

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

November 20, 2017, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. October 23, 2017 Draft Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

A. Proposed Deletion of CBJ Code 49.70.310(a)(2 and 3), Eagle Nest Buffers

B. JYS Cornerstone Lease

VI. SUPPLEMENTAL MATERIALS - RED FOLDER ITEM

A. November 20, 2017 Presentation

VII. STAFF REPORTS

A. Tidelands Addition Block 68, Fraction of Lot 8 - Verbal Update

VIII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

IX. 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

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 23, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Mary Becker, Chair, called the meeting to order at 4:58 pm.

Members Present: Chair Mary Becker; Assembly members Jerry Nankervis; Beth Weldon; Rob Edwardson; Norton Gregory (telephonic participation)

Liaison Present: Paul Voelckers, Planning Commission; Chris Mertl, Parks & Recreation; Weston Eiler, Docks and Harbors liaison, joined the meeting shortly after roll was called

Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Rorie Watt, City Manager; Laura Boyce, Senior Planner

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

A. August 28, 2017 Minutes

MOTION by Chair Becker to approve the minutes of the August 28, 2017 Lands Committee meeting. Hearing no objection, the minutes were approved.

III. PUBLIC PARTICIPATION

Chair Becker asked the audience if anyone wished to offer public testimony. There was no response so public participation closed.

IV. AGENDA TOPICS

A. 2nd and Franklin Negotiated Sale Update

City Manager Rorie Watt presented on the 2nd and Franklin Negotiated Sale in lieu of Mr. Ciambor. Mr. Watt summarized the October 23, 2017 memo Mr. Ciambor included in the packet. Mr. Watt said the last place where the Assembly left the Eagle Rock Ventures (ERV) project, ERV was pursuing development proposals and financing packages and having challenges figuring out projects they could finance and develop within the Juneau market. Mr. Watt said this summer ERV pursued the Low Income Housing Tax Credits Program and was invited to compete for these credits. In order for ERV to compete, they need to demonstrate site control through May 17th, and the sales agreement they currently have with the CBJ runs through March 31st so ERV is looking for a 6 to 7 week extension on the sales agreement. Mr. Watt said it has not been easy for ERV to figure out something that financially makes sense, so he feels it is reasonable to grant the extension. Mr. Watt said the intent is to extend ERV's closing date by 7 weeks.

Ms. Weldon said ERV was going to be providing workforce housing at this site, which is between the 60-120% average medium income, and now all their units are going to be below 60% average medium income. Ms. Weldon asked Mr. Watt

to confirm that this new proposal would not be workforce housing. Mr. Watt said this comes down to the definition of workforce housing, which has not been consistent, and when the City requested proposals, no definition of workforce housing was outlined. Mr. Watt then invited assembly member Norton Gregory to provide his expertise on this subject. Mr. Watt said that by ERV going after the low income tax credits, they would be targeting a lower income band. Ms. Weldon replied ERV defined workforce housing themselves in their memo as "people in the service industry and early career professionals to people new to the region." Ms. Weldon emphasized that if the City grants ERV this extension, the City will end up with low income housing, which does not target the same population they originally planned. Ms. Weldon said ERV has changed their plan. Ms. Weldon asked Mr. Watt to correct her if it was incorrect to say that if ERV does this, it will be very restrictive to the property for up to 30 years. Mr. Watt replied that if ERV did receive the tax credits, Ms. Weldon's statement is correct that for a period of time, the apartment units will be restricted within the low income wage band. Mr. Watt said what ERV proposes has to go through the Planning Commission, and that in order for ERV to compete for the tax credits, they need to submit evidence of continued site control on November 12th, so if there are questions he cannot answer tonight, this topic can be continued at the November 6th Assembly meeting under "unfinished business."

Chair Becker asked Mr. Gregory if he had been able to hear what has been said about ERV's timing and if he had anything to add. Mr. Gregory said it is important the City looks at the income limits that are available to the tax credit project and make sure the City is moving forward fully aware of the income limits as they can be restrictive on who can live there.

Mr. Edwardson asked if this is not approved, what would ERV do and Mr. Watt replied ERV has an option to purchase the property with a date certain, and in the interim the CBJ can use the space as parking. Mr. Watt said if ERV cannot develop a project, they will let the sales agreement with the City lapse.

Mr. Mertl commented that the materials provided in the packet are a year old and that there have been changes associated with the ERV proposal. Mr. Mertl asked if the City has been given updates on the intent of ERV for this project. Mr. Watt replied the City did a solicitation and ERV was selected; the City then executed a purchase and sales agreement that gave ERV the option to purchase; ERV subsequently met with Planning staff for a pre-application conference regarding their proposal; ERV's proposal had a number of features in it including a donut hole proposed in the middle of the building, which is not permissible under CBJ fire code. Mr. Watt said ERV does not have a proposal at all so the City is looking to them to make an actual submittal, and that for now the City is guessing on what they would propose. Mr. Watt said ERV is definitely looking at small apartments on the modest end.

Mr. Gregory provided income limits to apartment rentals under affordable housing restrictions.

Mr. Nankervis agreed that the target has moved for ERV, and asked Ms. Weldon where she got information that the property would be limited for 30 years. Mr. Watt said it is likely the Assembly will continue this discussion November 6th and that staff could provide more information on the definition of area medium income and workforce housing, and if the tax credits are used, the length of time the rental requirements hang with the property. Mr. Watt said that for the November 6th Assembly meeting, this topic will be continued under unfinished business.

Mr. Nankervis said he is not comfortable moving forward with the project and that this is a big enough issue for the whole Assembly to weigh in on, and that he agrees with the City Manager.

The Lands Committee unanimously moved to forward the ERV sale update to the November 6th City Assembly meeting.

B. Proposed Amendment to Title 49, the Land Use Code, regarding Privately Maintained Access Roads (PMAs) within the Urban Service Area

Senior Planner Laura Boyce gave an overview of Privately Maintained Access Roads (PMAs). PMAs are for new subdivisions of a maximum 13 lot density, and are privately maintained gravel access roads in public rights of way. Ms. Boyce explained the difference between shared access and PMAs. The Planning Commission was in favor of PMAs borough-wide, but the Assembly voted to restrict PMA use to only outside the urban service area, said Ms. Boyce who then summarized more information laid out in the October 17, 2017 memo to the Committee. Members of the public requested that staff revisit PMAs, and the Title 49 Committee of the Planning Commission is willing to work on this issue.

Mr. Nankervis asked Planning Commission liaison Mr. Voelckers to speak on the issue. Mr. Voelckers said this is a vehicle to make small subdivisions more affordable and that mechanisms would be in place so that if a subdivision utilizing PMAs grew larger in scale, development standards would increase the PMA to a full on street with amenities.

Mr. Mertl asked if staff considered children's safety for subdivisions of 13 units or more and Ms. Boyce replied any subdivision –aside from shared access and PMAs- that trigger more than 211 average daily trips would be required to have sidewalk and additional amenities.

Mr. Edwardson asked if 211 average daily trips would trigger it for 13 lots or less and Ms. Boyce confirmed it so. Mr. Edwardson asked who would pay for

the PMA to be upgraded and Ms. Boyce replied there is an agreement all owners along the road share that upgrades would be collectively paid for by the homeowners and not the CBJ. Mr. Edwardson asked what happens if new owners do not want to pay for that upgrade, and Ms. Boyce responded that when the original owner signed the agreement, that agreement carries forward to all future owners so they will have known they are buying into this upgrade.

Chair Becker said they would be breaking a contract if a homeowner did not want to pay and Ms. Boyce confirmed it so.

Ms. Weldon said she believes that when someone buys a house like that, they have to sign an agreement before they buy it that they have to maintain it and Ms. Boyce confirmed it so.

Ms. Boyce said PMAs became effective in September of 2015 and to date there has not been a subdivision that has used this option.

Ms. Weldon asked what the driveway width requirements were and Ms. Boyce responded 20 feet or based upon fire standards. Ms. Weldon asked if you could park on the PMAs and Ms. Boyce said the fire department requires a sign that says "parking or blocking the driveway would not be allowed."

Mr. Voelckers said the Planning Commission wanted to avoid the issues the borough had inherited for upgrading an area, so the Planning Commission is trying to balance deferring some of those initial costs.

Mr. Edwardson said he worries if someone buys one of these houses because they are affordable, that person may not have money to pitch in to improve a road. Mr. Edwardson said he also thinks all the homeowners would have to agree that the improvements were necessary. Ms. Boyce confirmed this was a correct assumption.

Ms. Boyce shared an example of an unbuilt right-of-way within the urban service area at Bower Lane and how restrictions to the use of PMAs could prevent infill development.

The Lands Committee unanimously moved that staff work with the Planning Commission to fine tune this issue and bring it back to the Lands Committee.

C. Indian Point Update

Mr. Watt let the Committee know that the issue of Indian Point was raised by the mayor as a result of his meeting with Goldbelt Corporation and the Aak'w Kwan on September 18th. Mr. Watt reviewed the steps suggested to the

Lands Committee in his October 19, 2017 memo. Mr. Watt said that through these steps, he is giving the Committee a work plan to start with and suggested that as the first step, the City invite the public to review the staff-compiled history of the land for accuracy. Mr. Watt addressed the Committee on the staff-compiled history of Indian Point and used a PowerPoint presentation to show pictures and maps of Indian Point.

Mr. Edwardson said Mr. Watt did a good job outlining the issue and proposed extending the deadline from November 15th to December 15th.

Chair Becker asked if this extension was for discussion purposes or for sending it out of Committee and Mr. Edwardson said "for sending it out of Committee."

Mr. Watt clarified that he suggested the Lands Committee request the public to review this information and provide that information back to the Committee so that the history document could be updated and brought back before the Lands Committee. Mr. Watt emphasized working on this for some time and did not want to rush this topic out of Lands Committee. Mr. Watt said he was envisioning putting a PSA out to the public to get their opinion on the CBJ's baseline history of Indian Point and thought it was favorable to give the public plenty of time on this topic.

