments. The use of buffers and zoning limits relieves concentration of establishments.

Ms. McNally reviewed definitions (see presentation for detail) – and highlighted the definition of *marijuana product*.

Ms. McNally discussed the TPU regarding commercial cultivation facilities. She noted that odor is a concern with Light Commercial and Industrial. Rural Reserve has larger lots, however private Rural Reserve can be densely populated.

Mr. Satre stated an ordinance similar to the cell tower ordinance may be appropriate. He asked that staff (Law and CDD) determine what special use provisions might go with the TPU.

Ms. McNally stated that Colorado has both state and local licensing, and many municipalities require conditional use permits. In Washington there is no local licensing. Due to clean air laws, marijuana clubs in both Washington and Colorado have not opened. With a conditional use permit, marijuana clubs could be appropriate in designated districts.

Mr. Peters asked about buffers – what is in the State legislation for buffers.

Ms. Mead stated there is no buffer adopted by the State yet.

Ms. McNally stated 1,000-foot buffers are very restrictive – 200 feet was considered in the legislature. Both 1,000-foot and 500-foot buffers are used in Telluride, and all communities added a 200-foot additional buffer in residential areas.

Ms. Mead stated that jurisdictions chose a 1,000-foot buffer as a sentencing enhancer. This is from federal law – if a crime occurs within 1,000 feet, it's a sentencing enhancer for many, but not all, of the communities.

Chair Kiehl suggested that staff prepare maps with 200/500/1000 foot buffer sizes that encircle or circle private residences, churches, and public, private, and charters schools for the next meeting.

Ms. Mead asked for CDD to also include licensed daycares.

Ms. Gladziszewski stated that daycares are more transient.

Ms. White asked to include playgrounds in buffer zones.

Ms. McKibben stated that schools, licensed daycares, churches, and correctional facilities were used on the initial maps. The initial maps were developed based on some of the language included in bills going through the State legislature.

Chair Kiehl requested that the existing regulation (Title 4) be used for altering the maps, which includes churches, schools, licensed daycares, and correctional facilities. The Committee agreed.

VI. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Mr. Satre stated that the TPU is a great starting point. The next meeting will provide a general consensus and enable the Committee to direct staff on zoning regulations for the TPU and special use provisions; Law can then prepare a draft ordinance.

Ms. White stated that she will need to attend telephonically at the next meeting on May 21st.

Ms. Gladyszewski requested additional ordinances from other communities for review.

Ms. Becker inquired about distance from schools – whether it is the same for all establishments (stores, cultivation, etc.).

Chair Kiehl stated that, at present, that is for CBJ to decide, until the State says otherwise. He also requested that staff create the proposed TPU lines and possible buffer zone maps to forward to the Planning Commission.

Chair Kiehl requested further discussion on local regulatory authority by the Committee. He said there is a remote possibility that CBJ may need to prepare for local regulatory authority. Chair Kiehl stated he will work with staff to bring a presentation to the Committee at a future meeting.

VII. ADJOURNMENT 7:58 adjourned.

**MINUTES
CITY AND BOROUGH OF JUNEAU
MARIJUANA COMMITTEE
WORK SESSION**

**Thursday, July 2, 2015, 6:00 p.m.
City Hall Assembly Chambers**

I. ROLL CALL

The meeting was called to order by Chair Jesse Kiehl at 6:06 p.m.

Committee members present: Chair Jesse Kiehl, Vice Chair Mike Satre, Debbie White (telephonically), Bill Peters, Maria Gładziszewski, and Dennis Watson.

Committee members absent: Mary Becker.

Staff present: Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Chief Etheridge, CCFR; Hal Hart, Community Development Director;

II. APPROVAL OF AGENDA

Mr. Peters asked to discuss the meeting time. The agenda was approved as presented.

III. APPROVAL OF MINUTES

May 21, 2015 Draft Minutes

Hearing no objection, the minutes of the May 21, 2015 meeting were approved.

June 4, 2015 Draft Minutes

Hearing no objection, the minutes of the June 4, 2015 meeting were approved.

IV. PUBLIC PARTICIPATION – None.

V. AGENDA TOPICS

- A. Capital City Fire/Rescue presentation re: Marijuana Growing and Oil Extraction Processes, by Fire Marshal Dan Jager and Deputy Fire Marshal Sven Pearson

Fire Marshal Dan Jager said he and Mr. Pearson were present to discuss fire code, code related issues or potential issues with commercial grow operations and oil extraction processes. This is relatively new all over the country, and there is no specific fire code chapter dealing with this topic. The processing can impact multiple sections of the building codes, but their focus was only on the fire code. He spoke with the State Fire Marshal who did not have specific guidelines and other communities in Alaska have not addressed this topic yet, so the information has come from Colorado and Washington. Regarding permitting, multiple departments will be involved with

the start up, and for fire issues, there may need to be an annual or every two year inspection through the life of the business. The different types of processing involve Co2, fumigation, use of butane for oil extraction, different types of flammable gases, depending on how the system is set up. The concerns involve fire, asphyxiation, and for properly conducted businesses, there should not be significant problems, but "homegrown" businesses could be potential problems that may not be identified until there is an ambulance call. In the last year there had been three explosions in Alaska involving the use of butane fuel for the oil extraction process.

Deputy Fire Marshal Sven Pearson presented a power point presentation. The Fire Marshal is involved in the review of a change of occupancy of a building or of the plans for new construction for plan review, site inspection and issuance of certificate of occupancy. In addition, they continue enforcement and oversight following the issuance of a certificate of occupancy.

Fire inspection issues specific to marijuana establishments include establishment inspection for fire and life safety, the extraction process of THC from marijuana, Co2 enrichment processes that improve the growing of the product, and hazardous materials. Their concerns include heat, ventilation, electrical, fumigation, Co2 and egress for safely exiting and entering the building. Ideal growing temperatures are between 68 – 72 degrees. The high intensity discharge from lights is the concern due to potential overloaded circuits. If the project goes through plan review that can be addressed, but in non-licensed facilities, that can be a source of trouble. Exhaust fans are important to eliminate excess heat. Photosynthesis is needed for a successful grow and he spoke about Co2 enrichment. Co2 is also used for fumigation and killing pests as well. He showed several photos of unsafe growing conditions, including blocked exits in an attempt to secure the product inside, and maze like interior conditions without clear exit paths, unsafe chemical storage, and the use of visqueen to separate areas of growing can be fire hazards. He spoke about enforcement efforts in other communities, such as Butte County, CA, and Denver, CO. Denver allows a "closed loop system" for THC extraction or an alternative professionally engineered system.

Mr. Watson asked how a large operation was defined. Mr. Jager said it would be based on square footage, and the number of appliances or equipment.

Mr. Watson said that in order to be effective, trained enforcement officers are needed and that would be an additional need. Mr. Jager said he thought visiting other jurisdictions and working along side their counterparts would be most useful.

Ms. Gladyszewski asked if they have looked at codes for other locations for drafting in the CBJ code. Mr. Jager said Seattle and Denver have both drafted codes and they are studying those.

Mr. Satre said this is a potentially new industry but they are all components of existing industries. If we put together a process that encourages compliance through a predictable permitting system, most problems would be nipped in the bud. Mr. Jager said that was correct and many of the components were typical in use but being put together in new ways.

Mr. Kiehl shared Mr. Satre's assessment and said training would be important to address early on so that when pre-application meetings happen everyone knows what to look for in advance. Mr. Kiehl asked if there was a way to address code issues regarding the Co2 enrichment systems now ahead of other fire code processes. He asked the Fire Marshal to consider that and provide an answer at a future time. Mr. Kiehl asked about fire concerns with home extraction

and if the existing fire code addressed these concerns. Mr. Jager said he did not think so because 1-2 family dwellings were under the jurisdiction of the building code or the residential code and those did not deal with the specific hazards. He thought the only way to address those concerns would be through the fire code, but their jurisdiction is not over 1-2 family dwellings now – it is only over multi-family and commercial properties. Mr. Kiehl asked if there were any concerns raised regarding using extractives to create edibles that were new or were those addressed in existing commercial kitchen operations. Mr. Jager said he thought it was generally regarded similarly to any commercial kitchen.

B. Law Department presentation re: Legal Basis for CBJ to License Marijuana, by Amy Mead, Municipal Attorney

Ms. Mead said research showed it was possible for CBJ to initiate a permit process directly related to marijuana establishments as long as it regarded time, place and manner, unless we moved into a business license with more regulations regarding the business side.

Mr. Satre said it appears the CBJ could create a license locally similar to a liquor license that allows the CBJ to take the license if the rules are not followed. Ms. Mead said some elements of the industry can have more impact on neighborhoods and the requirement of a license and the ability to pull a license is an easier way to get enforcement vs. a penalty or an injunction. Ms. Mead said there are provisions in the fire and building code that are addressing these issues now and whether there can be specific code sections drafted in one section vs. sporadically throughout the code, she would like direction.

Ms. Gladziszewski said centralizing the regulations in one section would likely be more helpful to those attempting to comply with the code.

Ms. White said she agreed with Ms. Gladziszewski about centralizing information in one section and starting this way with these establishments would be a good way to start.

Ms. Gladziszewski said it can have pointers to other code sections, not everything needs to be repeated.

VI. COMMITTEE MEMBER COMMENTS AND QUESTIONS

Mr. Kiehl would like presentations from Sales Tax/Treasury regarding an all cash business and a memo or presentation from the Building Official about building code issues beyond the fire code. The committee has not acted on a licensed place for people to consume, such as a club or other method, and he asked who the committee should hear from about that issue. He asked for public input as well as input from the committee and staff on that issue.

Mr. Satre said the mental health board had a first hearing and there was some discussion about premises legal for consumption and we should get something from the department of law on how it relates to the smoking ordinance.

Ms. Gladziszewski said she would like to learn more about this issue and Colorado also set that aside as a secondary issue. Can we thread the needle to have such clubs and not violate the "no smoking" ordinance?

Mr. Peters said he would like some feedback regarding the smoking ordinance. Could there be a premise with a confined space with ventilation, but with all of the smoking that is taking place on the street now, perhaps this conversation needs to start.

Hearing no objection, the committee agreed to move to a 2nd and 4th Thursday each month schedule.

VII. ADJOURNMENT

There being no further business to come before the committee, the meeting adjourned at 6:45 p.m.

Submitted by Laurie Sica, Municipal Clerk



Community Development

City & Borough of Juneau • Community Development

155 S. Seward Street • Juneau, AK 99801

TO: Title 49 Committee

FROM: Chrissy McNally, Planner *Chrissy McNally*
Community Development Department

DATE: August 10, 2015

RE: Allowable areas for marijuana establishments

The Marijuana Committee has worked with CDD staff to determine which zoning districts would allow marijuana establishments. Marijuana establishments currently include cultivation facilities, processing facilities, testing facilities, and retail stores. The committee determined that the question of marijuana clubs, or places to legally consume purchased marijuana product, required more time and analysis of the CBJ smoking ordinance.

