

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**
May 16, 2016, 5:00 PM.
Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

- A. Request for authorization to enter into negotiations for the sale of Lots 6 & 7 of the Renninger Subdivision with the Alaska Housing Development Corporation
- B. Distribution of Lots in Renninger Subdivision for Pacific Development Group, Educational Home Build partnership, and Prama Inc.
- C. Presentation of the Draft Juneau Wetlands Management Plan
- D. Alaska Power and Telephone request to acquire CBJ Park property for communications cable
- E. Summary of Air Quality monitoring program for 2015-2016 winter

VI. STAFF REPORTS

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. 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
Dan_Bleidorn@ci.juneau.ak.us

Voice (907) 586-5252
Fax (907) 586-5385

TO: The Assembly Lands Committee

FROM: Dan Bleidorn, Deputy Land Manager *Daniel Bleidorn*

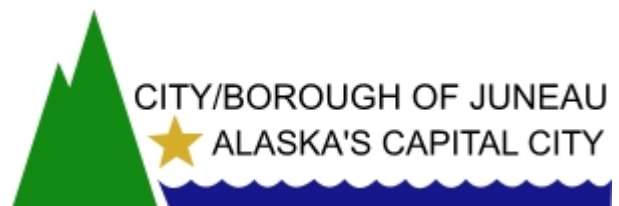
SUBJECT: Request for authorization to enter into negotiations for the sale of Lots 6 & 7 of the Renninger Subdivision with the Alaska Housing Development Corporation

DATE: May 9th, 2016

At the February 22nd, 2016 Lands Committee Meeting, the Lands Committee directed staff to advertise for letters of interest regarding the development of Renninger subdivision. After the 30 day advertisement period, the results were brought back before the Lands Committee at the April 25th, 2016 meeting. It was there that the Lands Committee passed a motion of support for Lands staff to work with the Alaska Housing Development Corporation (AHDC) to purchase two lots in the Renninger Subdivision for fair market value.