Mr. Edwardson was amenable to Mr. Watt's opinion of keeping the topic in Lands Committee but wanted the deadline moved to December 15th.

Chair Becker asked if there was any objection to moving the deadline to December 15th and seeing none, the extension was unanimously approved.

Mr. Mertl asked for clarification that the City Manager wanted validation on the draft history document in the packet and not public comments on what should be done with the property, and Mr. Watt confirmed it so. Mr. Mertl then said the Parks and Recreation Department has not been included in on this topic and that as City departmental managers of the Indian Point lots, this topic should be visited by PRAC and the Parks and Recreation should be included in the process. Mr. Watt said the idea is to be as inclusive as possible regarding Indian Point.

Mr. Nankervis agreed with the ideas given by Mr. Mertl and Mr. Edwardson. Mr. Nankervis said this is a complicated issue, and the more things that are known, the better. Mr. Nankervis said regardless of what direction this topic goes, not everyone will be happy but at least the Assembly could make an informed decision.

Ms. Weldon asked if the City conveyed the Lands to an outside organization, is there any way the City can tie up the land so that there is no commercial

use to the land and Mr. Watt replied there could be, namely a deed restriction. Mr. Chaney added any deed restrictions placed on the property would put the City in an enforcement role for as long as that restriction is in place and that the City should be careful as it would be taking on a responsibility.

Mr. Nankervis thanked whoever compiled the historical information in the packet, and Mr. Watt noted it was Mr. Chaney and thanked him for his historical synopsis. Mr. Watt let the Committee know there is a source document that contributed information to the historical memo that has not been made public because it contains sensitive cultural information, but that the author has given permission to release this source document when the City redacts the culturally sensitive information.

Chair Becker confirmed that the public will be reviewing the packet for accuracy for all the history in case something has been left out or put in that is not true and said it was a good recommendation.

Mr. Chaney let members of the public sitting in the audience know packets containing information on Indian Point were available.

Mr. Nankervis said he would like to see what the Assembly receives from public comment, and agrees with the six points outlined by the City Manager in his memo.

Mr. Eiler said the Port Director will be reaching out to the City Manager on this topic.

Mr. Mertl requested the City Manager reach out to the Parks and Recreation Department. Chair Becker said it goes without saying that the Planning Commission will be involved on this topic.

Mr. Chaney clarified with Chair Becker that the Committee would not be entertaining public comment at this meeting and Chair Becker replied that she had asked at the beginning if there was public testimony and no one wanted to speak. Chair Becker said that if public testimony was requested by the Committee, there was time still left for it to occur.

Mr. Nankervis said he would not be in favor of public testimony tonight but instead at another date, and that he would prefer public testimony at the beginning of the meeting rather than at the end. Chair Becker agreed with Mr. Nankervis that public testimony is better at the beginning of the meeting.

The Lands Committee unanimously agreed to have public testimony at the beginning of the next Lands Committee meeting that has Indian Point on the agenda.

Mr. Chaney clarified this will be a long process involving separate meetings, with 4-5 public meetings minimum. Mr. Chaney asked Chair Becker if it would be appropriate to have Indian Point on the December Lands Committee agenda.

Chair Becker asked Mr. Watt if there was a way he would like to collect public comment and Mr. Watt replied the City will send out a PSA with information.

Mr. Nankervis said the only Lands meeting scheduled as of now for December is Monday, December 4th and requested that all public comments received by December 4th be included in the December 4th meeting packet to reduce the packet size to spread out the work over a few meetings.

There was then discussion on the scheduled Lands Committee meetings on the 2017 Assembly calendar, when information should be received by the Lands Committee and PRAC, and when the Indian Point topic should come before the Lands Committee again.

Chair Becker: I thought we had a November 20th meeting?

Mr. Nankervis: We have a November 13th meeting.

Ms. Friedlander: The November 13th Lands Committee meeting was moved to November 20.

Mr. Nankervis: The only Lands Committee scheduled in December is scheduled for December 4th. This is the last meeting before the 15th of December.

Chair Becker: The request is for any public comments be done in time to have in the November 20 Lands Committee packet, so the week before the Committee would need to have it.

Mr. Merti: The City Manager needs to contact Mr. Duncan so that PRAC can begin to discuss this topic.

Mr. Edwardson: When are we shooting for?

Chair Becker: November 20th but the public needs to get their comments in before that.

Mr. Edwardson: I was hoping for December 15th just because it takes a long time to get information so if there is a meeting in January, perhaps we could address this issue in January.

Chair Becker: You are requesting not bringing this issue up at the November 20th meeting?

Mr. Edwardson: Correct. As we discussed earlier, originally the Manager was contemplating giving until November 15th and I suggested December 15th because it takes a long time to get information so I think we could address this in January and give the public as much time as possible to get information in.

Chair Becker: December 15th is requested and I think we had said we were okay with that but I wasn't sure it was to not have anything done before that.

Ms. Weldon: I'm confused. December 15th we don't have a Lands Committee meeting, we have it on December 4th. We are asking for information to show up in our packets on November 20th but we are not bringing it forth until December 4th, is that correct?

Mr. Edwardson: No, my request is December 15th to give the public time to submit comments so whichever meeting is after that was fine with me that this topic be brought up again.

Mr. Nankervis: We agreed that December 15th would be the deadline for public comments. My goal in getting comments that show up by the December 4th meeting is that we will have the chance to read those comments then and that whatever comes in after that by the 15th we would again get the chance to review at the January meeting to spread that reading workload out over a few meetings.

Chair Becker: We will take comments and requests for information and whatever else is pertinent to this issue anytime, but we are asking that it definitely be into us by December 15th in time for the next meeting. December 15th is our semi-drop dead date however we never quit and always take more and more. Are we set on this?

The Lands Committee unanimously agreed that staff will continue to collect information about the history of Indian Point until December 15th. The topic of Indian Point would be taken up at an appropriate time after December 15th. (It was not possible to propose a specific date since the 2018 meeting calendar had not been completed at this time.)

Mr. Chaney then mentioned that if members of the public wanted to be informed of when the next meeting will be concerning this topic, to put their information on the sign-up sheet at the back of the room.

Chair Becker: Is there anything else?

Seeing there were no additional comments, Chair Becker adjourned the meeting.

V. STAFF REPORTS

There were no staff reports.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member or liaison comments and questions.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:53 p.m.

DRAFT



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 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: November 13, 2017

TO: Assembly Lands Committee

FROM: Teri Camery, Senior Planner
 Community Development Department

SUBJECT: AME2016 0019
 Proposed Deletion of CBJ Code 49.70.310(a)(2 and 3), Eagle Nest Buffers

INTRODUCTION AND BACKGROUND

Revision of the CBJ Code, Eagle Nest Buffers, Section 49.70.310(a)(2 and 3) has been on the Assembly and Planning Commission's priority list for several years because of challenges with implementation and enforcement of the ordinance and because of the high number of variances. The Community Development Department (CDD) and Planning Commission recommend deletion of the ordinance, rather than revision.

The Planning Commission's Title 49 Committee reviewed Eagle Nest Buffer Ordinance drafts at the August 3, 2016, and September 21, 2016, regular meetings. Review included consultation with Mr. Steve Lewis, raptor biologist with the U.S. Fish and Wildlife Service (USFWS). CDD staff followed these meetings with extensive consultation with the CBJ Law Department, additional meetings with USFWS, and research on past variance applications.

At the June 13, 2017, Planning Commission Committee of the Whole meeting, the Commission advised CDD to delete the ordinance because of challenges with revising and enforcing the ordinance. The Commission also noted the importance of eagles to the community and mentioned the option of voluntary eagle protection measures. At the August 8, 2017, Planning Commission regular meeting, the Commission formally recommended deletion of the ordinance without further discussion or public testimony. The Notice of Recommendation from August 8, 2017, and minutes from both Planning Commission meetings have been included as Attachments 1, 2 and 3.

To encourage voluntary eagle protection measures, CDD has developed a conceptual draft of a Bald Eagle Best Management Practices Brochure, included as Attachment 4. The USFWS reviewed the draft and provided helpful revisions. The final document will be available on-line and at the CBJ Permit Center when it is finalized and will also be distributed at public events, as warranted.

The purpose of this memo is to provide information and the opportunity for discussion before taking the proposed ordinance deletion to the full Assembly.

Assembly Lands Committee
Case No.: AME2016 0019
November 13, 2017
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DISCUSSION

Implementation of the ordinance has been problematic because CDD has always relied heavily on the USFWS to determine the location of nests and also if a nest has actively nesting eagles, a key component of the ordinance. Due to staffing cuts, USFWS has not been able to provide this service to CBJ for approximately six years.

As discussed at the June 13, 2017, Planning Commission Committee of the Whole meeting, CDD evaluated many options for revising the ordinance, rather than deleting it. Each option had unresolvable issues. CDD must have a rational basis for all requirements and be internally consistent. However defining the key activities that are most disruptive to eagles and require regulation is difficult, and eagles have been habituated within urban areas. Even if a legally defensible ordinance could somehow be developed, CDD does not have the capacity to identify and track eagle nest locations, and the USFWS has not been able to provide this service for many years. Bald eagles have never been endangered or threatened in the State of Alaska, and evidence indicates that the local population is increasing.

Finally, the USFWS has a federal permit, titled an Eagle Take Permit, which allows applicants to disturb an eagle and avoid violating the Federal Bald Eagle Protection Act, often with mitigation conditions attached to minimize harm. Project Managers for all large-scale developments, especially the Alaska Department of Transportation and Public Facilities, have applied for and received this permit, and this permit has often been used as justification for approval of CBJ variances.