Staff contacted planning departments throughout Colorado and Washington to discuss how their jurisdictions handled legalized recreational marijuana in the land use codes. While the statewide laws regarding marijuana are different in each state, several themes ran through many jurisdictions;

- Marijuana establishments are prohibited in residential zoning districts
- Buffers from residential zones
- Greenhouses have more odor problems than indoor cultivation facilities
- Odor is a manageable problem
- Hours of operation for retail limited beyond state requirements
- Public consumption is a concern that can be addressed with education
- Limited number of establishments
- Buffers between marijuana establishments

Staff initially presented the relevant use categories that the establishments could potentially fit into. Over several meetings the committee determined that a special use category for marijuana establishments was required.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.300	<u>Marijuana retail store</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3^N</u>	<u>3^N</u>	<u>3</u>

Title 49 Committee

Allowable areas for marijuana establishments

August 10, 2015

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 “marijuana testing facility” allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>3.500</u>	<u>Marijuana testing facility</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	-	-	<u>3</u>

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 “marijuana processing” allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>4.220</u>	<u>Marijuana processing</u>									<u>3</u>	<u>3</u>		<u>3</u>			<u>3</u>

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 “marijuana cultivation” allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the D-1 zoning district outside of the urban service boundary.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>14.000</u>	Commerical agricultural operations															
...																
	<u>14.240</u> <u>Marijuana Cultivation</u>		<u>3</u>	<u>3</u>						<u>3</u>	<u>3</u>					<u>3</u>

Marijuana Committee
 Allowable areas for marijuana establishments
 August 10, 2015

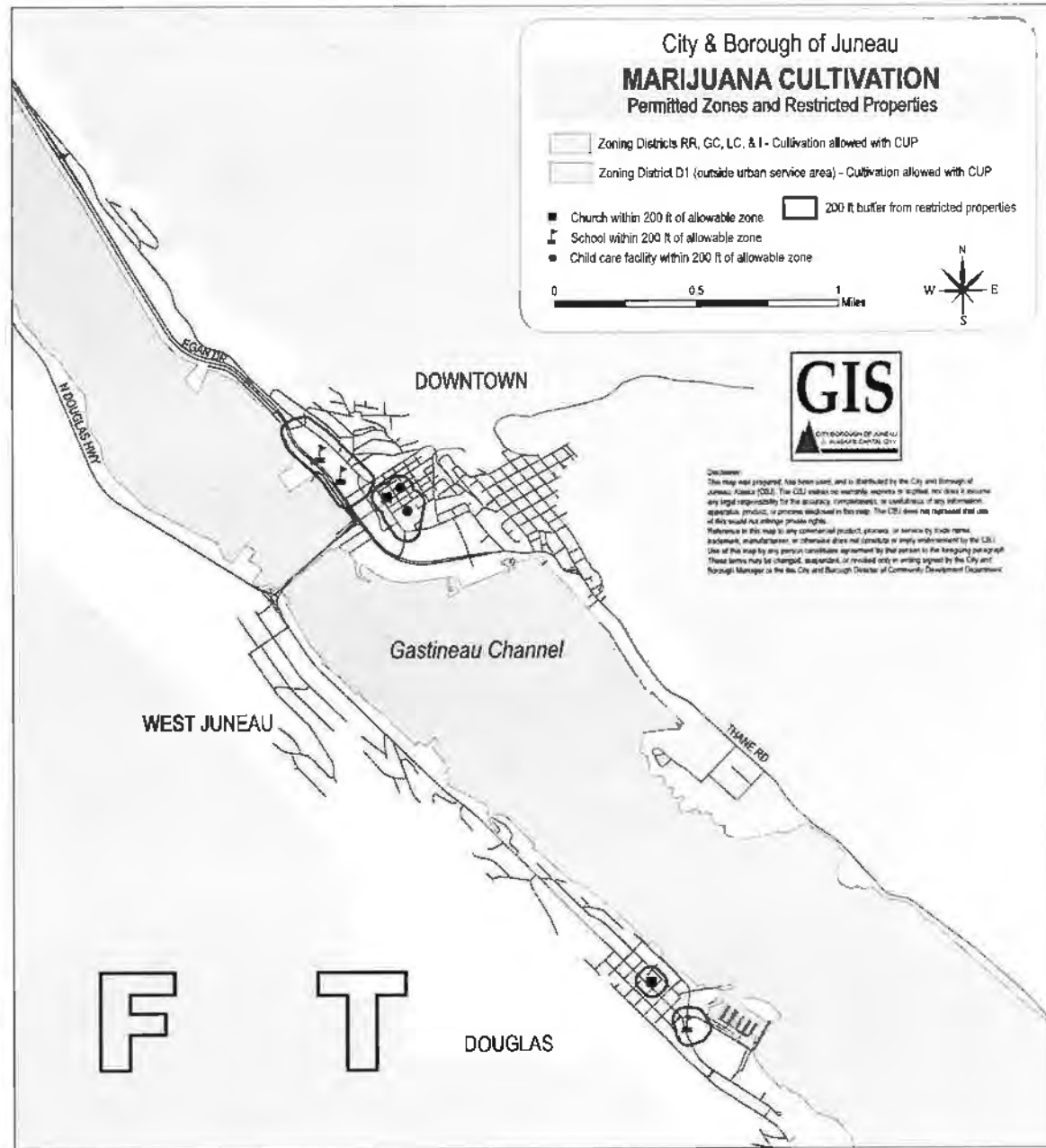
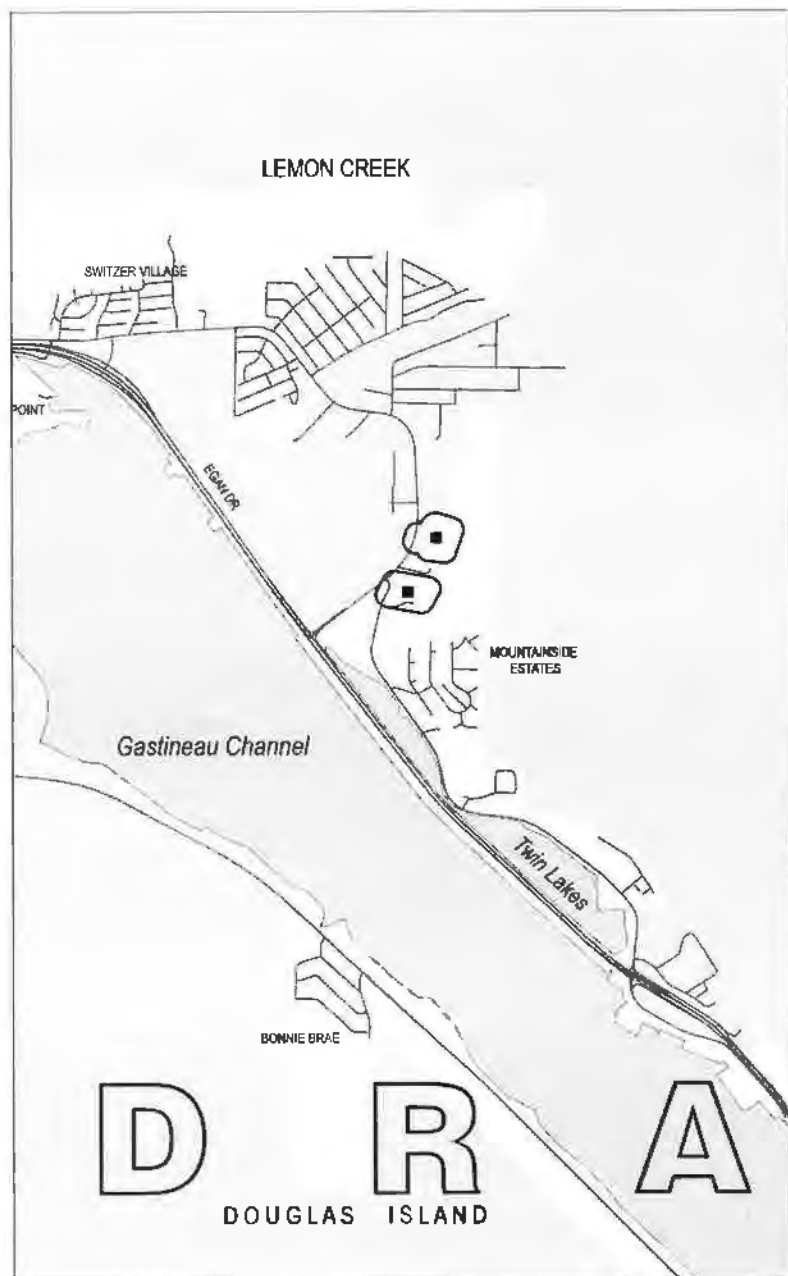
Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

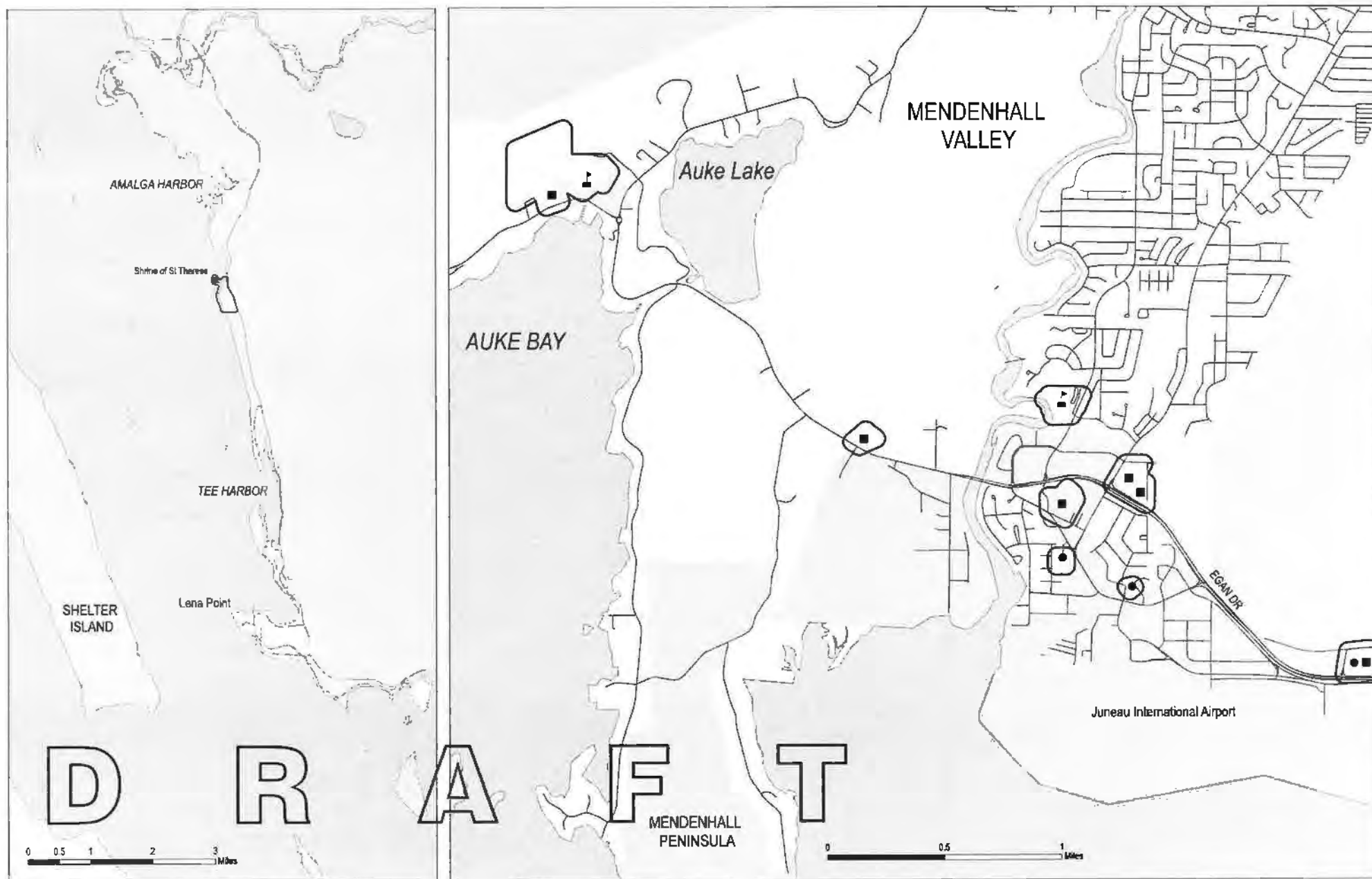
	Use Description	RR	D1	D3	D5	D10SSP	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>19.200</u>	Nurseries, commercial greenhouses															
...																
	<u>19.230</u> <u>Marijuana Cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