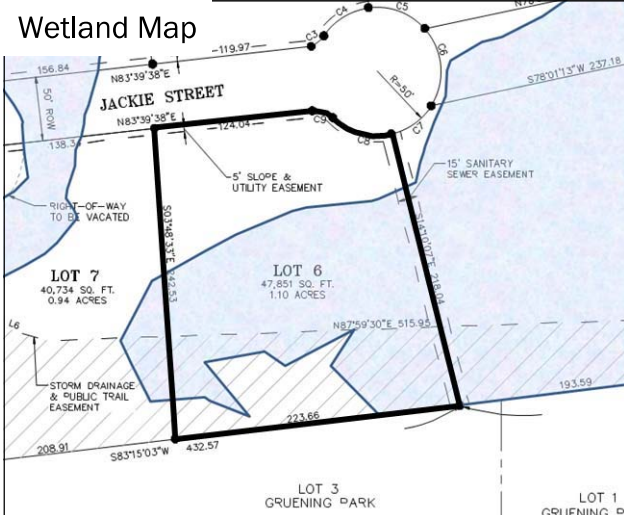
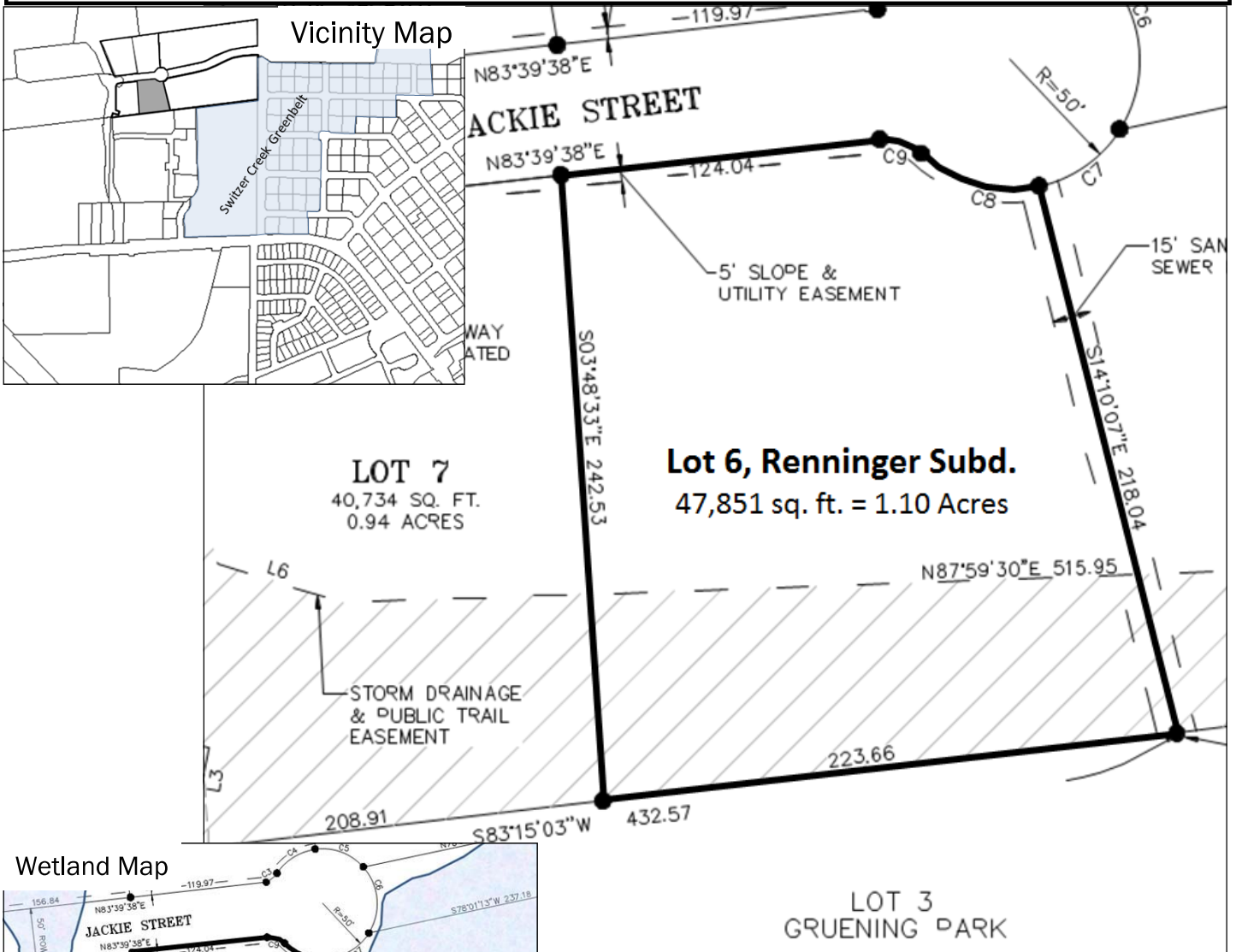
The current proposal that was received from the AHDC states that they would like to utilize City financing. For recent land sales, conditions have been 10% down, 10% interest, and the length of the financing has been 10 years. If staff receives a motion of support from the Assembly at the May 23rd meeting the next steps will be to solicit Planning Commission comments before requesting final Assembly approval to dispose of these properties. The AHDC has also expressed interest in lengthening the term to 15 years as well as lowering the interest rate. The reasoning behind these proposed changes is to allow for more available funds for construction.

Staff recommends the Lands Committee provide a motion of support for the Assembly to authorize the Manager to enter into direct negotiations with the Alaska Housing Development Corporation for the sale of Lots 6 and 7 in the Renninger Subdivision utilizing City financing.