ATTACHMENTS

- Attachment 1: Planning Commission Notice of Recommendation from August 8, 2017 Hearing
- Attachment 2: Excerpt from Planning Commission Minutes, August 8, 2017
- Attachment 3: Excerpt from Planning Commission Committee of the Whole Minutes, June 13, 2017
- Attachment 4: Bald Eagle Best Management Practices Draft Brochure
- Attachment 5: 2013 Comprehensive Plan policies
- Attachment 6: Current Code re: Eagle Nest Buffers
- Attachment 7: Ordinance with proposed deletions



Community Development

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

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: August 17, 2017
File No.: AME2016 0019

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding Deletion of CBJ Code 49.70.310(a)(2 and 3), Eagle Nest Buffers.

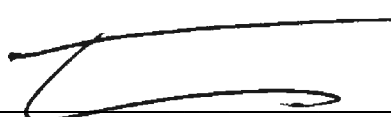
Property Address: Borough Wide

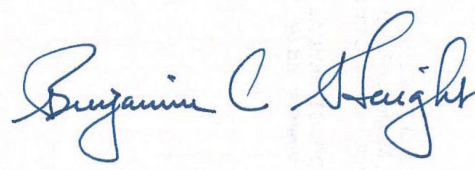
Hearing Date: August 8, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated August 1, 2017, and recommended that the City and Borough Assembly adopt staff's recommendation for deletion of CBJ Code 49.70.310(a)(2 and 3), Eagle Nest Buffers.

Attachments: August 1, 2017 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding AME2016 0019.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ §01.50.020 (b).

Project Planner: 
Teri Camery, Senior Planner
Community Development Department


Benjamin Haight, Chair
Planning Commission

City and Borough Assembly
File No.: AME2016 0019
August 17, 2017
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Filed With City Clerk

August 21, 2017

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

MINUTES
Planning Commission
REGULAR MEETING
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
August 8, 2017

I. ROLL CALL

Ben Haight, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:04 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Nathaniel Dye, Percy Frisby, Dan Miller, Kirsten Shelton, Carl Greene

Commissioners absent: Dan Hickok, Michael LeVine

Staff present: Rob Steedle, CDD Director;
Beth McKibben, Planning Manager;
Teri Camery, Senior Planner; Tim Felstead, Planner II;
Allison Eddins, Planner II;
Robert Palmer, Assistant Municipal Attorney;
Dan Bleidorn, Deputy Land Manager

Assembly members: Debbie White, Loren Jones

II. APPROVAL OF MINUTES

July 11, 2017 Regular Planning Commission meeting minutes

MOTION: *by Mr. Dye, to approve the July 11, 2017, regular Planning Commission meeting minutes with any small changes by Commission member or staff.*

VIII. UNFINISHED BUSINESS - None**IX. REGULAR AGENDA**

AME2016 0019: Deletion of CBJ code 49.70.310 (a) (2 and 3), Eagle Nest Buffers.

Applicant: City & Borough of Juneau

Location: Borough-Wide

Staff Recommendation

Staff recommends that the Planning Commission forward the draft text amendment to the Assembly with a recommendation for approval.

Ms. Camery reported that the ordinance proposed for deletion states that development is prohibited within 330 feet of an eagle nest on public land and within 50 feet of an eagle nest on private land. The Title 49 committee reviewed eagle nest buffer ordinance drafts at several of its meetings a year ago. The review included consultation with the US Fish and Wildlife Service and CDD staff. CDD staff followed these meetings with extensive consultation with the CBJ Law Department, and performed research on past variance applications, said Ms. Camery.

For many years now, since the Fish and Wildlife Service has experienced staffing cuts, the City has not been able to enforce the existing eagle ordinance, said Ms. Camery. There is not staff available to enforce the ordinance, she said.

The 2013 Juneau Comprehensive Plan contains a number of policies regarding eagle nests, said Ms. Camery. The Comprehensive Plan explicitly says that the existing eagle ordinance may need to be amended in light of the 2011 changes to federal law, she said. Deletion of the ordinance is consistent with the Comprehensive Plan because a federal permit exists that addresses eagle protection and development, and because local eagle populations appear to be increasing with the protections offered by other code requirements and policies, said Ms. Camery.

Even though this ordinance is being considered for deletion, said Ms. Camery, this does not mean that the City is giving up eagle protection, she said. The Comprehensive Plan policies will remain in place, she said. Many of these policies can still be addressed through the development review process and by other departments, she noted.

MOTION: *by Mr. Voelckers, to accept staff's findings, analysis and recommendations, and to approve AME2016 0019, deletion of CBJ code 49.70.310 (a) (2 and 3) of eagle nest buffers.*

The motion passed by unanimous consent

Agenda
Planning Commission
Committee of the Whole
 CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
 June 13, 2017

I. ROLL CALL

Ben Haight, Chairman, called the Committee of the Whole (COW) meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:11 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Dan Miller, Percy Frisby, Dan Hickok, Kirsten Shelton-Walker, Carl Greene

Commissioners absent:

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Teri Camery, Senior Planner; Jill Maclean, Senior Planner; Robert Palmer, Assistant Municipal Attorney

Assembly members:

II. REGULAR AGENDA

a. ~~AME2016 0002:~~ ~~Variances - Commissioner training and discussion about proposed amendments.~~

~~Providing background on this item, Mr. Steedle said that they have been working on variances for quite a while. Most of the work involves clarifying the language and ascertaining that the criteria are very clear. Since there has been a change in the Title 49 Committee, the staff wants to make sure that the entire Commission is aware and involved in the process, said Mr. Steedle. They want to ensure that they have code that is well understood, he said. The behavior of past commissioners has deviated somewhat from the intent of the variance, said Mr. Steedle. The other two items on the agenda for this meeting reflect the other two areas in which they are building flexibility into the code, he said. They have to be careful to develop enough flexibility within the code so that Juneau residents can build on their property, said Mr. Steedle. The Alaska Planning Commission handbook of which all Commission members should have~~

~~Mr. Steedle said two of those code changes are next on the agenda. He said they would return to the Commission with new proposed code language and further analysis.~~

~~Mr. Voelckers asked if the work the staff will be doing on the proposed code changes would come back before the Committee of the Whole or if it would first go to the Title 49 committee.~~

~~Mr. LeVine said this seems like an important topic and that it would be good to bring it back before the Committee of the Whole.~~

~~Chairman Haight clarified that the staff will bring the new information back before the Committee of the Whole at a future scheduled meeting.~~

b. AME2016 0019: Proposed amendments to buffers around eagle nests.

Ms. Camery said they are before the Commission for specific direction on how to deal with eagle nests. The current ordinance prohibits development within 330 feet of an eagle nest on public land, and within 50 feet of an eagle nest on private land. That buffer increases to 330 feet during the nesting season if the nest has actively nesting eagles, said Ms. Camery.

The eagle ordinance is tied to the code definition of development which includes a lot of irrelevant activities which has caused a lot of unnecessary restrictions and variances in the past, said Ms. Camery. The United States Fish and Wildlife Service (USFWS) has an optional federal permit, entitled an eagle take permit, which allows applicants to disturb an eagle and avoid violating the federal bald Eagle protection act, often with mitigation conditions attached to minimize harm, explained Ms. Camery.

Virtually all past variances requested for eagle nests have been approved, said Ms. Camery. They have had great difficulty with implementation of the eagle ordinance, said Ms. Camery, with identification of the eagle nests and especially with the identification of active eagle nests. They can no longer rely on active staff with the Fish and Wildlife Service for those identification purposes, she said. Their staff has been cut and they can no longer offer those services, she added.

CDD needs a scientific, defensible, rational basis for regulations, said Ms. Camery. CDD has looked at regulating non-urban eagles versus urban eagles, since urban eagles are not as sensitive to development as non-urban eagles, she said. CDD could not come up with any definable regulation monitors for eagles, such as noise, heavy equipment, or activity, said Ms. Camery. Also, CDD cannot even identify where current eagle nests exist and whether they are active or not, said Ms. Camery.

There is also the potential option of deleting the ordinance, she said. The eagle take permit of the Fish and Wildlife Service has often been cited as a reason for a variance, said Ms. Camery.

The local population of eagles is increasing, said Ms. Camery. They are not endangered, she added. Either deletion or revision of the ordinance could potentially be justified by the Comprehensive Plan, said Ms. Camery.

CDD would like direction from the Planning Commission on whether or not they should continue evaluating revision options or whether the direction would be to delete the ordinance, said Ms. Camery.

Mr. Frisby asked how it was determined whether a nest was active or inactive.

That is exactly the problem, said Ms. Camery. They have relied on the Fish and Wildlife Service for this information in the past, and that agency can no longer provide that information, she said.

Ms. McKibben said another issue raised by the Fish and Wildlife Service is that eagles do not necessarily use the same nest year after year. An active nest one year does not mean that it will be an active nest the following year, she explained.

Commission Comments and Questions

Mr. Voelckers asked if the question has come up as to whether The Fish and Wildlife Service has perceived that the CBJ should have any role in protecting eagles. He said perhaps this is simply a redundancy from which the municipality can remove itself.

The Fish and Wildlife Service is supportive of the City's ordinance, said Ms. Camery. The federal eagle permit is not required, said Ms. Camery. It is a liability shield for major developments, she said. The City's ordinance is a requirement and it does offer protection which the federal regulation does not, she explained.

Mr. LeVine said he sees the problem that the municipality has standards but there is no way to ascertain if those standards are being met. He said he is of the opinion that the lack of information makes it impossible to know if the standards are being met and there is no way to enforce those standards. It is difficult to have an eagle ordinance when it cannot be ascertained if it is needed and if needed, could not be reviewed and could not be enforced, he added.

Mr. Dye asked if Ms. McKibben knew the nesting range of eagles.

Ms. Camery said she thought it was a range of at least a half mile to a mile.

Mr. Dye said the urban service area boundary would not be beneficial, then.

Mr. Miller asked if the U.S. Fish and Wildlife Service with their take permit has supplemental information for the public such as brochures. He said it would be helpful if there is already a

pamphlet listing general standards which could be identified which could then be dispersed to the public.