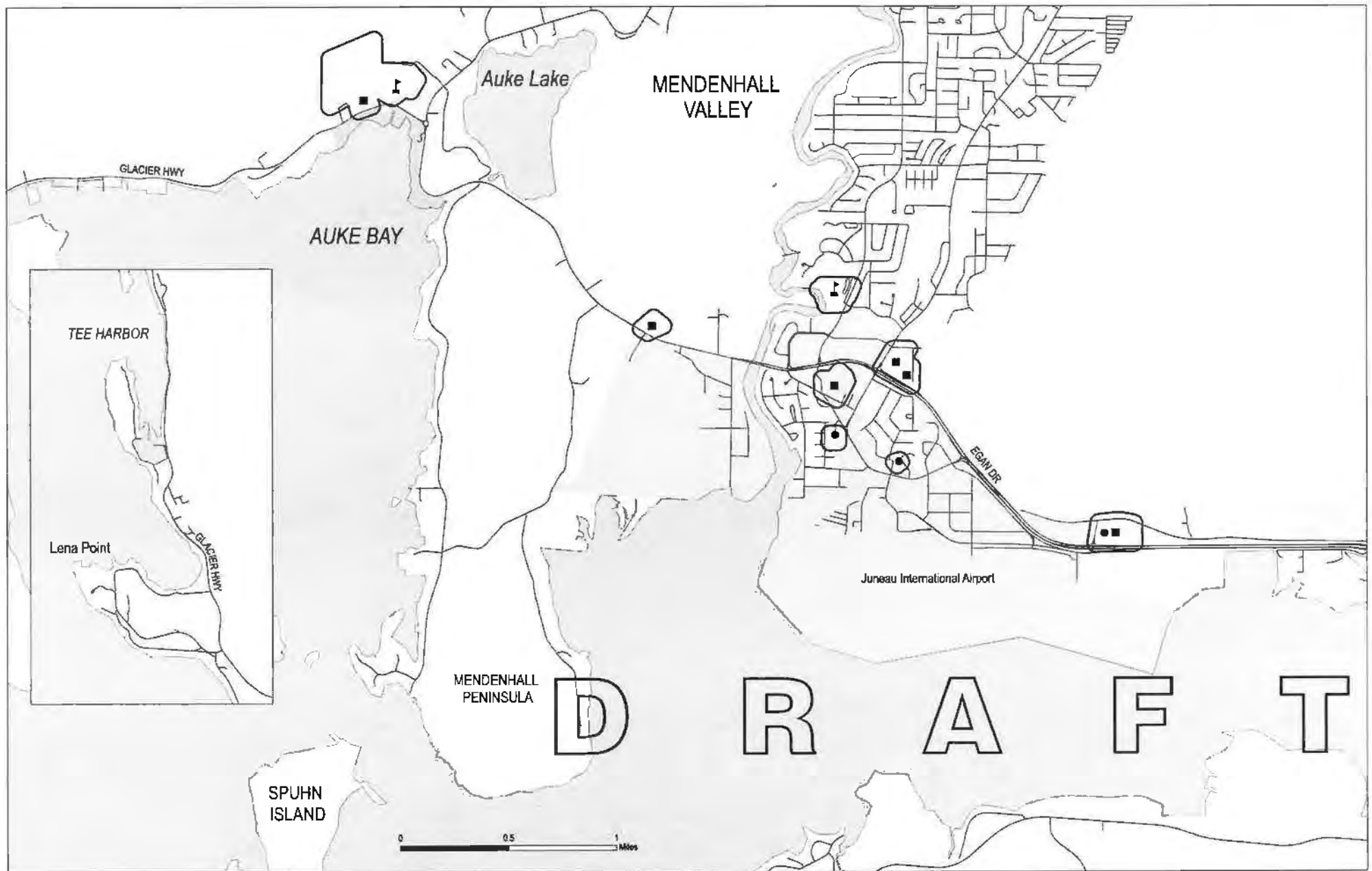
Buffers

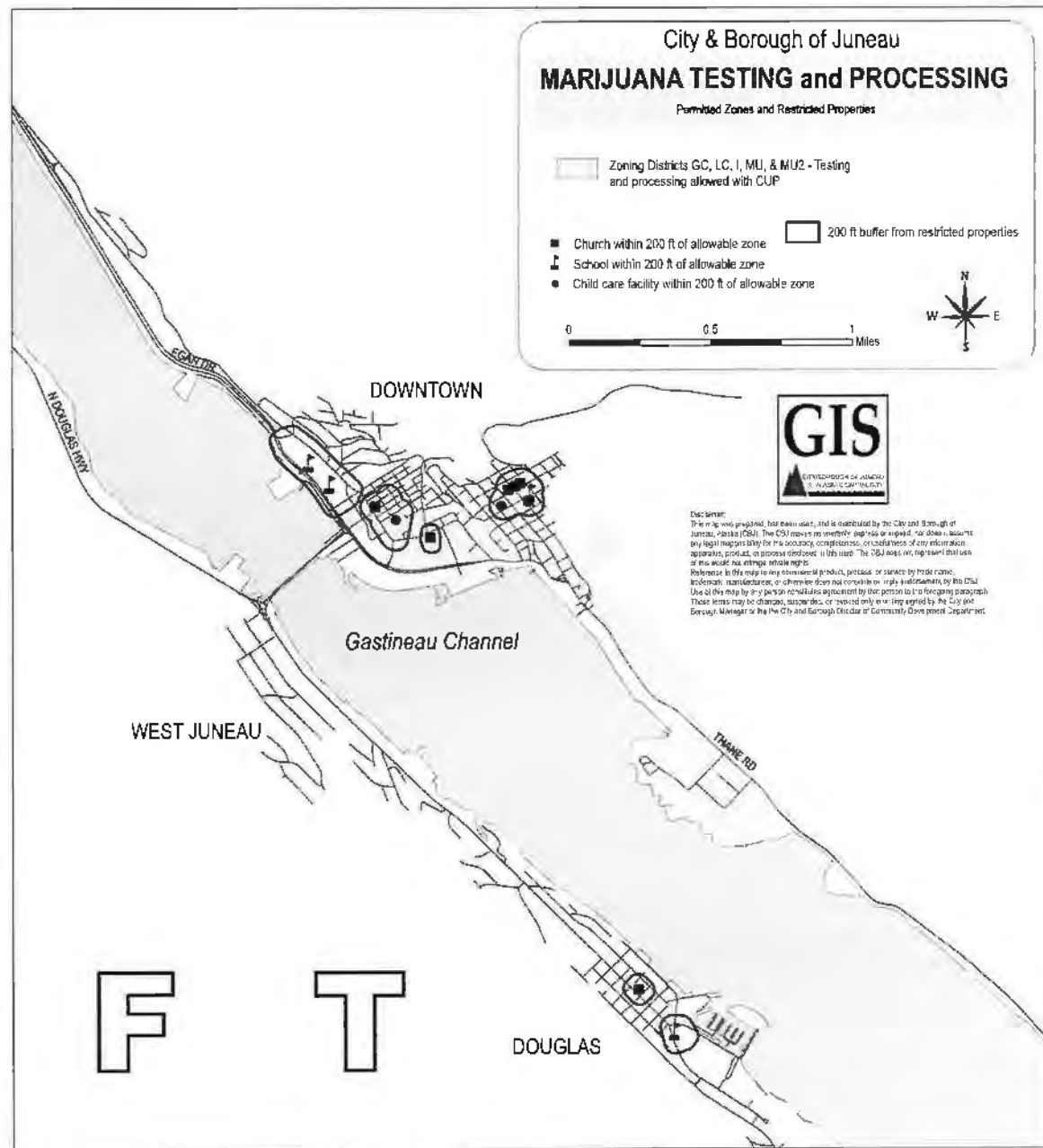
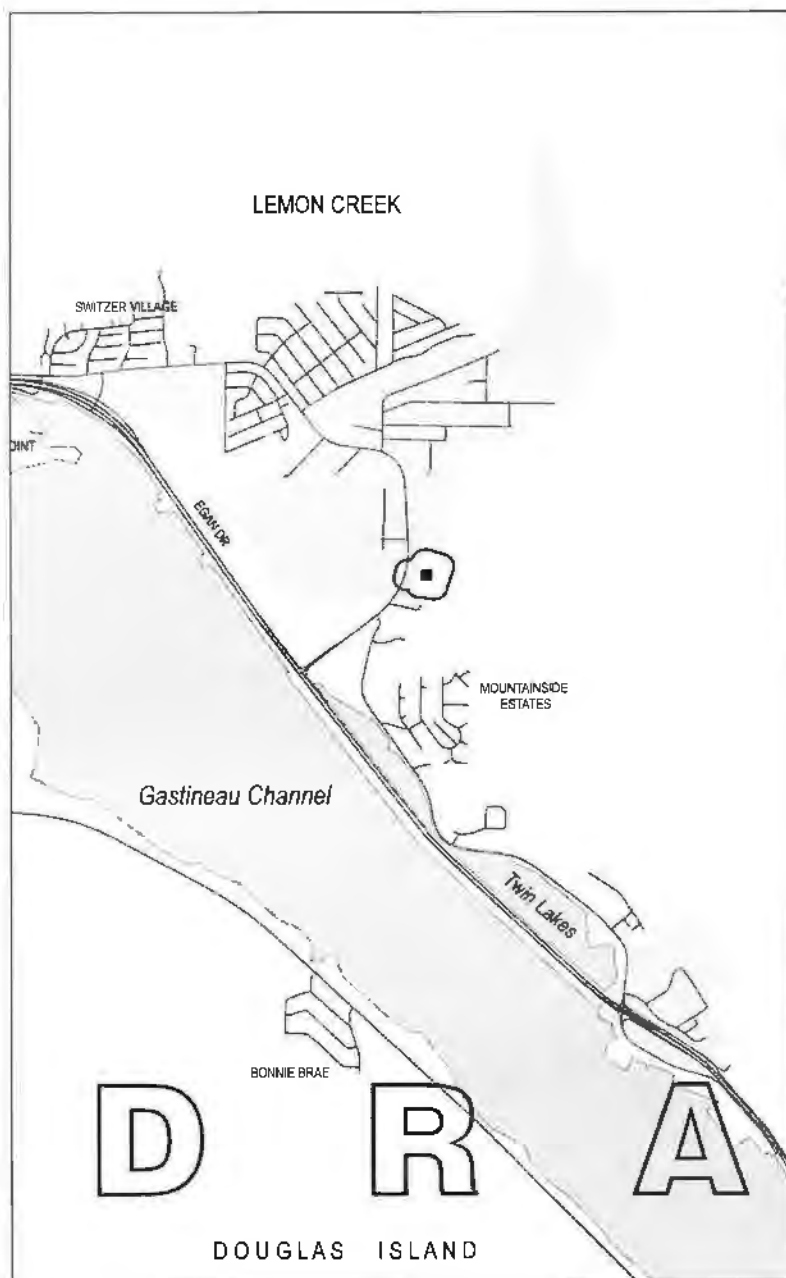
The Marijuana Committee compared 1,000, 500, and 200 foot buffers from schools, churches and child cares. Both the 1,000 and 500 foot buffers were considered too restrictive on the available land for such uses. The Marijuana Committee is recommending a 200 foot buffer from the property lines of churches, schools and day cares in all zoning districts.

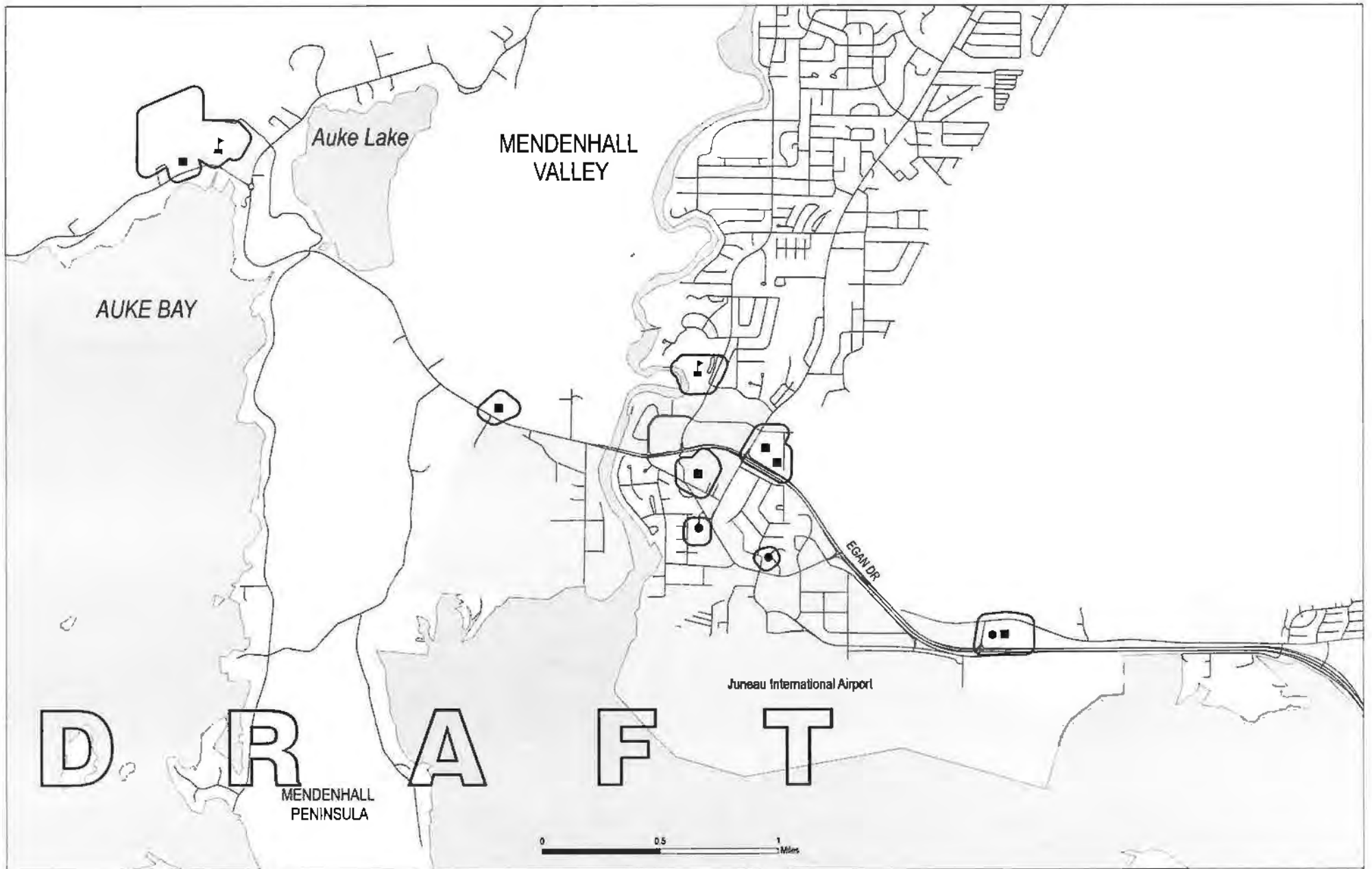
Attachments: Proposed buffer maps
 Zoning maps
 Draft Ordinance