Legal Description: Lot 6 Renninger Subdivision

Acreage: 47,851 Sq. Ft. 1.10 Acres



Fair Market Value: \$144,000

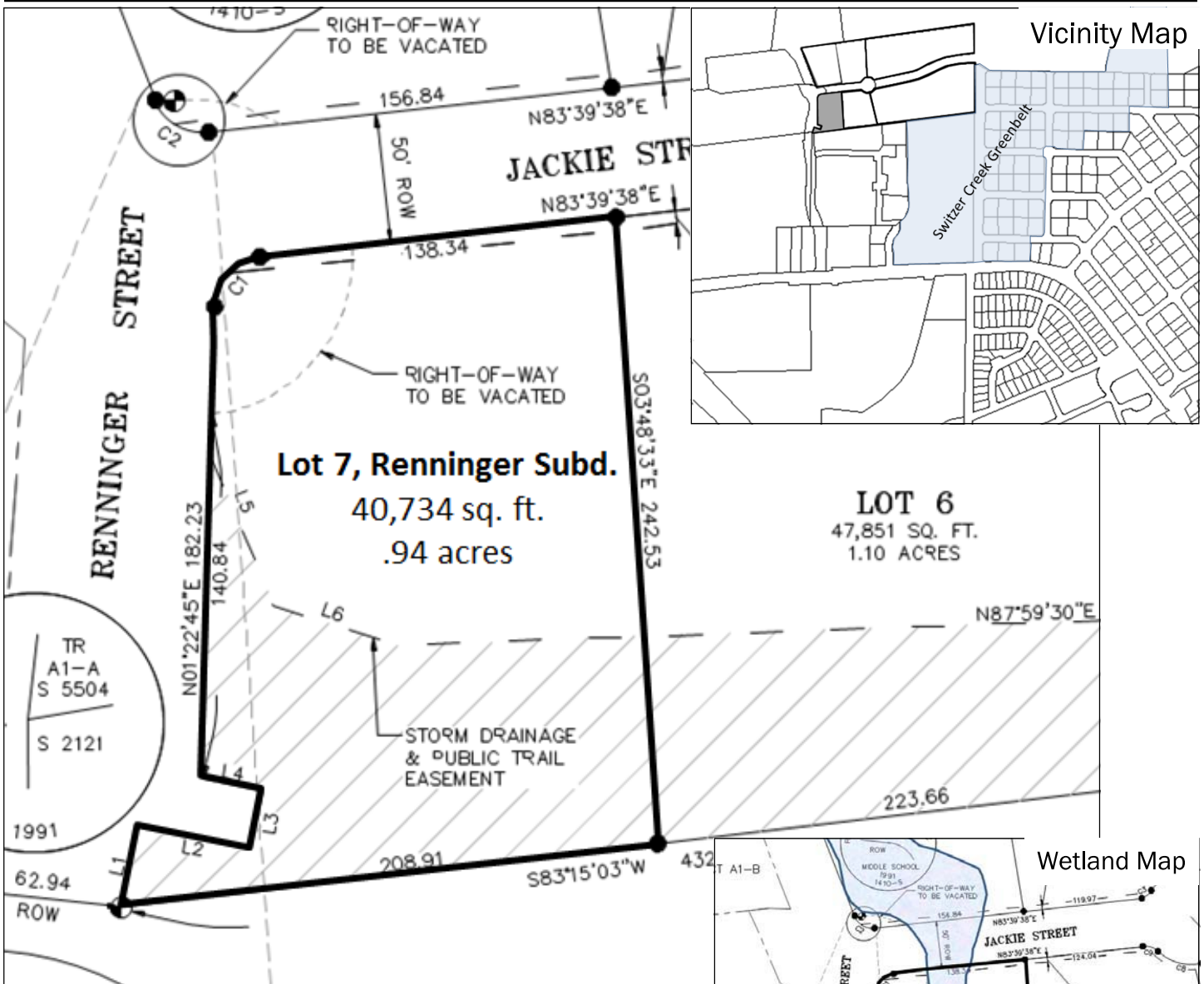
At 1.10 acres the theoretical maximum residential units that can be built on this lot is 16.

Wetlands: This lot contains 26,565 square feet of wetlands and the Army Corps of Engineers has permitted the filling of .12 acres or 5,227 square feet of wetlands.

Special Conditions: The southern portion of this lot has a storm drainage and trail easement. The eastern property line contains a 7.5' wide sewer easement.

Legal Description: Lot 7 Renninger Subdivision

Acreage: 40,734 Sq. Ft. .94 Acres

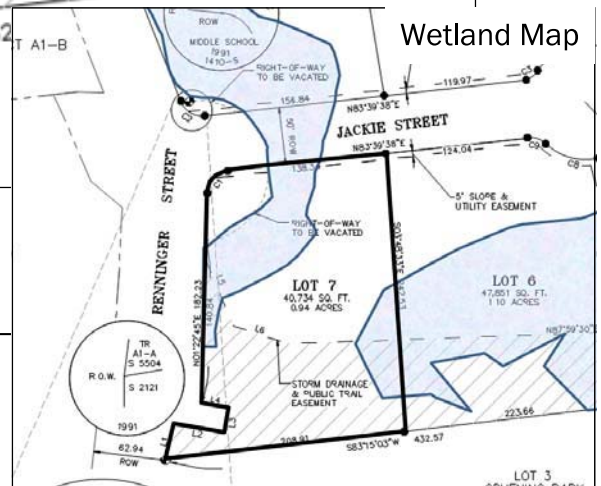


Fair Market Value: \$122,000

At 0.94 acres the theoretical maximum residential units that can be built on this lot is 14.