Ms. McKibben said they have spent hours with Fish and Wildlife, and if there was some easily identifiable criteria which they could use they would have already presented that to the Commission.

Mr. Voelckers said if there is no perception of a vulnerability, and the City has no resources and no evidence or criteria, it is a fight in which the City should not engage in. Mr. Voelckers said he would be comfortable with the City getting out of the eagle regulation business.

Mr. LeVine said if they were going to regulate eagle nests it would be the best solution to put the onus on the property developer to identify the nest. If they found a nest, they would then need to come speak with a City representative, he said.

Mr. Dye asked how they would enforce the above scenario.

There is a prohibition on the taking of eagles under the Migratory Bird Treaty Act, said Mr. LeVine.

Chairman Haight asked if this is something that could be added to a building permit.

Mr. Voelckers said if there were not clear objective criteria and some way to implement those rules then they could easily develop into a scenario where conscientious people would identify eagle nests and those who were not so scrupulous would not.

Mr. Miller said perhaps they could have no code for those eagles already acclimated to the urban service area and some form of a checklist regarding eagles for those constructing outside of the urban service area.

Mr. Steedle said the urban service area boundary has been discussed by the staff, but that it is actually a poor proxy for where eagles are habituated. He said that Stabler's Quarry is outside of the urban service area boundaries and that the eagles are just fine in that location. He said with the resources that they have perhaps as far as they can take it is educating the public about the necessity of being aware and respectful of eagle nests. The City does not have the ability to enforce an eagle ordinance, he added.

Mr. Frisby said he felt that giving up on the eagle nest issue altogether was not a positive way to address the issue.

Mr. Hickok asked if they were to remove the ordinance if it would need to go before the Assembly. They will not even know where the eagle nests are if they do not have the capacity to inspect the property for those nests, said Mr. Hickok.

Mr. Miller said in the Community Development Department reception area there are a number of handouts. He said perhaps they could have the handout available for those seeking a building permit to educate on the subject.

Mr. Steedle asked the Commission if they would like the staff to bring forward the ordinance with the deletion of the eagle nest portion for their review, or if there is some further research the Commission would like the staff to conduct on this matter.

Mr. LeVine said he felt this may be the best recommendation. He said they cannot direct staff to go work harder on something that they have already worked very hard to resolve.

Mr. Steedle said they will be back at the next Committee of the Whole with streamside buffers and variances.

III. **OTHER BUSINESS** - None

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** - None

V. **ADJOURNMENT**

The meeting was adjourned at 6:59 p.m.



Alaska and Canada have the largest populations of breeding Bald Eagles in North America. Breeding bald eagles occupy "territories," areas they defend against intrusion by other eagles. In addition to the active nest, a territory may include one or more alternate nests (nests maintained but not used for nesting in a given year). Bald eagles generally nest near coastlines, rivers, or lakes that provide a food supply. They often nest in mature or old-growth trees; snags (dead trees); cliffs; rock promontories; and sometimes on structures such as power poles and communication towers. In forested areas, bald eagles often select the tallest trees with limbs strong enough to support a nest that can weigh more than 1,000 pounds. Eagle nests are usually about 4-6 feet in diameter and 3 feet deep.



Best Management Practices

Protecting Nesting Eagles in Juneau



City & Borough of Juneau

City & Borough of Juneau

155 S. Seward Street
Juneau, AK 99801

<http://www.juneau.org/>

Tel: 907 586 0770

Juneau Cares about Eagles

Are you planning any development? If your property is near an eagle nest this fact sheet will provide you with important information about protecting these birds and enhancing enjoyment of your property.

Until recently the CBJ had regulations that prohibited development within 50 feet of an eagle nest on private property and 330 feet during March 1 to August 31. But because Bald Eagles are protected by the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act, because of the challenge in identifying eagle nests, and because many of Juneau's eagles are habituated to human activity, the CBJ regulations were repealed.

Eagles are not endangered or threatened in Alaska, but they remain an important, legally protected symbol, and valuable member of the Juneau ecosystem. With some thoughtful consideration, bald eagles will continue to nest in Juneau neighborhoods. In Southeast Alaska, the active nesting season is March 1 through August 31. Eaglets typically hatch from mid-May through early June, and fledge (leave the nest) in August. Both are sensitive periods for young eagles. Newly hatched chicks cannot maintain their body temperature without the warming shelter provided by their brooding mother, who may be flushed from the nest by loud, obtrusive activity. As nestlings approach fledging in August, they become more active, stretching their developing wings and hopping among the branches of their nest tree. If frightened by tree clearing, construction, or other highly visible or noisy activity, they may jump or fall from the tree before they are able to fly, exposing them to injury or death. Human actions that cause loss of eagles, their nests, or eggs, are prohibited by Federal law, unless allowed by permit.

These guidelines are intended to provide developers and landowners with tools to minimize impacts to bald eagles. For more information on habitat needs and ways to minimize impacts, go to the 2007 Federal Bald Eagle Management Guidelines at:

https://www.fws.gov/alaska/eaglepermit/pdf/national_guidelines.pdf

✓ Maintain a 330-foot buffer from eagle nests for all vegetation removal and construction activity. If you can't, try to follow these additional guidelines:

✓ Retain as many trees as possible, removing only what is necessary when eagles are not nesting (September 1 through February 28).

✓ Avoid noisy, obtrusive construction, blasting, clearing and similar activities during the March 1 to August 31 nesting season, especially within the critical hatching and fledging periods from May 15 to June 15 and from August 1 to 31.

✓ Eagles vary in their tolerance of human activity near their nests. Most eagles nesting near people will not be disturbed by less-obtrusive projects like interior construction, or building fences, sheds, or other small structures. Eagle pairs that nest near long-established, ongoing human activity often tolerate greater disturbance. Eagles nesting far from humans are typically more sensitive, so extra effort to avoid seasonal disturbance may be necessary when developing a remote property.

✓ If you can avoid loud, visible disturbances within 330 feet of an active nest during the nesting season, eagles will likely continue to nest successfully nearby. If you can't follow these guidelines, and are concerned that your activities could disturb eagles, you may qualify for a permit from the U.S. Fish & Wildlife Service, which would allow disturbance, or in some cases removal, of an eagle nest. The U.S. Fish and Wildlife Service office in Juneau can be reached at 907-780-1160.

www.fws.gov/alaska/fisheries/fieldoffice/juneau/directory.htm



The 2013 CBJ Comprehensive Plan states the following:

POLICY 7.14. TO PROTECT AREAS SURROUNDING IDENTIFIED EAGLE NESTS FROM CONFLICTING LAND USES.

Standard Operating Procedures

7.14 - SOP1 Mature trees that, typically, are suitable for eagle nests should be retained within 1/8th of a mile of the coast.

7.14 - SOP2 In situations where lands are proposed for private platting next to CBJ-owned lands, and if the private party is willing, the CBJ government will consider exchanging land of equal value for those lands within 330 feet of the eagle nest tree and retain it as an eagle management area.

7.14 - SOP3 Prohibit the cutting of trees near shoreline areas for the purpose of eradicating nesting eagles or of preventing eagles from nesting therein.

Development Guideline

7.14 - DG1 Private land within the eagle management radius should be left undeveloped or subdivided into large lots, the largest of which should contain the nest tree. Roads should be located as far from the nest as possible, preferably landward from the nest tree. Low density residential or open space/natural areas uses should be located within the eagle management radius.

Implementing Actions

7.14 - IA1 Amend the Land Use Code to include variance criteria that apply specifically to requests to allow development within the buffer area around a bald eagle nest. Developing these criteria is of crucial importance in order to allow responsible development within 330 feet of eagle nests, especially those nests that post-date adjacent development. It may be appropriate to adopt regulations for development near eagle nests based on the level of tolerance of the subject eagles to human activity.

7.14 - IA2 Work with the United States Fish and Wildlife Service (USFWS) on an as-needed basis to identify eagle nest locations and best practices.

7.14 - IA3 Consider designating as Natural Areas or other low impact land use categories areas where eagles tend to nest in concentrations.

7.14 - IA4 Request that the USFWS evaluate the Bald Eagle in the Urban Service Area in terms of population, behavior and tolerance of human presence and activity. Consider any new suggestions from the USFWS for enhancing the presence and health of eagles in the urban area.

7.14 - IA5 Support the efforts of a local non-profit eagle rehabilitation facility to rescue, heal and return to the wild, injured or vulnerable eagles and to educate the public as to the health and well-being of the species.

Eagle Nest Buffer ordinance

CBJ Code 49.70.310(a)(2 and 3) states:

(a) Development in the following areas is prohibited:

(2) Within 330 feet of an eagle nest on public land;

(3) Within 50 feet of an eagle nest on private land, provided that there shall be no construction within 330 feet of such nest between March 1 and August 31 if it contains actively nesting eagles;

The Code definition of development (49.80.120) states:

Development means any of the following:

(1) Construction, reconstruction or enlargement of a structure involving more than 120 square feet;

(2) A subdivision;

(3) Conduct of a home occupation;

(4) Change in use of a lot, including any structure thereon;

(5) Installation or emplacement of a mobile or modular home;

(6) Removal of substantial vegetative cover;

(7) Excavation, dredge or fill activity;

(8) Installation of a sign;

(9) For the purposes of Chapter 49.65, Article I, the work performed in relation to a deposit, subsequent to exploration but prior to extraction of commercial quantities of a mineral commodity, aimed at, but not limited to, preparing the site for mining, defining an ore deposit, conducting pilot plant operations, and construction of roads or ancillary facilities;

(10) Any site work in preparation or anticipation of the above.

Presented by: The Manager
Introduced:
Drafted by: A. G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-47 PC v. 1

An Ordinance Amending the Land Use Code Relating to Development in the Vicinity of Eagle Nests.

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 49.60.200 Sensitive areas, is amended to read:

49.60.200 - Sensitive areas.