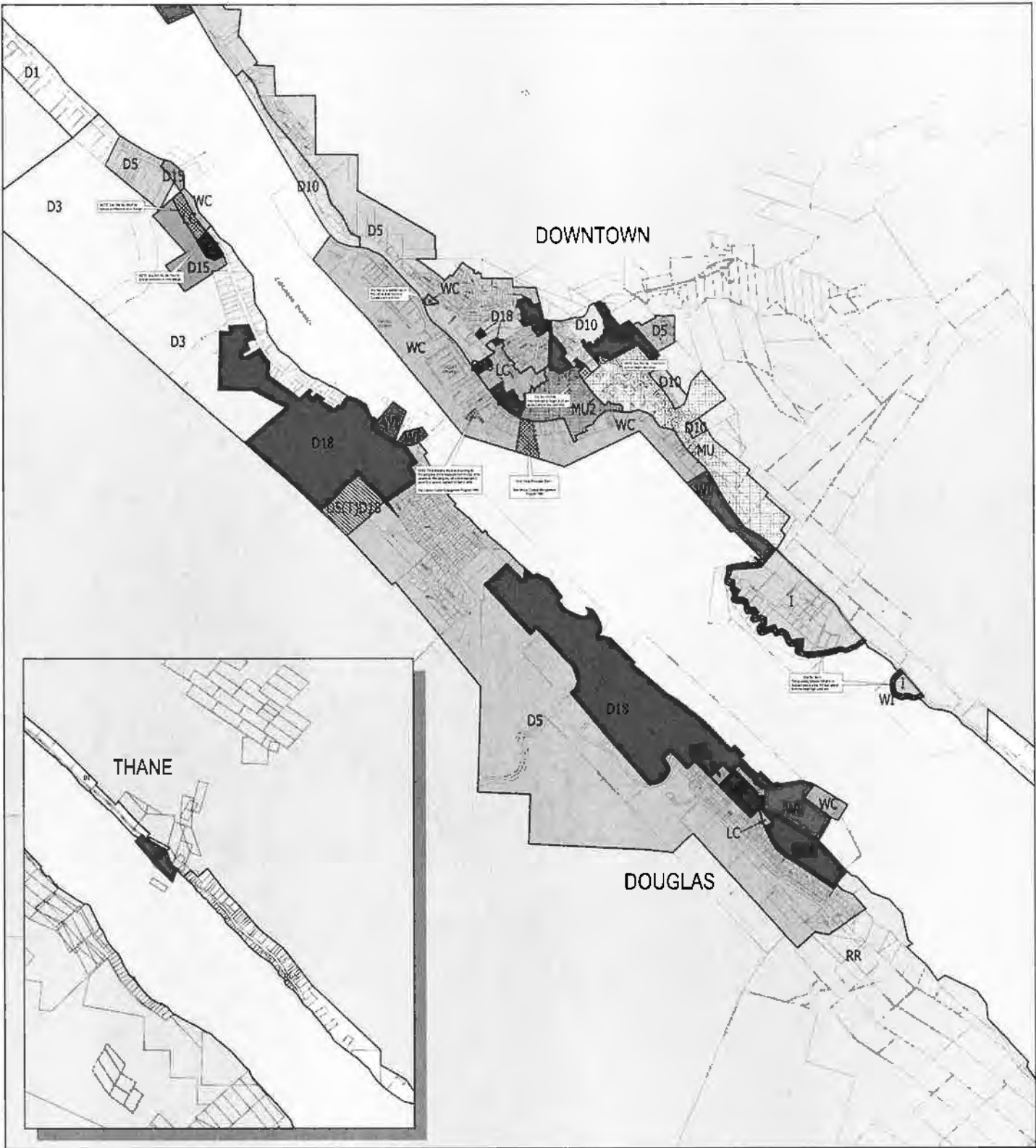












Map current as of May 7th, 2015

Downtown Juneau & Douglas ZONING MAP

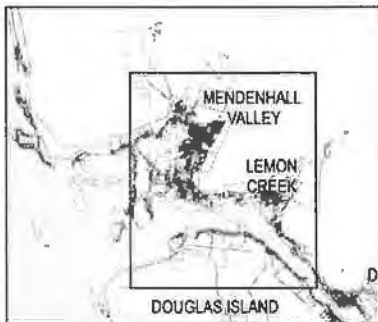
ZONING DISTRICTS		
D1 Single Family & Duplex	MU Mixed Use	D1(T)D3
D3 Single Family & Duplex	MU2 Mixed Use	D1(T)D3-0
D5 Single Family & Duplex	WC Waterfront Commercial	D1(T)D3-0a
D10 Multi Family	WI Waterfront Industrial	D1(T)D3-0b
D10SF Single Family	RR Rural Reserve	D1(T)D3-0c
D15 Multi Family	RR(T)D15 Transition Zones	D1(T)D3-0d
D18 Multi Family	RR(T)D3 Transition Zones	D1(T)D3-0e
LC Light Commercial		D1(T)D3-0f
GC General Commercial		D1(T)D3-0g

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Geographic Information Systems
City of Juneau
907 586 0762





Map current as of May 14, 2015



Mendenhall Valley & Lemon Creek ZONING MAP

ZONING DISTRICTS			
D1 Single Family & Duplex	I Industrial	D1(T)D3	Single Family & Duplex Transition Zones
D5 Single Family & Duplex	MU Mixed Use	D1(T)D10	
D5 Single Family & Duplex	MU2 Mixed Use	D1(T)D5	
D10 Multi-Family	WC Waterfront Commercial	D1(T)D15	
D10SF Single Family	WI Waterfront Industrial	D3(T)D10	
D15 Multi-Family	RR Rural Reserve	D3(T)D5	
D1E Multi-Family	RR(T)D15 Transition Zones	D5(T)D10	
LC Light Commercial			
GC General Commercial			

Disclaimer:

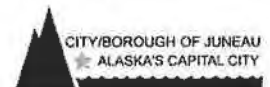
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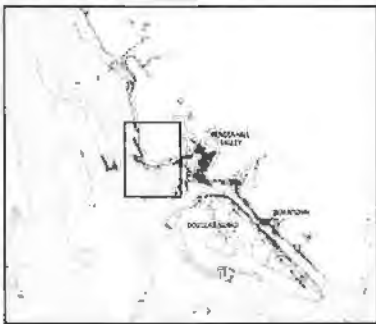
Suggestions for corrections and improvements to the CBJ zoning maps should be directed to:

Geographic Information System
gis@ci.juneau.ak.us
(907) 586-0762





Map current as of October 2014



Auke Bay to Tee Harbor ZONING MAP

ZONING DISTRICTS		
D1 Single Family & Duplex	I Industrial	D1(T)D1
D3 Single Family & Duplex	MU Mixed Use	D1(T)D10
D5 Single Family & Duplex	MU2 Mixed Use	D1(T)D5
D10 Multi Family	WC Waterfront Commercial	D10(T)D15
D10SF Single Family	WI Waterfront Industrial	D3(T)D18
D15 Multi Family	RR Rural Reserve	D3(T)D5
D18 Multi Family	RR2(T)D15 Transition Zones	D5(T)D10
LC Light Commercial	RR2(T)D10	D5(T)D18
GC General Commercial		

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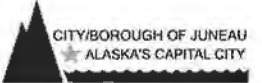
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Geographic Information Systems
600 N. Juneau St. #100
(907) 585-6762





Map current as of October 29th, 2014



Tee Harbor to Echo Cove ZONING MAP

ZONING DISTRICTS			
D1 Single Family & Duplex	I Industrial	D1(T)D3	Scale Family & Duplex Transition Zone
D3 Single Family & Duplex	MU Mixed Use	D1(T)D10	
D5 Single Family & Duplex	MU2 Mixed Use	D1(T)D5	
D10 Multi Family	WC Waterfront Commercial	D10(T)D15	
D10SF Single Family	WI Waterfront Industrial	D3(T)D18	
D15 Multi Family	RR Rural Reserve	D3(T)D9	Scale Family & Duplex Transition Zone
D18 Multi Family	RR(T)D15 Transition Zones	D5(T)D10	
LC Light Commercial	RR(T)D3 Transition Zones	D5(T)D18	
GC General Commercial			

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**Law Department
City & Borough of Juneau**

MEMORANDUM

TO: Beth McKibben, Planning Manager

FROM: Amy Gurton Mead, Municipal Attorney

DATE: July 13, 2015

SUBJECT: Draft language amending TPU to address commercial marijuana establishments

Dear Beth

As directed by the Marijuana Committee, please find below draft language amending the table of permissible uses to address commercial marijuana establishments.

Section ____. **Amendment of Table.** Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.200	Storage and display of goods with greater or equal ...									1,3	1,3	1,3	1,3	3 ^N	3 ^N	3
<u>2.300</u>	<u>Marijuana retail store</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3^N</u>	<u>3^N</u>	<u>3</u>

Section ____. **Amendment of Table.** Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

July 13, 2015
AGM to B McKibben
Amending TPU re: marijuana establishments

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1 ^N ,3 ^N		3 ^S
<u>3.500</u>	<u>Marijuana testing facility</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>			<u>3</u>

Section ___. Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
4.210	Seafood processing	3 ^T												3,	1,3	1,3
<u>4.220</u>	<u>Marijuana processing</u>									<u>3</u>	<u>3</u>		<u>3</u>			<u>3</u>

Section ___. Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
14.00	Commercial agricultural operations															
...																
<u>14.240</u>	<u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

July 13, 2015
AGM to B McKibben
Amending TPU re: marijuana establishments

Section ____. Amendment of Table. Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
19.200	Nurseries, commercial greenhouses															
...																
	<u>19.230</u> <u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: August 28, 2015

TO: Planning Commission

FROM: Chrissy McNally, Planner II *Chrissy McNally*
Community Development Department

FILE NO.: AME2015 0009

PROPOSAL: Proposed changes to Title 49 Table of Permissible Uses relating to marijuana establishments.

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

ATTACHMENTS:

Attachment A: AME2015 0009 application

Attachment B: Memo to PC from CDD staff

Attachment C: Memo to Title 49 Subcommittee from CDD staff

Attachment D: Ordinance 2015-39 (Title 49 Subcommittee recommendations)

Attachment E: August 21, 2015 Title 49 Subcommittee meeting minutes

BACKGROUND

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. At the June 6, 2015 Marijuana Committee meeting, the committee recommended to the Planning Commission that new sections be added to Title 49 *Table of Permissible Uses* for marijuana establishments. Those recommendations were presented in a staff memo to the Planning Commission dated July 15, 2015 (Attachment A, B).

The draft ordinance relating to marijuana establishments was reviewed at the August 21, 2015 Title 49 Subcommittee meeting. The Title 49 Subcommittee recommends several changes to the Marijuana Committee recommendations, which are now reflected in the proposed ordinance and discussed below (Attachment D).

Planning Commission
File No.: AME2015 0004
August 28, 2015
Page 2 of 7

The State Marijuana Control Board is required to adopt regulations for marijuana establishments by November 24, 2015. The CBJ Marijuana Committee recommended extending the moratorium on the acceptance of applications for marijuana establishments until the CBJ Planning Commission and Assembly has adequate time to create and adopt changes to Title 49 the Land Use Code related to marijuana related land uses.

DISCUSSION

The State's Marijuana Control Board has established four types of marijuana establishments; marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores. Prior to this report, marijuana product manufacturing was referred to as 'marijuana processing'. However, marijuana product manufacturing is consistent with the state draft regulations. To date, the state draft regulations provide definitions for these establishments as follows;

Marijuana cultivation facility means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Marijuana product manufacturing facility means an entity licensed to purchase marijuana; manufacture, prepare, and package any approved marijuana product; and sell marijuana and marijuana products to any other marijuana product manufacturing facility or marijuana retail store, but not to a consumer;

A product manufacturing facility may possess an *extraction only license* which allows the facility to strictly make and sell marijuana concentrate.

Marijuana testing facility means an entity registered to analyze and certify the safety and potency of marijuana.

Retail marijuana store means an entity licensed to purchase marijuana from a marijuana cultivation facility, to purchase marijuana and any approved marijuana product from a marijuana product manufacturing facility, and to sell marijuana and any approved marijuana product to a consumer.

Community Development Department staff initially identified the existing sections of Title 49 *Table of Permissible Uses* which could potentially include marijuana establishments. These included CBJ 49.25.300 section 14.210 *commercial agriculture excluding farm animals* and section 19.210 *nurseries, commercial greenhouses, retail sales* for marijuana cultivation.

Planning Commission
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August 28, 2015
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Marijuana product manufacturing facilities were found to be most consistent with section 4.070 *medium manufacturing*. Medium manufacturing is defined in Title 49 as the following;

The processing and/or fabrication of materials or products where the process involved will produce noises, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative effect on other businesses or property values.

Marijuana testing facilities were found to be most consistent with CBJ 49.25.300 section 3.300 *Research, laboratory uses*. Marijuana retail stores were considered within section 2.120 *Miscellaneous* (sales).

Staff then interviewed county and municipal planning departments throughout Colorado and Washington to gather information on how other jurisdictions have treated recreational marijuana in their land use codes as well as gather information about the impacts these uses have on adjacent properties and the public. These findings are summarized in Attachment C of this report. This information was used to determine if the existing use categories were adequate or if a new use category for marijuana establishments was necessary. Staff recommended a new use category as the appropriate approach for regulating marijuana establishments in Title 49, the Land Use Code. In general, staff recommended no marijuana establishments be allowed in residential zoning districts or the Waterfront Commercial (WC) and Waterfront Industrial (WI) districts. In addition, all marijuana establishment proposals would require a Conditional Use Permit.

The Marijuana Committee made three changes to staff recommendations for allowed zoning districts. The Committee moved to allow marijuana cultivation in the D-1 zoning district outside the urban service boundary. The Committee further moved to allow marijuana retail in the WC and the WI districts. The Marijuana Committee recommendation can be found in Attachment A.

On August 21, 2015 the Title 49 Subcommittee met to discuss the Marijuana Committee's recommendations for changes to Title 49 for marijuana uses (Attachment E). The committee made several amendments to the proposed zoning regulations for marijuana establishment;

Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230

No changes to the allowed zoning districts were recommended for marijuana cultivation. A motion was made to remove cultivation from the D-1 zoning district based on the intent to treat all residential zoning districts equally. That motion failed.

Marijuana Production Manufacturing Facility CBJ 49.25.300 section 4.220

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The Title 49 Subcommittee recommends removing marijuana product manufacturing facility from the Light Commercial (LC) zoning district as the Subcommittee deemed the use inconsistent with the definition of Light Commercial;

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

This recommendation is consistent with the zoning districts which allow for medium manufacturing. Medium manufacturing is not allowed in the LC district.

The Title 49 Subcommittee also recommends marijuana product manufacturing be allowed in the Rural Reserve (RR) district with an approved Conditional Use Permit. This recommendation is consistent with the treatment of medium manufacturing in the TPU.

Marijuana Testing Facility CBJ 49.25.300 section 3.500

The Title 49 Subcommittee recommends allowing marijuana testing facilities in the RR district with an approved Conditional Use Permit. This recommendation is consistent with the allowed zoning districts for other research and laboratory uses.

Marijuana retail store CBJ 49.25.300 section 2.300

The Title 49 Subcommittee recommends removal of marijuana retail from the WC and WI districts based on the limited nexus between marijuana establishments and the requirement for uses in these districts to be water-oriented.

Note 'N' in the TPU states that the uses allowed in the WC and WI districts must be water-dependent, water-related, or water-oriented. The waterfront districts are defined and described in CBJ 49.25.250 and under the definitions section, CBJ 49.80.120.

49.25.250 Waterfront districts

(a) The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment.

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Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.

(b) The WI, waterfront industrial district, is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many of the uses that are allowed in the WC, waterfront commercial district, are also allowed in the WI, waterfront industrial district.

49.80.120 Definitions

Water-dependent means a use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body.

Water-oriented means uses or mixtures of uses which would benefit from being near the water and are intrinsic to waterfront development and which meet all of the following criteria:

1. Uses must be part of a larger fully planned development which also incorporates water-dependent or water-related uses;
2. Uses which are not directly water-dependent or water-related must be necessary to the overall development of the project;
3. Uses must be integrated functionally by architectural and site designs which are sensitive to the waterfront site;
4. Uses must act as economic stimuli and anchor points to enable other forms of development, particularly public access improvements; and
5. Uses must contribute to a diverse and healthy downtown core.

Water-related means a use or activity which is not directly dependent upon access to a water body, but which provides goods or services that are directly associated with water dependence and which, if not located adjacent to water, would result in a public loss of quality in the foods or services offered.

Staff originally recommended to the Marijuana Committee that marijuana establishments not be allowed in the WC and WI districts. The Marijuana Committee noted that there are several retail stores in both the WC and WI districts that do not necessarily meet the criteria for water-oriented.

The Title 49 Subcommittee also recommends that marijuana retail stores be allowed in the RR district with an approved Conditional Use Permit. The Title 49 Subcommittee argued the allowance of all marijuana establishments in the RR district is consistent with the intent to limit the uses in residential zoning districts, but allow one licensee to operate all four businesses on

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one site. However, this recommendation is not consistent with the TPU's treatment of miscellaneous retail. The only retail allowed in the RR district is marine merchandise and equipment. That use must be associated with a unique site specific feature in order to function.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Designating appropriate zoning districts for marijuana establishments that provide for adequate space for a new industry to develop while recognizing potential conflicts with residentially zoned land is supported by the policies of the Comprehensive Plan. The following policies in the 2013 Comprehensive Plan are furthered by the proposed amendments to the Table of Permissible Uses for marijuana establishments.

CHAPTER 5 – ECONOMIC DEVELOPMENT

POLICY 5.1 TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.6. TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITOR-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTING JUNEAU'S NATURAL, CULTURAL AND ECONOMIC ATTRACTIONS FOR LOCAL RESIDENTS AND VISITORS ALIKE, AND TO PARTICIPATE IN THE ACCOMMODATION OF THE FUTURE GROWTH OF TOURISM IN A MANNER THAT ADDRESSES BOTH COMMUNITY AND INDUSTRY CONCERNS.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

CHAPTER 10 – LAND USE

POLICY 10.4. TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

COMPLIANCE WITH TITLE 49, CBJ LAND USE CODE

The proposed amendments to Title 49 Table of Permissible Uses for marijuana product manufacturing facilities and marijuana testing facilities will not create any internal

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inconsistencies within the Land Use Code. An inconsistency does exist for marijuana retail stores in that they would be allowed in the RR district where miscellaneous retail is not allowed.

FINDINGS

Based upon the above analysis, staff finds that the proposed amendments to Title 49's Table of Permissible Uses is consistent with the goals and policies in the Comprehensive Plan. Of the recommended changes, staff finds one internal inconsistency with the allowance of retail in the RR district.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward its recommendation of approval to the Assembly of Ordinance 2015-39 as recommended by the Title 49 Committee, with the exception of the recommended change to allow marijuana retail in the Rural Reserve (RR) zone district.

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU		Date Received:	07/14/15
Project Name (City Staff to Assign Name)				

PROJECT / APPLICANT INFORMATION

Project Description
Amendment to Title 4A related to marijuana uses

PROPERTY LOCATION

Street Address: Boroughwide City/Zip: _____

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot): _____

Assessor's Parcel Number(s): 0

LANDOWNER/ LESSEE

Property Owner's Name: _____ Contact Person: _____ Work Phone: _____

Mailing Address: _____ Home Phone: _____ Fax Number: _____

E-mail Address: _____ Other Contact Phone Number(s): _____

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____
Landowner/Lessee Signature Date _____

X _____
Landowner/Lessee Signature Date _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below.

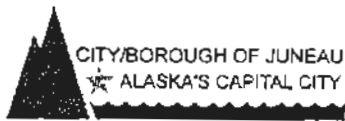
Applicant's Name: _____ Contact Person: _____ Work Phone: _____

Mailing Address: _____ Home Phone: _____ Fax Number: _____

E-mail Address: _____ Other Contact Phone Number(s): _____

X _____
Applicant's Signature Date of Application _____

OFFICE USE ONLY BELOW THIS LINE					
STAFF APPROVALS	☒	Permit Type	Assign	Date Received	Application Number(s)
		Building/Grading Permit			
		City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
		Zone Change Application			
	☒	Other (Describe): <u>AME</u>		07/14/15	AME 20150009
Comments:				Permit/Make Initials	
				<u>AME</u>	



**Law Department
City & Borough of Juneau**

MEMORANDUM

TO: Beth McKibben, Planning Manager

FROM: Amy Gurton Mead, Municipal Attorney

DATE: July 13, 2015

SUBJECT: Draft language amending TPU to address commercial marijuana establishments

Dear Beth

As directed by the Marijuana Committee, please find below draft language amending the table of permissible uses to address commercial marijuana establishments.

Section ____. **Amendment of Table.** Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.200	Storage and display of goods with greater or equal									1,3	1,3	1,3	1,3	3 ^N	3 ^N	3
<u>2.300</u>	<u>Marijuana retail store</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3^N</u>	<u>3^N</u>	<u>3</u>

Section ____. **Amendment of Table.** Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

July 13, 2015
AGM to B McKibben
Amending TPU re: marijuana establishments

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1 ^N ,3 ^N		3 ^S
<u>3.500</u>	<u>Marijuana testing facility</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>			<u>3</u>

Section ____, Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
4.210	Seafood processing	3 ^T												3,	1,3	1,3
<u>4.220</u>	<u>Marijuana processing</u>									<u>3</u>	<u>3</u>		<u>3</u>			<u>3</u>

Section ____, Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
14.00	Commercial agricultural operations															
...																
<u>14.240</u>	<u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

July 13, 2015

AGM to B McKibben

Amending TPU re: marijuana establishments

Section ____. Amendment of Table. Category 19.000 Open Air Markets,

Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
19.200	Nurseries, commercial greenhouses															
...																
	<u>19.230</u> <u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>



Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

Date: July 15, 2015

To: Planning Commission

From: Chrissy McNally, Planner II *Chrissy McNally*
Community Development Department

Re: Title 49 Amendments in regard to Marijuana

Summary:

Staff will be working with the Title 49 Committee and the Planning Commission to promptly present amendments to Title 49 regarding recreational marijuana cultivation, processing, testing and retail sales. Staff intends to present a comprehensive amendment proposal to the Title 49 Committee on August 14.

Discussion:

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. Based on information and recommendations provided by Community Development Department staff and the public, the Marijuana Committee is recommending new use categories be added to the Table of Permissible Uses for marijuana establishments to include cultivation, processing, testing, and retail.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts;

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>2.300</u>	<u>Marijuana retail store</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3^N</u>	<u>3^N</u>	<u>3</u>

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 "marijuana testing facility" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>3.500</u>	<u>Marijuana testing facility</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	-	-	<u>3</u>

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 "marijuana processing" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>4.220</u>	<u>Marijuana processing</u>									<u>3</u>	<u>3</u>		<u>3</u>			<u>3</u>

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 "marijuana cultivation" allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the D-1 zoning district outside of the urban service boundary.

	Use Description	RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>14.000</u>	Commerical agricultural operations															
...																
	<u>14.240</u> <u>Marijuana Cultivation</u>		<u>3</u>	<u>3</u>						<u>3</u>	<u>3</u>					<u>3</u>

Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

	Use Description	RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>19.200</u>	Nurseries, commercial greenhouses															
...																
	<u>19.230</u> <u>Marijuana Cultivation</u>		<u>3</u>	<u>3</u>						<u>3</u>	<u>3</u>					<u>3</u>

The Marijuana committee is further recommending a 200 foot buffer between marijuana establishments and property lines of schools, churches and state licensed child cares in all zoning districts.