A development in ~~eagle nesting areas~~, stream corridors and lake shores, wetlands and intertidal areas or any combination thereof, as shown on the sensitive areas map, may be awarded:

- (1) Bonus points for interests in land which protect additional land within or adjacent to such sensitive areas beyond that which is required in chapter 49.70;
- (2) Bonus points for an interest other than a deed providing for public access through sensitive area lands, either required or voluntarily reserved; and
- (3) Bonus points for a deed to the City and Borough of required or reserved sensitive area lands.

Section 3. Amendment of Section. CBJ 49.70.310 Habitat, is amended to read:

49.70.310 Habitat.

(a) Development in the following areas is prohibited:

(1) On Benjamin Island within the steller sea lion habitat;

~~(2) Within 330 feet of an eagle nest on public land;~~

~~(3) Within 50 feet of an eagle nest on private land, provided that there shall be no construction within 330 feet of such nest between March 1 and August 31 if it contains actively nesting eagles;~~

~~(2) (4)~~ Within 50 feet of the banks of streams designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and

~~(3) (5)~~ Within 50 feet of lakeshores designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update.

(b) In addition to the above requirements there shall be no disturbance in the following areas:

(1) Within 25 feet of stream designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update; and

(2) Within 25 feet of lakeshores designated in Appendix B of the comprehensive plan of the City of Borough of Juneau, 2013 Update.

Section 5. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

TO: Assembly Lands Committee

FROM: Dan Bleidorn, Deputy Lands & Resources Manager 

SUBJECT: Juneau Youth Services Cornerstone Facility Closure

DATE: November 15, 2017

Since 1968 the City and Borough of Juneau has leased the property located at 9290 Hurlock Avenue to Juneau Youth Services for a youth shelter (formerly the Juneau Receiving Home see attached location map). The current lease is set to expire in 2020. In a letter (Attachment 1) dated November 14, 2017 the Interim Executive Director, Walter Majoros stated that Juneau Youth Services (JYS) intends to vacate the property no later than December 31, 2017. It is the intention of JYS to consolidate all shelter services and transitional living services to the Montana Creek facility located off of Back Loop Road. At which point the property will revert back to City management.

This property may have been donated to the City so prior to making a recommendation about this property, Lands staff is working to determine if there is a reversion clause associated with the original acquisition of the land. A litigation title report is expected to be completed in the next few weeks. According to the Assessor's database this property is 36,122 square feet and has a living area of over 6,400 square feet total. Attachment 2 is the floor plan for the main building. Along with the main building there are three outbuildings that JYS has used for a maintenance office/shop, for food storage and purchasing, and for a staff office and training room.

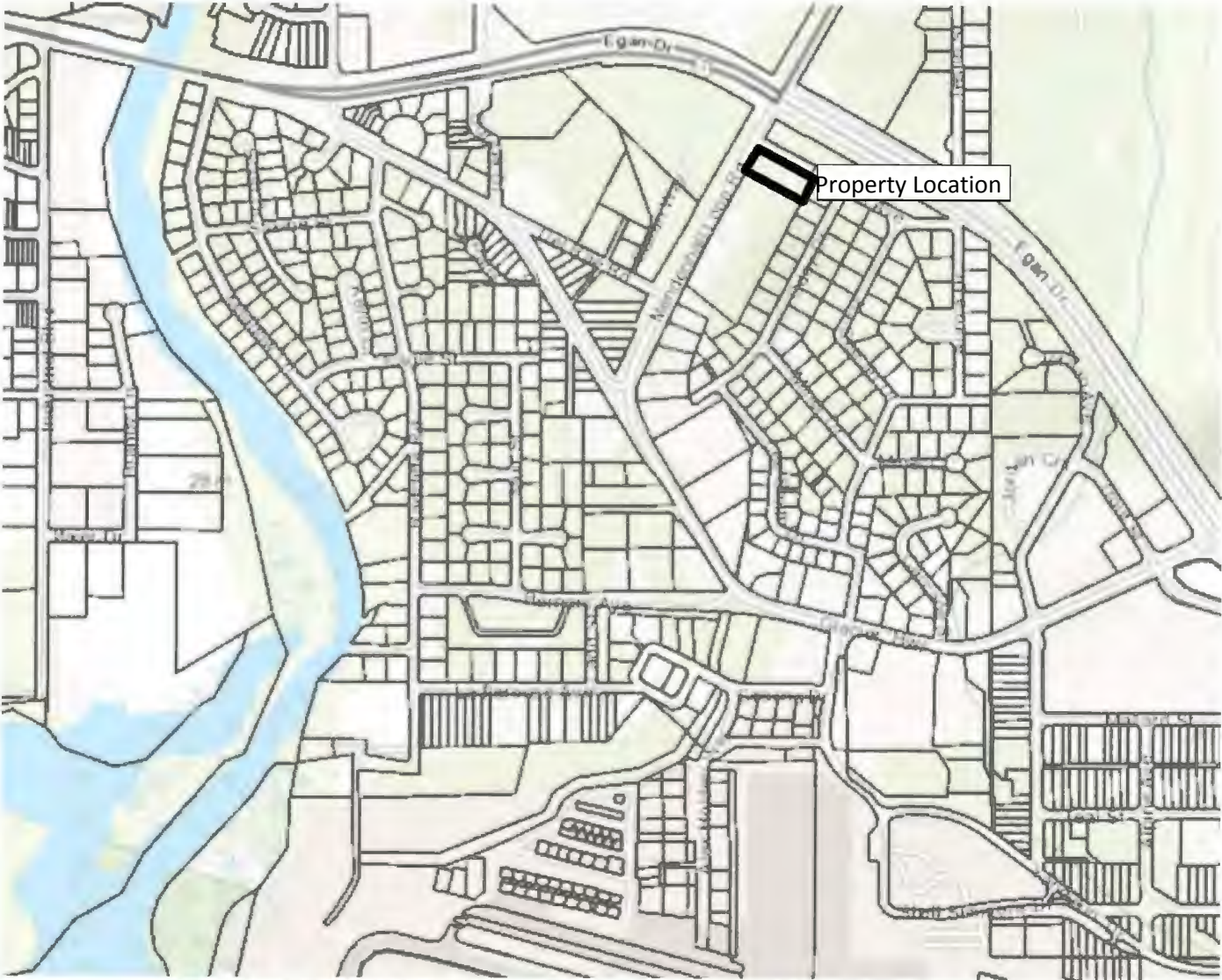
Lands staff will continue to research this property and bring this topic back to the Lands Committee with more information regarding the state and condition of the buildings and property as well as options for retaining or disposing of this property.

Location Map

Attachment 1: November 14, 2017 memo from Walter Majoros

Attachment 2: Juneau Youth Services, Cornerstone Facility Floorplan





JYS
Cornerstone
Facility

Location Map



P.O. Box 32839
Juneau, AK 99803
Phone: 907.789.7610
Fax: 907.789.2106

November 14, 2017

Dan Bleidorn, Deputy Manager
CBJ Lands and Resources
155 South Seward Street
Juneau, AK 99801

Re: Letter of Intent to vacate 9290 Hurlock Avenue campus

Dear Dan,

I am following up on recent conversations between you and Ron King, Board member for Juneau Youth Services (JYS) regarding the Cornerstone campus on 9290 Hurlock Avenue. As indicated by Ron, it is our desire and intent to vacate this campus by December 31, 2017.

Let me begin by expressing gratitude on behalf of JYS for the longstanding partnership we have had with the City and Borough of Juneau (CBJ) concerning this property. Since the 1960's we have provided residential services in the main building on the campus, and have also utilized several surrounding smaller buildings on the campus for support functions and activities. We are very thankful to CBJ for giving us this opportunity to serve youth and families, and for being a supportive partner over the years.

JYS has been exploring ways to better consolidate and integrate services. To this end, our Board of Directors voted on October 30, 2017 to vacate the Hurlock campus and move the emergency shelter and transitional living services from that campus to a building on our Montana Creek campus. This move will allow us to consolidate all shelter and transitional living services within a single facility, thereby achieving program and administrative efficiencies.

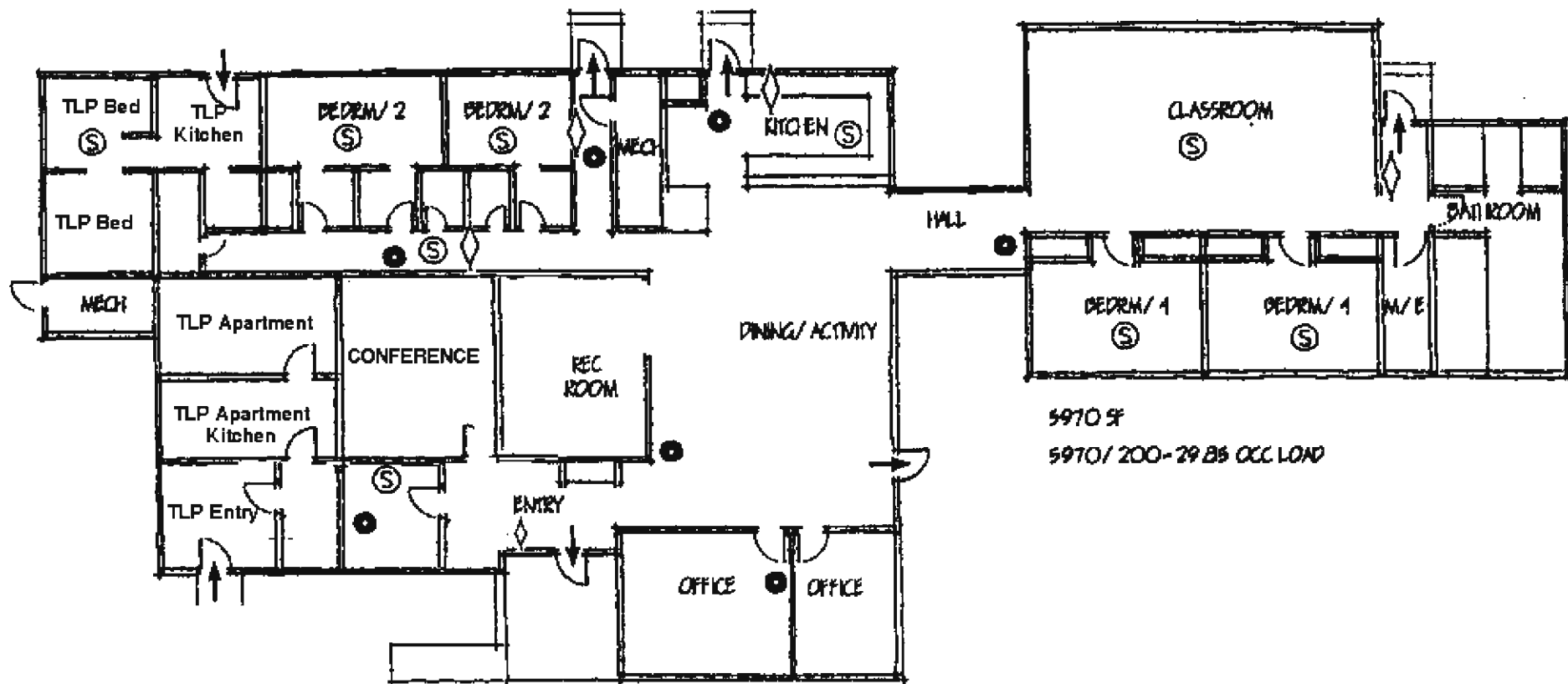
We would like to begin vacating the Hurlock campus as soon as possible. Our intent would be to move clients as an initial step, and then begin the process of removing equipment, supplies, furniture and vehicles. As noted above, our goal would be to fully vacate the campus by December 31.