The State Marijuana Control Board is currently in the process of drafting marijuana regulations and is scheduled to have final regulations for implementation beginning in November 2015. Definitions and further regulations will be recommended based on the draft regulations developed by the Marijuana Control Board. The amendments to Title 49 recommended thus far by the Marijuana Committee conform to what the State has drafted to date.

MEMORANDUM**TO:** CBJ Marijuana Committee**FROM:** Chrissy McNally, Planner
Community Development Department, City and Borough of Juneau**DATE:** May 29, 2015**RE:** Allowable areas for marijuana establishments

The Marijuana Committee has worked with CDD staff to determine which zoning districts would allow marijuana establishments. Marijuana establishments currently include cultivation facilities, processing facilities, testing facilities, and retail stores. The committee determined that the question of marijuana clubs, or places to legally consume purchased marijuana product, required more time and analysis of the CBJ smoking ordinance.

Staff contacted planning departments throughout Colorado and Washington to discuss how their jurisdictions handled legalized recreational marijuana in the land use codes. While the statewide laws regarding marijuana are different in each state, several themes ran through many jurisdictions;

- Marijuana establishments are prohibited in residential zoning districts
- Buffers from residential zones
- Greenhouses have more odor problems than indoor cultivation facilities
- Odor is a manageable problem
- Hours of operation for retail limited beyond state requirements
- Public consumption is a concern that can be addressed with education
- Limited number of establishments
- Buffers between marijuana establishments

Staff initially presented the relevant use categories that the establishments could potentially fit into. Over several meetings the committee determined that a special use category for marijuana establishments was required.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.300	<u>Marijuana retail store</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3^N</u>	<u>3^N</u>	<u>3</u>

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 “marijuana testing facility” allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>3.500</u>	<u>Marijuana testing facility</u>									<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	-	-	<u>3</u>

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 “marijuana processing” allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>4.220</u>	<u>Marijuana processing</u>									<u>3</u>	<u>3</u>		<u>3</u>			<u>3</u>

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 “marijuana cultivation” allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the d-1 zoning district outside of the urban service boundary.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>14.000</u>	Commerical agricultural operations															
...																
	<u>14.240</u> <u>Marijuana Cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

	Use Description	RR	D1	D3	D5	D10SSP	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
<u>19.200</u>	Nurseries, commercial greenhouses															
...																
	<u>19.230</u> <u>Marijuana Cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

Buffers

The Marijuana Committee compared 1,000, 500 and 200 foot buffers from schools, churches and child cares. Both the 1,000 and 500 foot buffers were considered too restrictive on the available land for such uses. The Marijuana Committee is recommending a 200 foot buffer from the property lines of churches, schools and day cares in all zoning districts.

Attached: Proposed buffer maps
 Zoning maps
 Draft Ordinance

Presented by: The Manager
 Introduced:
 Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-39

An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

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 Table. Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.200	Storage and display of goods with greater or equal									1,3	1,3	1,3	1,3	3 ^N	3 ^N	3
2.300	<u>Marijuana retail store</u>	<u>3</u>								<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>			<u>3</u>

Section 3. Amendment of Table. Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1 ^N ,3 ^N		3 ^S
<u>3.500</u>	<u>Marijuana testing facility</u>	<u>3</u>								<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>			<u>3</u>

Section 4. Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
4.210	Seafood processing	3 ^T												3,	1,3	1,3
<u>4.220</u>	<u>Marijuana product manufacturing facility</u>	<u>3</u>									<u>3</u>		<u>3</u>			<u>3</u>

Section 5. Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
14.00	Commercial agricultural operations															
...																
<u>14.240</u>	<u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

Section 6. Amendment of Table. Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
19.200	Nurseries, commercial greenhouses															
...																
<u>19.230</u>	<u>Marijuana cultivation</u>	<u>3</u>	<u>3</u>							<u>3</u>	<u>3</u>					<u>3</u>

Section 7. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2015.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk



TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

AUGUST 21, 2015 MEETING, 11:30 AM – 1:00 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

DRAFT MEETING MINUTES

Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Bill Peters, Mike LeVine

Committee Members Absent:

None

Staff Present:

Laura Boyce, Senior Planner, Community Development Department (CDD)

Chrissy McNally, Planner, Community Development Department (CDD)

Rob Palmer, Attorney, Department of Law (DOL)

Public or Other Present:

Larry Woodall, Citizen

Reading of Agenda

- Motion by Peters: To approve the agenda for the August 21, 2015 meeting.
- Vote: Motion carried.
- Resolved: Agenda for the meeting of August 21, 2015 approved without modification.

Approval of Minutes

- Motion by Peters: To approve the minutes for June 12, 2015 meeting as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for June 12, 2015 meeting approved as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.

Agenda Topic – Marijuana

- McNally provided brief overview of CBJ Marijuana Committee activities and outcomes thus far. Special note was made regarding the relationship between state and local regulations. In particular, the State of Alaska is still working on statewide regulations, which will influence local regulations. While CBJ continues to work on local regulations, attention also needs to be paid to statewide regulations and corresponding local impacts. Notably, the CBJ Marijuana Committee has postponed the issue of marijuana clubs – or, places to legally consume product until a later date. The purpose for today's T49 is to focus attention on marijuana cultivation, processing, testing, and selling.
- McNally also noted that significant research was conducted in municipalities in Colorado and Washington regarding marijuana local land use code. Common themes, noted across municipalities included concern regarding marijuana activities in residential districts, unanticipated fast growth of industry.

- Committee discussion focused on documents submitted by CDD staff prior to meeting including:
 1. August 10, 2015 Memorandum to T49 Committee regarding allowable areas for marijuana establishments. Draft Title 49 amendments to the Table of Permissible Uses including Sections 2.300 (retail), 3.500 (testing), 4.220 (processing), 14.000 (cultivating), and 19.200 (nurseries).
 2. Attachment 1 – Proposed Buffer Maps
 3. Attachment 2 – Zoning Maps
 4. Attachment 3 – Draft Ordinance
 5. Attachment 4 – Current Table of Permissible Uses (distributed at meeting)
- Committee deliberations generally moved in chronological order from cultivating to processing to testing to selling. Committee deliberations briefly considered nurseries and generally treated similarly to cultivating.

Cultivation Discussion [Section 14.240]

1. McNally reported D1, outside the urban service boundary is the only residential district where cultivation would be allowed . Committee members studied zoning maps noting D1, outside the urban service area, generally included North Douglas beyond Bonnie Brae, Out-the-Road beyond Auke Bay, and Thane.
2. Peters noted that Marijuana Committee Member Satre added D1 , in addition to RR, LC, GC, and I, indicating the low-density character of the neighborhoods.
3. Motion by Grewe: Remove D1 from Section 14.240 (marijuana cultivation). Rationale included: 1) unequal treatment of residential districts. While D1 is considered low-density, it is a residential district – not to be treated equally with RR; 2) preference to protect all residential districts while CBJ moves into an unknown activity; 3) ease of adding zones at a later date versus the challenge of dealing with “grandfathering”; and 4) general preference for adopting more restrictive regulations and liberalizing at a later date, after CBJ has ventured into marijuana. LeVine expressed general concern, but favored leaving ordinance as crafted and adding conditions later.
4. Vote: Motion failed. Grewe (Y), Peters (N), LeVine (N), Voelckers (did not vote)
5. Motion by Peters: Approve 14.240 as crafted by CDD.
6. Resolved: Motion passed. Grewe (N), Peters (Y), LeVine (Y), and Voelckers (did not vote)
7. Grewe, LeVine, and Peters concurred 19.200 (nurseries, commercial greenhouses) to be treated equally with 14.240

Processing Discussion [Section 4.220]

1. Discussion occurred regarding appropriateness of processing in LC and RR.
2. Motion by Voelckers: Add 3s (by CUP) to RR and LC. Rationale included treating similarly to light or medium manufacturing. Grewe supported noting the RR also includes gravel extraction and other heavy uses anyway. Also noted was the preference to consolidate marijuana activities in borough’s rural areas rather than neighborhoods.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

Testing Facility Discussion [Section 3.500]

1. Discussion occurred regarding adding to RR.
2. Motion by LeVine: Add 3 (by CUP) to RR. Grewe supported regarding supporting the full suite of marijuana activities in rural reserve – growing, processing, testing, and selling.
3. Resolved: Motion passed by unanimous consent with all committee members voting.

Retail Discussion [Section 2.300]

1. Discussion occurred regarding the appropriateness in WC and WI zone – issues noted cruise visitation, current alcohol package stores downtown, and impacts to other waterfront areas including Auke Bay and Tee Harbor. Commissioner Levine was concerned about the decision to allow retail in WC and WI solely based on cruise ship tourists. He thought this should be revisited if or when clubs are legal.
2. Motion by LeVine: Remove 3s (by CUP) from WC and WI.

3. Motion opposed by Grewe citing impacts for other waterfront areas.
4. Resolved: Motion passed. Levine (Y), Peters (Y), Grewe (N), Voelckers (did not vote).

Committee Member Comments and Questions

- None

CDD Staff Discussion

- Staff asked if the committee would like to allow marijuana retail in the Convenience Store Overlay. No commissioners supported allowing marijuana retail in the overlay district.

Meeting adjourned at 1:00 PM

CITY AND BOROUGH OF JUNEAU MARIJUANA COMMITTEE

CBJ Marijuana Committee

There is created within the City and Borough of Juneau a seven-member Marijuana Committee. The committee is composed of at least four Assembly members appointed by the Mayor and three Planning Commissioners appointed by the Planning Commission Chair to serve for a one year period, unless extended by the Mayor. The membership consists of Deputy Mayor Mary Becker, Assemblymembers Jesse Kiehl, Debbie White, and Maria Gladziszewski and Planning Commissioners Mike Satre, Bill Peters and Gordon Jackson.

Background

On November 4, 2014, Alaskan voters approved a citizens' initiative ballot measure related to the legalization of marijuana: *An Act to Tax and Regulate the Production, Sale, and Use of Marijuana*. [Hereafter referred to as Ballot Measure 2.] The initiative, under AS 17.38, goes into effect on February 24, 2015 and allows the State nine months to enact regulations concerning the registration and oversight of marijuana establishments, defined by the initiative as marijuana cultivation, testing and product manufacturing facilities and marijuana retail stores. The initiative requires the State to begin accepting and processing applications for the registration of marijuana establishments within one year of the effective date of the act. The initiative authorizes local governments to enact legislation concerning the time, place and manner related to the operation of registered marijuana establishments (for example, hours of operation, allowable locations, and limitations on the number of establishments allowed within the municipality.)

On January 12, 2015, the Assembly adopted Ordinance 2014-50 *An Ordinance Imposing a Limited Moratorium on the Receipt or Processing of Applications, Permits, or Pending Approvals Pertaining to Marijuana Establishments*. The purpose of the moratorium was to allow CBJ time to consider and enact legislation that did not conflict with state laws or regulations concerning the operation of local marijuana establishments. The moratorium is set to expire October 19, 2015.

At the January 14, 2015 Assembly Retreat, the Assembly created this special committee made up of four Assembly members and three Planning Commissioners to review and make recommendations to the Assembly on all issues pertaining to the ballot measure and its implementation at the local level.

Purpose

The purpose of the task force in particular is:

- To monitor the progress of any state, federal or municipal legislative and/or regulatory action pertaining to Ballot Measure 2;
- To review the current CBJ code and plans and identify those sections of the codes that may be affected by Ballot Measure 2; and
- Report and make recommendations to the Assembly related to the implementation of Ballot Measure 2 at the local municipal level including, but not limited to, recommendations pertaining to possible CBJ code, zoning maps, and regulation changes.

Meetings, Officers, Records, Quorum, and Staff Support

The committee shall determine its meeting schedule according to its workload and at the call of the chair. All meetings shall be open to the public and advertised through the Municipal Clerk's office.

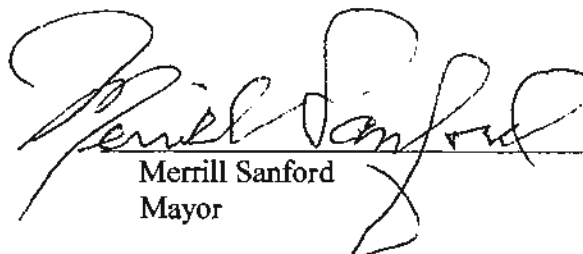
At its first meeting, the committee shall appoint a Chair and Vice-Chair from among its members.

The committee shall follow the procedures used by the Assembly for transaction of its business, as interpreted by the City Attorney as necessary. The committee shall keep a record of its meetings, transactions, findings, determinations, and written public comments received, which shall be filed with the Municipal Clerk and be open to public inspection at reasonable times.

A majority of the committee members shall constitute a quorum for the transactions of business.

The City Manager and City Attorney will provide staff support and assistance to the task force as appropriate.

Dated: February 9, 2015



Merrill Sanford
Mayor

mar 7

February 22, 2016,

Merry Ellison
(907) 500 8112

CBJ Assembly members:

Given the following information:

- (1) We agree that residential use and industrial use don't mix.
- (2) That is why we have zoning.
- (3) Commercial marijuana cultivation is an industrial use, as we've learned from States that have legal commercial marijuana production.
- (4) Commercial marijuana cultivation uses:
 - pesticides/fertilizers;
 - carbon dioxide enrichment to accelerate plant growth;
 - volatile/explosive combustible materials such as butane, propane, acetone, isobutane, and natural gas;
 - on-site power generation
 - industrial Heating, Ventilating, and Air Conditioning (HVAC) systems including activated-carbon air filtration systems.
 - On-site 24-hour security and surveillance.
 - 24-hour light emission
- (5) Converting D1 to mixed residential/industrial will have unintended consequences that the CBJ will have to continually address as Conditional Use Permits (CUP)s expand in scope to capture the realities of profitable industrial marijuana cultivation.
- (6) To better reflect long-standing zoning practices, we request that D1 be returned to residential to be compatible with the predominant existing land use and to be consistent with other residential zones.
- (7) To restore D1 to residential zoning, we request the assembly amend CBJ 49.25.300 Table of Permissible Uses to remove commercial marijuana cultivation as an allowable use in the D1 zoning district.
- (8) In the meantime, we request the assembly pass a moratorium on accepting Conditional Use Permit applications until this zoning issue in D1 is resolved.
- (9) CBJ Planner Christine Steadman reported at both Title 49 Committee and Regular Planning Commission meetings that 20 municipalities in states with legalized marijuana unanimously reported commercial marijuana is not compatible with residential zones because commercial marijuana is more akin to industrial activity than residential.

The Assembly has a huge responsibility creating new rules to deal with marijuana from scratch. We appreciate the hard work that has gone into this process under tight time constraints and wrestling with complex and novel issues. We realize that there are also going to be necessary

modifications to these new ordinances to address new information and prevent unintended consequences. Preventing industrial marijuana cultivation in a residential area is one such necessary modification that will improve the smooth transition to legalized marijuana businesses in Juneau.

Thank you for considering this request and for understanding the importance of protecting public health, safety, neighborhood harmony, and welfare to the residents of the D1 zoning district and the larger Borough.

Respectfully Signed: 2/22/16-3/1/16

Linda Blefgen	11435 Glacier Hwy, 2A, Juneau, AK
Lawrence Lee Oldaker	11435 Glacier Hwy, 2A, Juneau
Jim Sheufelt	14321 Glacier Hwy, Juneau,
Janice Sheufelt	14321 Glacier Hwy, Juneau
Scott McPherson	11435 Glacier Hwy, 3c, Juneau
Denice McPherson	11435 Glacier Hwy, 3c Juneau
Cheryl Fluck	17275 Pt Lena Loop Rd, Juneau
Reinhold Fluck	17275 Pt Lena Loop Rd, Juneau
Merry Ellefson	8170 North Douglas, Juneau, AK
Suzanne McGee	90 Spruce Street, Unit 304, Juneau
Wayne Carnes	8170 North Douglas, Juneau, AK
Kaja Brix	8830 North Douglas, Juneau, AK
Fred Hiltner	9601 North Douglas, Juneau, AK
Cynthia McFeeters	1511 2nd Street, Douglas
John McFeeters	1511 Second Street, Douglas
Cinda Stanek	9601 North Douglas, Juneau, AK
Todd Boris	8317 North Douglas, Juneau, AK
carolyn brown	1640 Second Street, Douglas, AK
Ron Berg	10725 Horizon Dr, Juneau
Barbara Berg	10725 Horizon Dr, Juneau
Ruth Fulwiler	1208 5th Street, Douglas, Ak
Roy Fulwiler	1208 5th Street, Douglas, AK
Eric Olsen, MD	3900 Glacier Hwy, Juneau
Brenda Taylor	995 Mendenhall Peninsula Rd
<u>Jeannie Monk</u>	9560 North Douglas
Tim Blust	9560 North Douglas
Brian Delay	16955 Glacier Hwy, Juneau
Del Carnes	4010 All Seasons Dr, Juneau
Connie Carnes	4010 All Seasons Dr, Juneau

Robin Dale	9060 North Douglas Hwy, Juneau
Mark Dale	9060 North Douglas Hwy, Juneau
David Spargo	15305 Glacier Hwy, Juneau
Windy Spargo	15305 Glacier Hwy, Juneau
Ginny Eckert,	10651 Porter Lane, Juneau, AK
Benjamin Carney	10065 North Douglas, Juneau
Jamie McLain	1007 Bonnie Doon, Juneau
Kathleen Hanna	1061 Mendenhall Peninsula Rd, Juneau
Thomas Hanna	1061 Mendenhall Peninsula Rd, Juneau
Charmain Weeks	5100 Thane Rd, Juneau, 99801
Suzanne Teerlink	16491 Ocean View Drive, Juneau
Carol Schirmer	11017 Mendenhall Loop Road, Juneau
Ivan Nance	3310 Nowell Avenue, Juneau
Lisa Lindeman,	1128 Reischl Way, Juneau, AK 99801
James Ustasiewski,	10757 Horizon Drive, Juneau, AK
Fabienne Peter-Contesse	15436 Glacier Hwy, Juneau, AK
Gerry Donohoe	17240 Andreanoff Dr, Juneau, AK
Kathy Hamblett	17240 Andreanoff Dr, Juneau, AK
Susan York	10741 Horizon Dr, Juneau, AK
Kacy Lockhart	17240 Pt Lena Loop Rd, Juneau
<u>Gary Hayden</u>	17001 Towers Rd, Juneau
Judith Hayden	17001 Towers Rd, Juneau
Susan Rogers	3016 Wood Duck Avenue, Juneau
Bernard Landeis	9996 Silver Street, Juneau
Aimee Olejasz	15436 Glacier Hwy
Nancy Collinsworth	16475 Pt Lena Loop Rd, Juneau
Nancy Barr	15555 Glacier Hwy, Juneau
Heather Sikes	16331 Ocean View Dr
Cheryl Carson	16375 Pt Lena Loop Rd, Juneau
Tom Carson	16375 Pt Lena Loop Rd, Juneau
Kerry Howard,	17355 Glacier Highway, Juneau
Susan Hickey	15655 Glacier Hwy
Gary L. Jenkins	17001 ISLAND VIEW DRIVE, Juneau
Marion M. Jenkins	17001 ISLAND VIEW DRIVE, Juneau
Chava Lee	16307 Lena Loop Rd
Richard Lee	16307 Lena Loop Rd
Zach Forst	16835 Point Lena Loop Rd
Shannon Kelley	3813 Melrose Street, Juneau
JoAnn Birt	2565 Meadow Lane, Juneau, Alaska 99801

Virginia B. Ragle	6050 North Douglas Highway
Alan Degener	17050 Glacier Highway
Sheila Degener	17050 Glacier Highway
Debera Cokeley	2194 Cascade St. Juneau, AK 99801
Ray Vidic	3429 Meander Way, Juneau, AK 99801
John Bush	9440 North Douglas Hwy, Juneau, AK 99801
<u>Lucrecia Mervine</u>	4946 Steelhead St, Juneau
Aaron Brakel	309 D Street, Douglas, AK 99824
JoAnn Quigg	16291 Oceanview, Juneau, AK 99801
John Burick	16291 Oceanview, Juneau
Rebecca Dierking	16775 Lena Loop Rd
Dave Haas	2590 Fritz Cove Rd.
Bruce Weeks	5100 Thane Rd, Juneau
Vicki C. Kerr	4946 Steelhead Street, Juneau
David M. Kerr	4946 Steelhead Street
Judy Sherburne	5250 Thane Road
Jennifer Garcia	2300 Old Lawson Creek Rd, A6 Douglas AK 99824
Leif Short-Forrer	16491 Ocean View Drive, Juneau
Joe Orsi	15365 Glacier Hwy
Julie Orsi	15365 Glacier Hwy
Stephanie Alexander	15330 Glacier Hwy
Ross Alexander	15330 Glacier Hwy
Tiffany Davis	9240 North Douglas
Kris Dorsey	16475 Lena Loop
John Nagel	3253 Nowell Ave
Barbara Shepherd	17675 Point Lena Loop
Don Bremner	POB 208, Yakutat, 99689
Colleen Jones	1920 Fritz Cove
Morris Carrillo	8250 Aspen Avenue Juneau, AK 99801
Sheila Carrillo	8250 Aspen Avenue
Maureen Carrillo	8250 Aspen Avenue
Shannon Gress	5050 Thane Rd
Tyler Gress	5050 Thane Rd
Ed Carillo	7520 Glacier Hwy
Kyle Hebert	509 St. Anne, Douglas
Loren Domke	965 Fritz Cove Rd
Lorraine Murray	8108 Poplar Ave
Robert Shaw	9173 N Douglas Hwy
Angela Mueller	10652 Misty Lane

Sandra Shaw	9173 N Douglas Hwy	
Kathy Nielsen	965 Fritz Cove Rd	
Rita Klaudt	3865 Caroline St	
Nicole Tragis	8982 N Douglas Hwy	
Barb Mecum	10742 Horizon Dr	
Ron Klaudt	3865 Caroline St	
David Kent	3270 Nowell Ave	
Shannon Morgan	8438 N Douglas Hwy	
Sharon Van Valin	8438 North Douglas Hwy, Apt	
Marie Kent	3270 Nowell Ave	
Sven Noreen	8982 North Douglas	
Nicholas Tragis	8982 North Douglas	
Michael Dale	9060 North Douglas	
Bob Marshall	3251 Nowell Ave, Juneau	
Corrine Marks	1212 5th Street, Douglas	
Jamie Marks	1212 5th Street, Douglas	
Dan Moziska	3335 Park Pl, Juneau	
Morgan Humphries Davis	633 Harris, Juneau	
Obren Davis	633 Harris, Juneau	
Bobetta Trani	6260 Alaway Ave. #30	Juneau, AK 99801
Kristeen Gress	2563 Meadow Lane	
Rochelle Mahoney	19500 Beardsley Way	
Mary Furuness	1026 D Street	
Doug Mecum	10742 Horizon Dr	
Roy Johnston	15605 Glacier Hwy	
Suzanne Johnston	15605 Glacier hwy	99801
Justine Muench	17370 Point Lena Loop Road	
Art Peterson	800 F Street	Juneau, AK 99801

City & Borough of Juneau Assembly

We respectfully request that the CBJ Assembly not reconsider its November 9, 2015 decision to allow operation of limited cannabis cultivation facilities in areas outside the urban service boundary for D-1 zoning.

We appreciate that the CBJ Assembly gives concerned citizens an opportunity to be heard. We feel that not only did CBJ get it right the first time, but that finality has value, particularly to those entrepreneurs who have waited through moratoriums while the CBJ has carefully considered, deliberated, and voted on these issues.

Juneau's limited available land base and limited available commercially zoned property have forced many with big plans to scale back to limited cultivation. This is to say nothing of reluctant land owners. State regulations and local ordinances are in place to make sure that health, safety, security, and accountability are not only top priorities but operational requirements.

Help undercut the black market; help promote the Mom & Pop shops that residency requirements were designed to promote. Keep D1 Legal.