We are eager to inform clients, families, staff and partner agencies of our plan. Please let us know if we can begin making those announcements now or if there is any other step that must be completed first. Thanks very much for assisting us in this transition process.

Sincerely,

A handwritten signature in blue ink that reads "Walter Majoros". The signature is fluid and cursive, written over the printed name and title.

Walter Majoros
Interim Executive Director



5970 SF
5970/ 200-29 BS OCC LOAD

Cornerstone

FLOOR PLAN

JUNEAU YOUTH SERVICES

JENSEN DOUGLAS ARCHITECTS, INC.

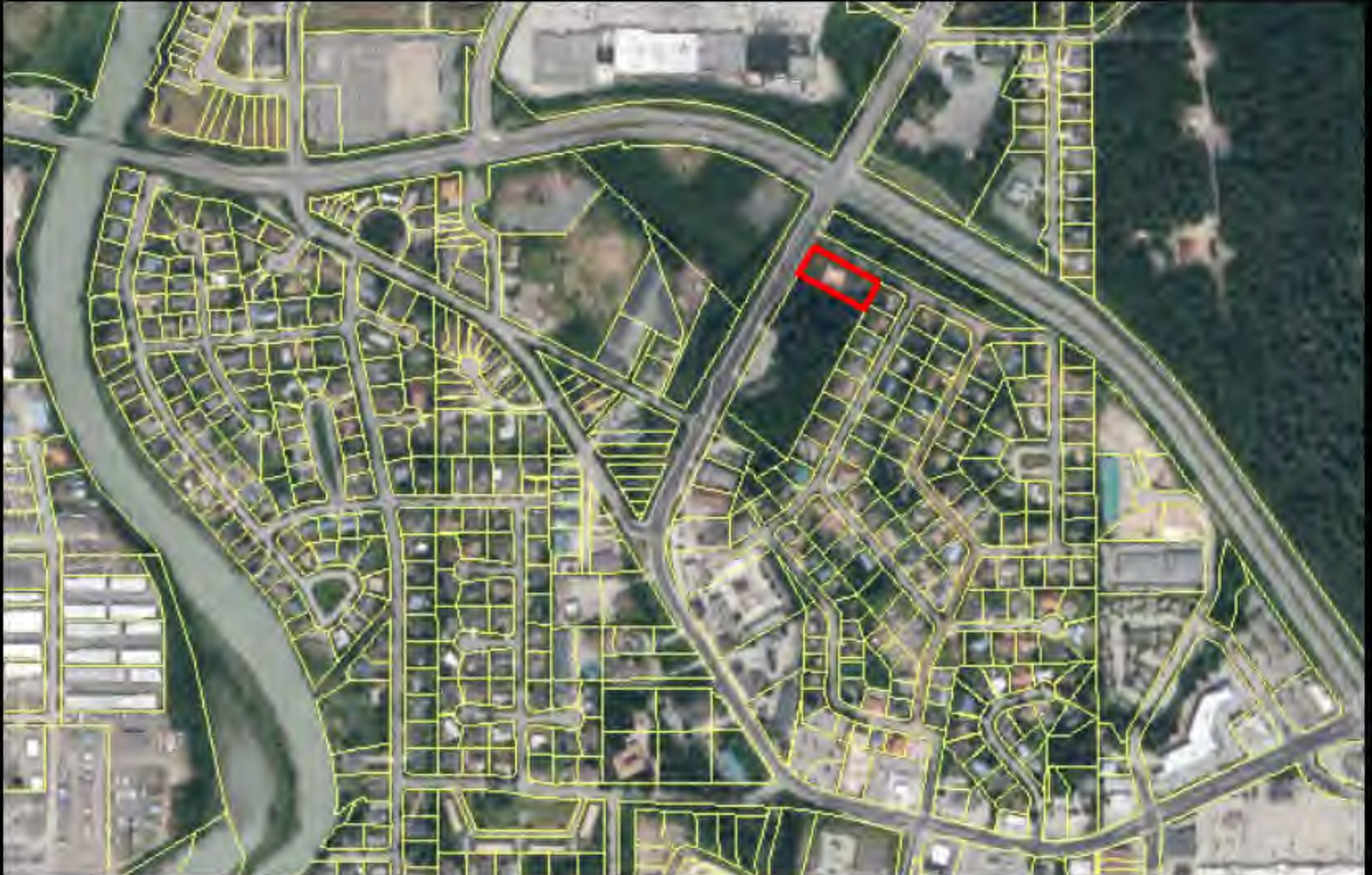
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November 20 2017

CBJ Assembly
Lands Committee



Juneau Youth Services Cornerstone Facility Closure



Juneau Youth Services Cornerstone Facility Closure



Hurlock Ave

Staff Office/
Training Room

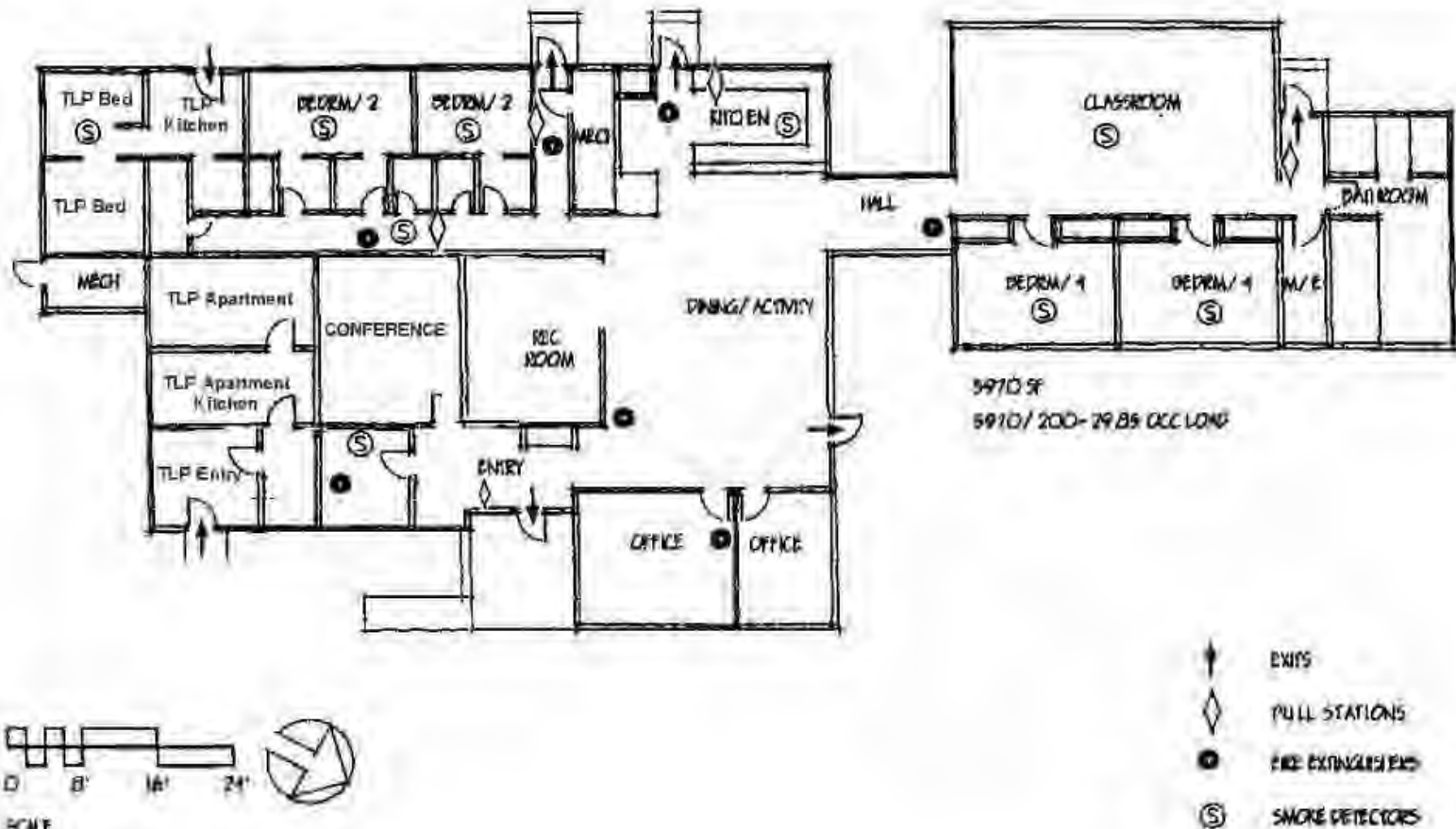
Mendenhall Loop Road

Food Storage/
Laundry Room

Main Building

Maintenance
Office/ Shop

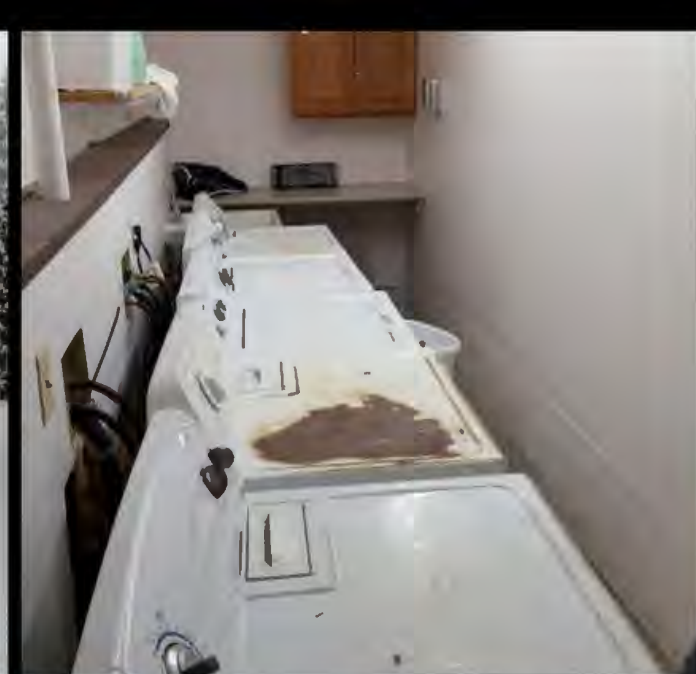
Juneau Youth Services Cornerstone Facility Closure



Cornerstone

FLOOR PLAN

1





Juneau Youth Services Cornerstone Facility Closure

Last week Lands staff received notice that at the end of December, JYS will vacate this property and management and maintenance will revert to the City

Staff will continue to research this property, and evaluate possible options which include retaining this property for public use, disposing of the property to a public entity or disposing of the property for fair market value. Staff will present the finding from this research to the Lands Committee at the next meeting

Tidelands Addition – Block 68

Fraction of Lot 8



Block
Fraction of



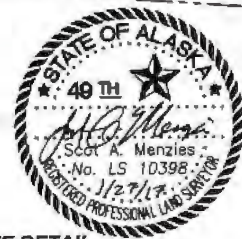


Bullwinkle's Building

Propane Tank

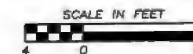
Twilight
Cafe

Twilight
Cafe
Deck



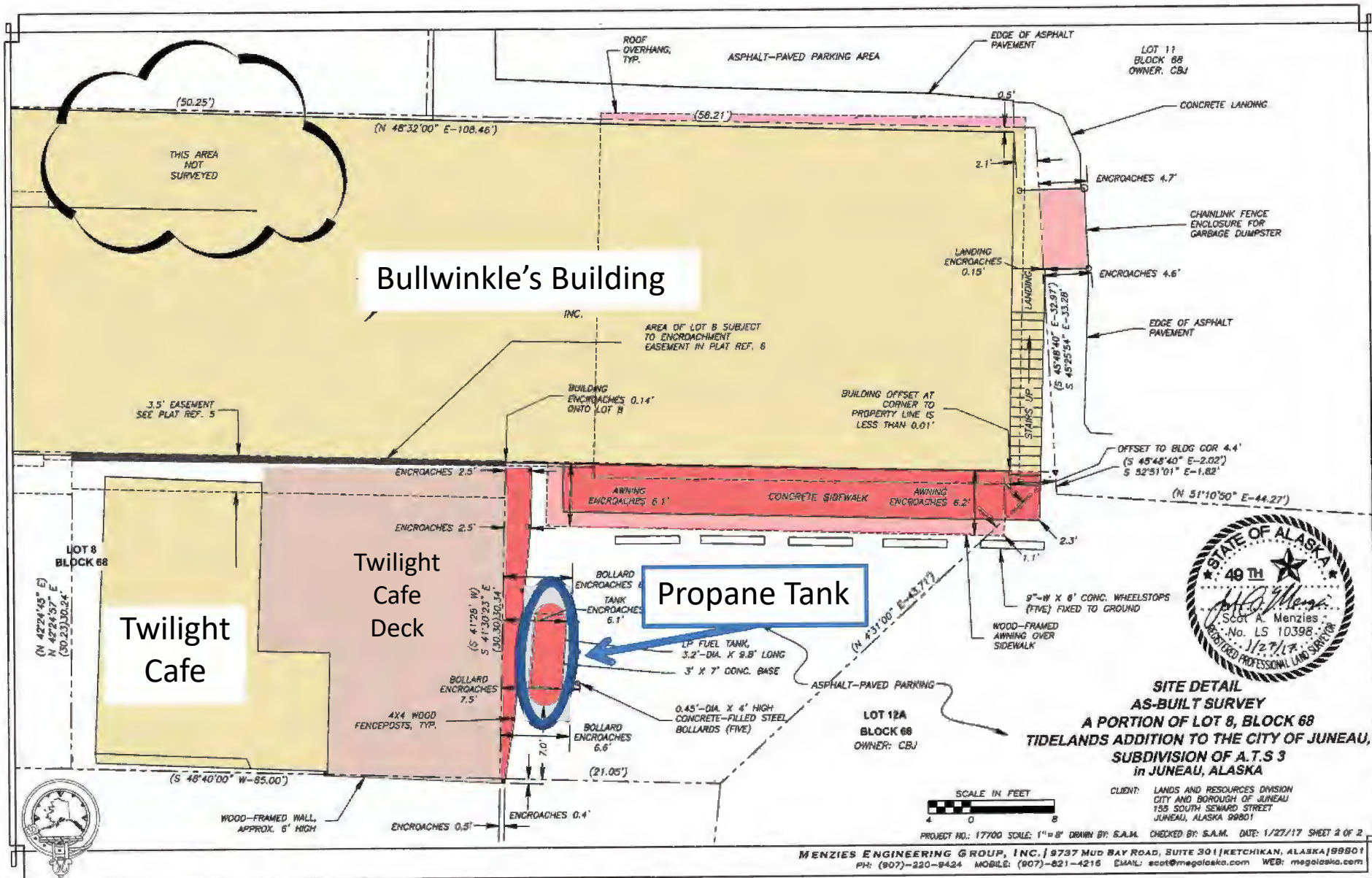
**SITE DETAIL
AS-BUILT SURVEY
A PORTION OF LOT 8, BLOCK 68
TIDELANDS ADDITION TO THE CITY OF JUNEAU,
SUBDIVISION OF A.T.S 3
in JUNEAU, ALASKA**

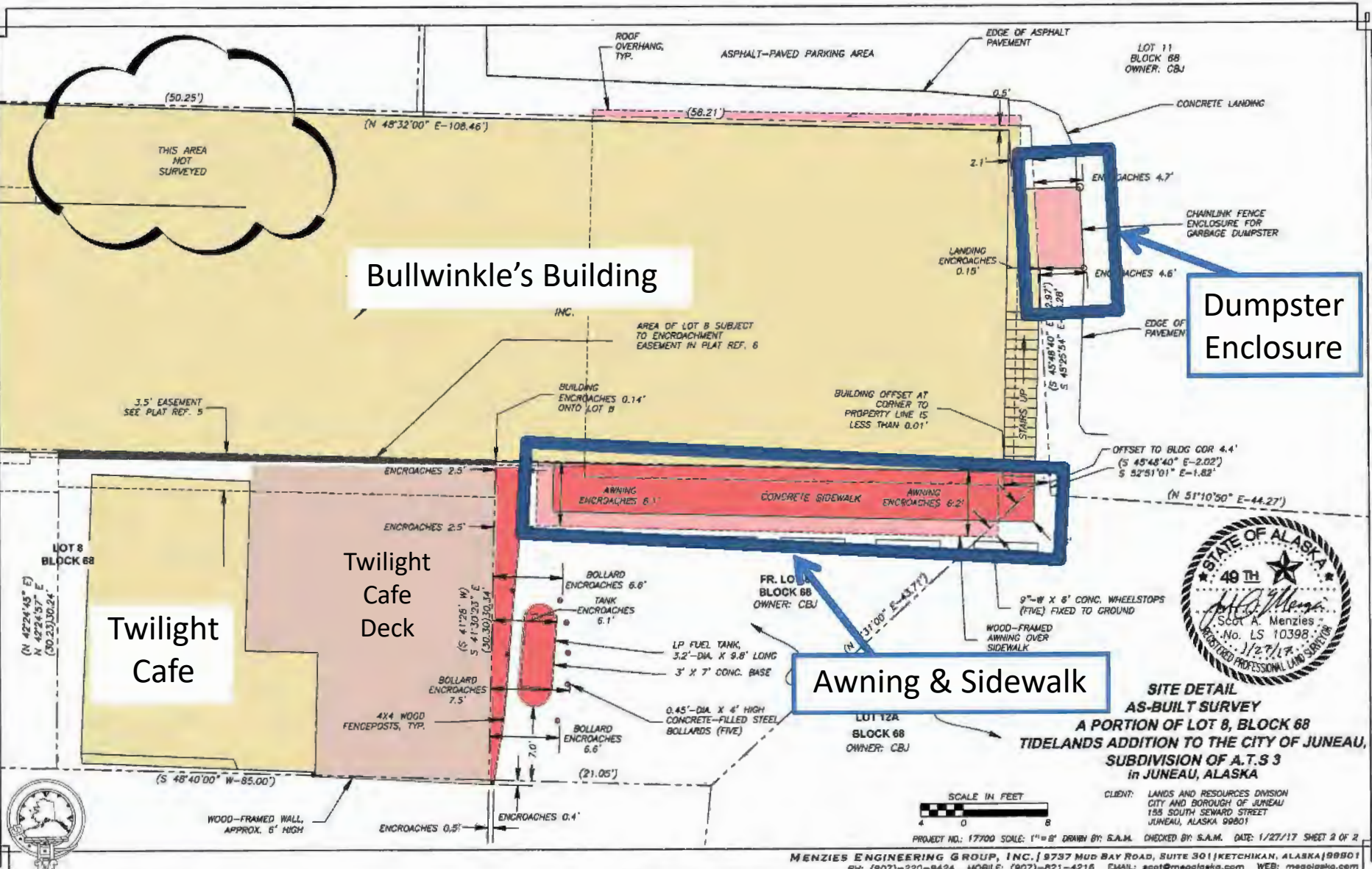
CLIENT: LANDS AND RESOURCES DIVISION
CITY AND BOROUGH OF JUNEAU
155 SOUTH SEWARD STREET
JUNEAU, ALASKA 99801