	Name	From	Comments
1.	Kevin Higgins	JUNEAU, AK	
2.	nelea foster	juneau, AK	
3.	Todd Mace	Juneau, AK	
4.	Rochele Knottingham	Juneau, AK	
5.	Andrea Jones	Juneau, AK	
6.	Claire Hesson	JUNEAU, AK	
7.	Veronica Ritter	Juneau, AK	
8.	Philip England	Juneau, AK	
9.	Robert Broussard	Juneau, AK	
10.	Kathryn Irby	GULFPORT, MS	
11.	Dustin Stogner	Juneau, AK	
12.	James Marcus	Juneau, AK	
13.	John Forbes	Edinburgh, United Kingdom	

	Name	From	Comments
14.	Shonda Belknap	Juneau, AK	
15.	Monica Gonzalez	Juneau, AK	
16.	Shaun Godkin	Juneau, AK	
17.	Aaron Landvik	Juneau, AK	
18.	Bronson Cokeley	Juneau, AK	
19.	Henry Kent	Juneau, AK	
20.	Oren Brown	Juneau, AK	
21.	Allan Pearce	Juneau, AK	
22.	John Howard	Juneau, AK	
23.	James Barrett	Juneau, AK	Because we believe in the process and hold that community leaders are no different. We all must recognize justice at the highest level, beyond fear, and protect individuals from oppressive mob mentalities.
24.	Krystalyn Johnson	Juneau, AK	
25.	Taelyn Coffee	Juneau, AK	
26.	Jamaica Mathews	Juneau, AK	
27.	Montel Willis	Juneau, AK	
28.	Rachel Welsh	Juneau, AK	
29.	Susan Gill	Juneau, AK	
30.	Giono Barrett	Juneau, AK	shame on you prohibitionist!
31.	darlene coyle	kasilof, AK	
32.	Linda Peek	Fairbanks, AK	
33.	Kit Burroughs	Juneau, AK	
34.	Clay Kaiser	Juneau, AK	
35.	Phillip Potter	Juneau, AK	
36.	Tom Rutecki	Juneau, AK	
37.	Holly Aguiar	Juneau, AK	
39.	Walter Bennett	Juneau, AK	
40.	Judy Crondahi	Juneau, AK	
41.	Paul Fredrick	Juneau, AK	In order to stop the black market ,we need to allow D1 growing of pot.I do not use it but I voted of legalization of it.
42.	William Hodge	Juneau, AK	
43.	Susan Walker	Juneau, AK	Cannibis cultivations is legal and should not be subject to additional restrictions that other small businesses operating from D1-zoned locations face. Keep it simple. Pot's not great, but it is legal and we settled that already. Grow away!
44.	Karen Cashen	Douglas, AK	
45.	Croix Fylpaa	Douglas, AK	

	Name	From	Comments
46.	Joseph Mejia	Juneau, AK	
47.	lehea benner	juneau, AK	
48.	David Gann	Juneau, AK	
49.	Emma House	Juneau, AK	
50.	Robin Potter	Juneau, AK	
51.	Patricia Perisich	Juneau, AK	
52.	Neal Maynard	Juneau, AK	
53.	Robert Roys	Juneau, AK	
54.	Jessie Herman-Haywood	Juneau, AK	
55.	Kali Sanchez	Juneau, AK	
56.	Ganesha Howell	Juneau, AK	
57.	Christina Adams	Juneau, AK	Let small marijuana cultivation businesses get growing!
58.	Sandra Ferri	Bäretswil, Switzerland	
59.	Jennifer High	Juneau, AK	
60.	Dina Smith	NEWINGTON, NH	
61.	Walker Janelle	Juneau, AK	
62.	Lynn Burnett	Juneau, AK	Allow Cannabis to become truly legal as was voted upon. Making D1 areas illegal would not only cheapen the integrity of the assembly, but also the vote of the people who helped it become legal in the first place.
63.	Nelson Merrell	Juneau, AK	
64.	Michael Fleischhauer	Juneau, AK	
65.	Jason Puckett	Juneau, AK	
66.	Judy Moran	PANAMA CITY, FL	
67.	Darryl Tseu	Douglas, AK	
68.	Judith Farrow	Seal Rock, OR	
69.	Alan Smith	Leeds, United Kingdom	
70.	Matt Lillard	Juneau, AK	
71.	Bethany Thorsteinson	Juneau, AK	Let them grow! It's time for this fear to stop. Weed is much less harmful than alcohol, and are any of us ashamed to be sharing our town with the Alaskan Brewing Company?? Let Cannabis enthusiasts do the same...it is far superior to alcohol in every way, especially since it cannot kill you and is far less likely to hurt you or cause you discomfort. And the state and city could really use the tax revenue!!!
72.	Alyssa Perry	JUNEAU, AK	Alyssa Perry
73.	Henry Deppner	Juneau, AK	

	Name	From	Comments
74.	Brian Sigler	Juneau, AK	
75.	Chris Dimond	Juneau, AK	
76.	Joan Thompson	Juneau, AK	
77.	Pamela Garcia	Juneau, AK	
78.	Kathy Brooks	Juneau, AK	
79.	Mariya Lovishcuk	Juneau, Afghanistan	
80.	Leo Helmar	Juneau, AK	
81.	Kenneth (Zane) Luther	Juneau, AK	I strongly support the D1 regulations as originally written. They offer diversity in the market, part-time occupation, and have a greater multiplier effect economically than larger scale operations. Small operations will also ensure variety. I like choices.
82.	Kristine Harder	Juneau, AK	
83.	Dean Lari	Haines, AK	
84.	Lisa Ryals	Juneau, AK	
85.	Judith Taylor	Auke Bay, AK	
86.	Mary Hayes	Juneau, AK	
87.	Joel Mundy	Juneau, AK	Give what the people voted for a chance to work. No one is an expert yet. Things can be adjusted after a successful roll out. Help deliver what your voters asked for!
88.	Bridget Kuhar	Juneau, AK	
89.	Evelyn Rousso	Juneau, AK	
90.	Michelle Henriques	Juneau, AK	
91.	Simon Taylor	Juneau, AK	
92.	Patrick Baum	Juneau, AK	
93.	Rebecca Radey	Skagway, AK	
94.	Thomas McLaughlin	Juneau, AK	
95.	Susan Burrell	Petersburg, AK	
96.	Lisa Miles	Juneau, AK	
97.	Mitch Knottingham	Juneau, AK	
98.	Willie Perry	Juneau, AK	The people voted to give it chance, please respect the voter intent and will.
99.	Daniel Cornwall	Douglas, AK	We ought to support small grow to fight illegal operations.
100.	Sean Purvis	Juneau, AK	Arbitrary zoning is not acceptable. In light of the planning commission misconduct, this reconsideration, as well as a sunset clause on CUP should be dismissed.
101.	Kodijo Hyatt	Juneau, AK	

	Name	From	Comments
103.	Bridget LaPenter	Juneau, AK	We all voted to legalize marijuana. There is no sense in making it impossible to grow it.
104.	Megan Lovejoy	Juneau, AK	
105.	Shane Quigley	Juneau, AK	
106.	Bob Wilson	Juneau, AK	
107.	Trey Capers	Juneau, AK	
108.	Alex Alf	Juneau, AK	
109.	kori lane	JUNEAU, AK	
110.	Ilsa Lund	JUNEAU, AK	
111.	Brent Curry	Juneau, AK	How is marijuana being grown commercially in a residential area any different then peonies being grown for commercial use.
112.	George Montero	Juneau, AK	
113.	Chad Cameron	Juneau, AK	
114.	Matthew Whistler	Juneau, AK	
115.	Amy Morgan	Juneau, AK	
116.	Chris Prussing	Juneau, AK	
117.	Laura may Fees	Juneau, AK	

Petition to keep limited cannabis cultivation legal in residential D1 zoning

Petition summary and background	On November 9th 2015 the Juneau Assembly voted to allow limited cannabis cultivation of up to 500 sq. feet in residential D1 zoning. Some D1 residents are upset and have convinced the CBJ Assembly to reconsider the zoning in a public meeting on March 14th. The zoning allows for some areas of North Douglas, Thane and Auke Bay that have long standing commercial enterprises. Through strict regulations, required licenses and permits both the State and City, will be able to ensure that no neighborhood harm is done. Small legal cultivation businesses will help provide for safe, tested cannabis.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to keep small cannabis horticultural operations legal in D1

Printed Name	Signature	Address	Comment	Date
JOE MCCABE	[Signature]	2540 GLACIER HWY JUNEAU		3/3/16
DIXIE HOOD	[Signature]	9350 View Dr, Juneau 99801	Objections not fact-based	3-3-16
Debra Riddle	[Signature]	7513 Seward Way 99801		3-4-16
Tim Smith	[Signature]	3815 Killebrew Dr 99801		
Chris Andersen	[Signature]	4330 B Cere Place		3/4
FRANIE RUSH	[Signature]	2362 OLD LAUREN CR DOUGLAS AK		3/4
Dan Clark	[Signature]	8745 Glacier Hwy #376	Juneau AK 1 Support	3/4
ROY WARREN	[Signature]	8725 #1 GAIL DR	Juneau AK 99801	3
Rachel Beck	[Signature]	211 Dixon St	Juneau AK 99801	3/5
Rich Munk	[Signature]	190 W. 1st St	Juneau AK 99801	3/5/16
Judith Maier	[Signature]	16995 Glacier Hwy	Juneau AK 99801	3/5/16
Kieran Paulsen	[Signature]	1826 Mark Alan St.		3/5/16
Peter Orsini	[Signature]	215 Lehigh Ave	Juneau AK 99801	3/5/16
Kathy Goring	[Signature]	5955 Thane Rd, Juneau AK		3/5/16
Cheryl Sebe	[Signature]	6520 N Douglas Hwy		3/5/16
Veronica Bunn	[Signature]	3437 Meander Way		3/5/16
Constance Munro	[Signature]	1202 9th St 99801		3/6/16
Alan Munro	[Signature]	1202 9th St 99801		3/6/16
George W. Bunn	[Signature]	1640 2nd St.	with confidence	3/6/16
Kenneth Clark Bunn	[Signature]	306 W 8th St. 99801		3/6/16
Rachel V. Zahnd	[Signature]	5120 Bladenway 99801		3/6/16
Teressa B. Crane	[Signature]	801 Dixon St 99801		3/6/2016
Terra Bunn	[Signature]	80484 Perma AK 99780		3/6/2016

Petition to keep limited cannabis cultivation legal in residential D1 zoning

Petition summary and background	On November 9th 2015 the Juneau Assembly voted to allow limited cannabis cultivation of up to 500 sq. feet in residential D1 zoning. Some D1 residents are upset and have convinced the CBJ Assembly to reconsider the zoning in a public meeting on March 14th. The zoning allows for some areas of North Douglas, Thane and Auke Bay that have long standing commercial enterprises. Through strict regulations, required licenses and permits both the State and City, will be able to ensure that no neighborhood harm is done. Small legal cultivation businesses will help provide for safe, tested cannabis.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to keep small cannabis horticultural operations legal in D1

[illegible]

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Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to keep small cannabis horticultural operations legal in D1

[illegible]

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-11

An Ordinance Amending Title 11 of the City and Borough of Juneau Code of Ordinances Relating to the Filling of Vacancies on the Assembly.

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. CBJ 11.10.040 Vacancies, is amended to read:
11.10.040 Vacancies.

(a) Except for a vacancy in the office of mayor, a vacancy on the assembly shall be filled by the assembly which shall elect appoint by majority vote of the remaining members a qualified resident of the election district from which the vacancy arose to be the acting assemblymember until the next regular election or until a successor is elected and qualified to fill the remainder of the unexpired term. The person appointed elected by the assembly shall be compensated in accordance with CBJ 11.15.050(b). receives the same salary as the assemblymember succeeded he or she succeeds.

(b) A vacancy in the office of mayor occurring within six months before a regular election shall be filled by the assembly which shall appoint by a majority vote of the remaining members a qualified resident of the City and Borough to fill the vacancy. If a member of the

1
2 assembly is appointed mayor, the member shall resign his or her seat on the assembly. The
3 person appointed by the assembly shall be compensated in accordance with CBJ 11.15.050(a).
4 The person designated shall serve until the next regular election and until a qualified successor
5 is elected. The deputy mayor shall serve as interim mayor until the new mayor takes office.
6
7 (c) If a vacancy in the office of mayor occurs more than six months before a regular election,
8 the assembly shall call a special election to fill the unexpired mayoral term. The deputy mayor
9 shall serve as interim mayor until the new mayor takes office.

10
11 **Section 2. Amendment of Section. CBJ 11.15.015** Interim succession to office of
12 deputy mayor, is amended to read:

13
14 **11.15.015 Interim succession to office of deputy mayor.**

15 During the absence from the municipality or an assembly meeting of the mayor and the deputy
16 mayor, the assemblymember present with the longest period of current consecutive service on
17 the assembly shall succeed to the office of deputy mayor for the duration of the absence. Where
18 two or more assemblymembers ~~shall~~ have the same length of current consecutive service, the
19 assemblymember who received the most votes at the most recent election at which all such
20 assemblymembers stood for election shall be the assemblymember with the longest length of
21 service for purpose of this section.

22
23 //

24 //

25 //

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

Adopted this _____ day of _____, 2016.

Mary E. Becker, Mayor

Attest:

Laurie J. Sica, Municipal Clerk