PROJECT NO.: 17700 SCALE: 1"=8' DRAWN BY: S.A.M. CHECKED BY: S.A.M. DATE: 1/27/17 SHEET 2 OF 2

MENZIES ENGINEERING GROUP, INC. | 3737 MUD BAY ROAD, SUITE 301 | KETCHIKAN, ALASKA 99851
PH: (907)-220-9424 MOBILE: (907)-821-4216 EMAIL: scot@menziesalaska.com WEB: menziesalaska.com





Bullwinkle's Building

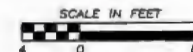
Dumpster Enclosure

Awning & Sidewalk



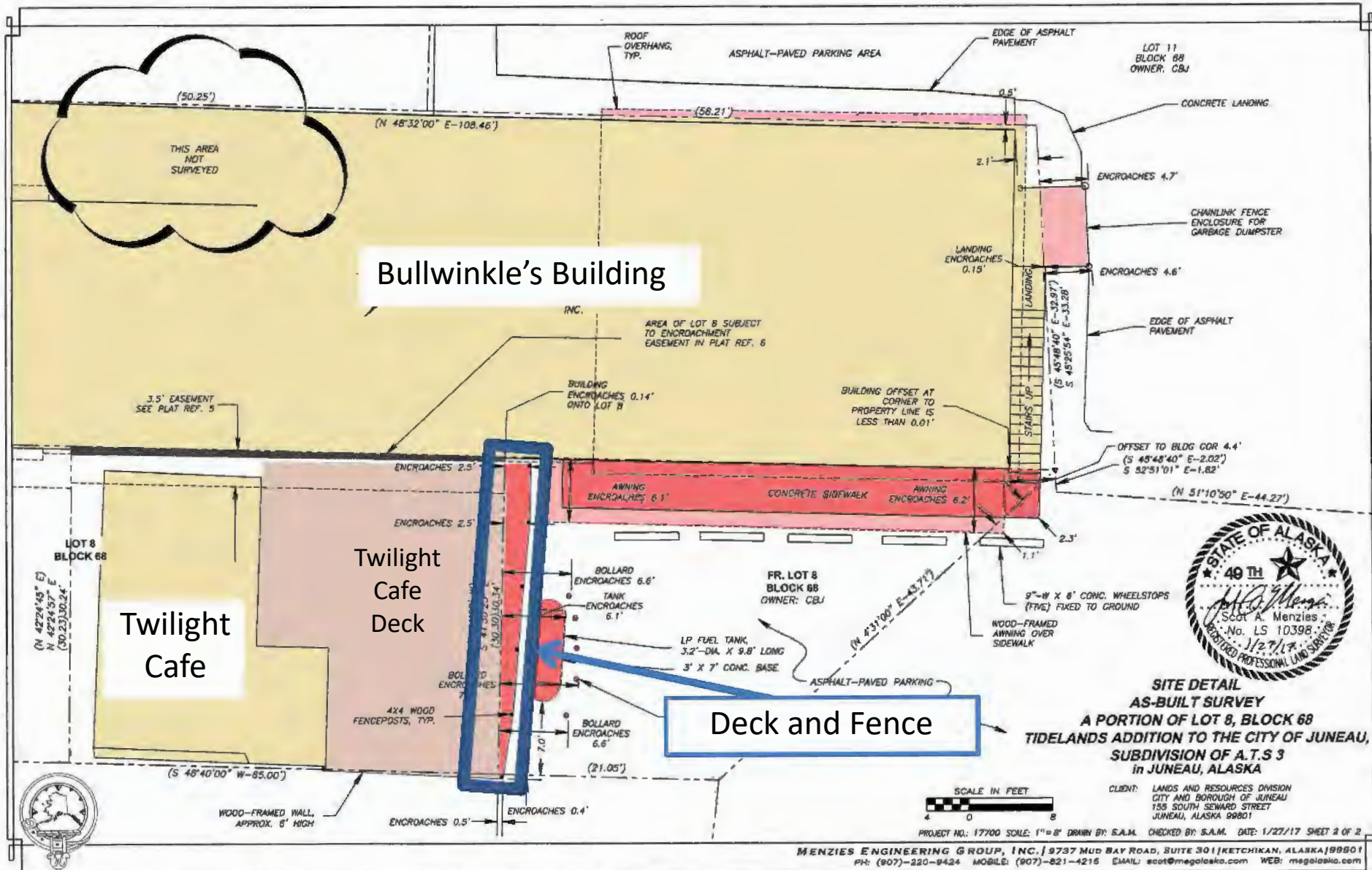
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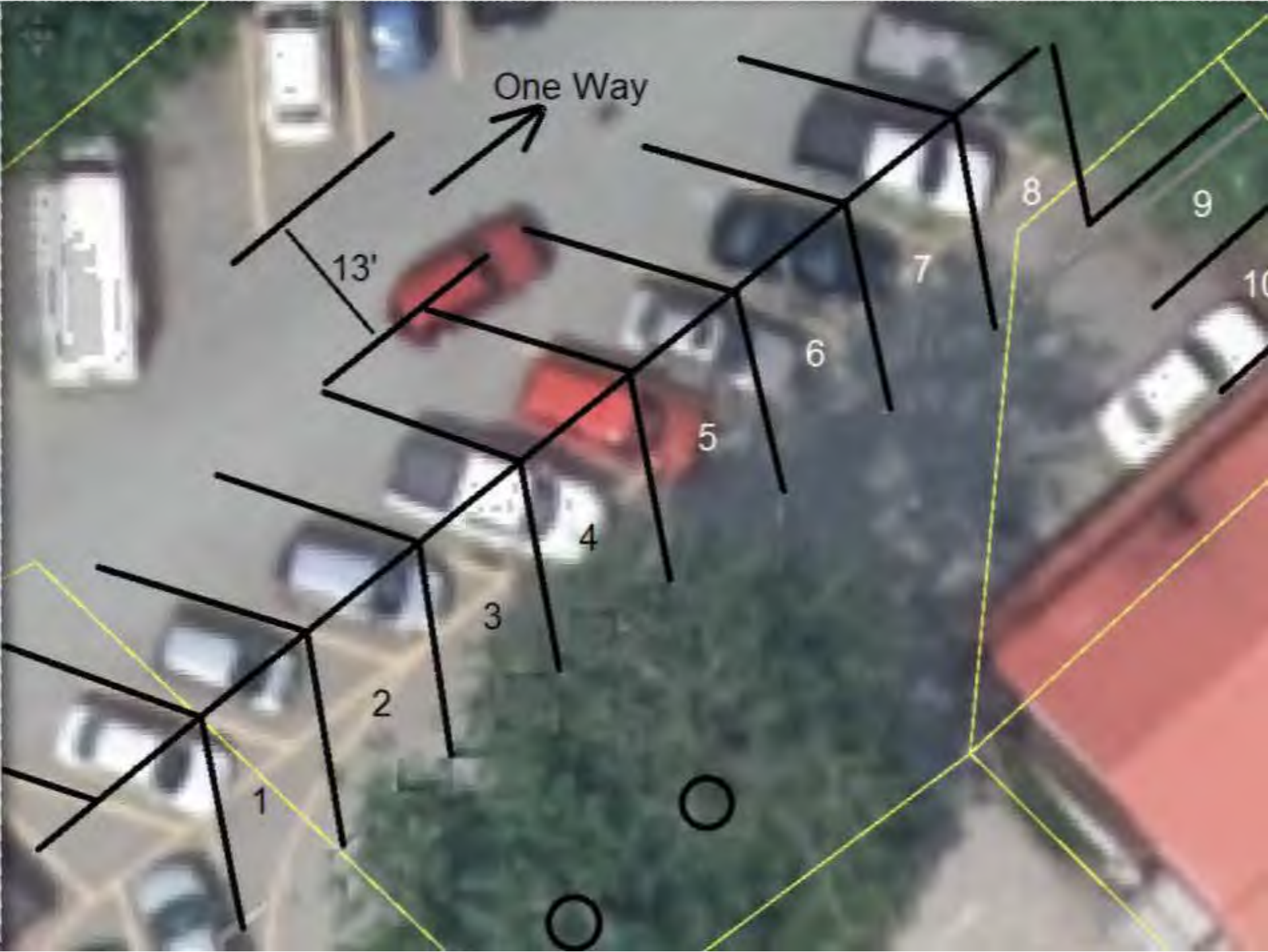
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PH: (907)-220-9424 MOBILE: (907)-821-4216 EMAIL: scot@megalaaska.com WEB: megalaaska.com





One Way

13'

1

2

3

4

5

6

7

8

9

10



Existing 4' Easement

Requested 5' Easement

CBJ Property

Bullwinkles

Willoughby Avenue Right-of-way

Twilight Cafe

CBJ Property

Bullwinkles Pizza

CBJ Property