Wetlands: This lot contains 6,586 square feet of wetlands. The Army Corps of Engineers has permitted the filling of .05 acres or 2,178 square feet of wetlands.

Special Conditions: The southern portion of this lot is covered by a storm drainage and trail easement. The northern property line contains a 5' wide slope and utility easement.



**AUTHORIZING THE PURCHASE/ACQUISITION OF LAND LOCATED IN THE
CBJ/RENNINGER SUBDIVISION**

WHEREAS, the Alaska Housing Development, a non-profit corporation organized for the purpose of providing affordable housing opportunities;

WHEREAS, the Alaska Housing Development Corporation wishes to proceed on negotiating the purchase/acquisition of land located the CBJ/Renninger subdivision for future program development from the City and Borough of Juneau for the purpose of constructing affordable housing qualifying for the Alaska Housing Development Corporation's program; and

WHEREAS, the officers of the Alaska Housing Development Corporation are Stephen F. Sorensen, as President, and Tamara Rowcroft, as Executive Director;

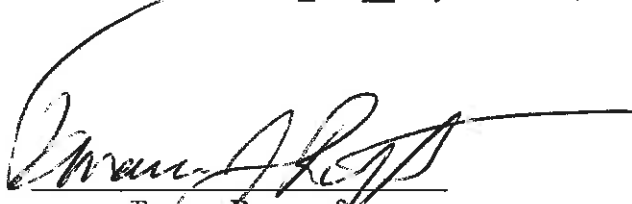
THEREFORE BE IT RESOLVED: that the Board of Directors of Alaska Housing Development Corporation authorizes the President and/or the Executive Director, to take all steps necessary, and to proceed on negotiating the purchase/acquisition of land located the CBJ/Renninger subdivision for future program development from the City and Borough of Juneau for the purpose of constructing affordable housing qualifying for the Alaska Housing Development Corporation's program.

APPROVED X

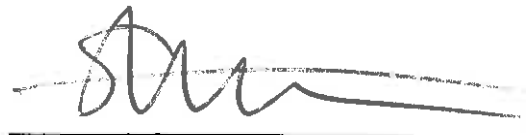
DISAPPROVED

TABLED

DATED this 2nd day of March, 2016.



Tamara Rowcroft
Executive Director



Stephen F. Sorensen
President

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 Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

SUBJECT: Allocation of Lots in the Renninger Subdivision

DATE: May 10, 2016

Renninger Subdivision Lot Allocation Options

The Lands Division received four letters of interest concerning housing development proposals in the Renninger Subdivision. In alphabetical order by proposer's name:

- Alaska Housing Development Corporation
- JDHS and UAS Educational House Build Program
- Pacific Development Group (PDG)
- Prama Home Inc.

These letters are available in the Land's Committee Packet from April 25 2016.

<http://packet.cbjak.org/MeetingView.aspx?MeetingID=435&MinutesMeetingID=446&doctype=Agenda>

At the May 25 2016 Lands Committee meeting, staff was directed to proceed with developing a draft purchase arrangement with Alaska Development Corporation for Lots 6 and 7, totaling \$266,000 to be deposited into the Lands Fund

Unfortunately the other three proposers' requests for property overlap. The Lands Committee requested that the other groups attempt to reach an agreement that would satisfy all parties. At the time this memo was being drafted, an agreement that suited all parties had not been reached.

At the May 25, 2016 Lands Committee, it was determined that the Prama proposal was not sufficiently refined to be ready for consideration. However, Prama was offered the courtesy of being considered for a property request if they were able to come back to the Committee with an appropriate proposal by the next Lands Committee meeting. An updated proposal from Prama has not been received at the time this memo was written but it may be available at the Lands Committee meeting. It seems likely that any distribution of lots

that included Prama would preclude Pacific Development Corporation's proposal.

Below are three options for lot allocation between Pacific Development Group and the Home Build Project with a brief discussion of each option. Diagrams depicting each option are attached to this memo:

Option A:

Lots 2,3 & 4 – Pacific Development Group

Lot 5 - Home Build Program

Provide Pacific Development Group with their preferred request to utilize Lots 2, 3 and 4 for development of 90 units of multifamily housing. The Educational Home Build Program would receive Lot 5.

- This option would be most efficient for PDG and minimize project costs.
- The significant aspect of this proposal is that the CBJ would be providing the property at no cost for the project. The Appraised value for these properties represents a \$806,000 loss in revenue for the Lands Fund as a commitment to the PDG project.
- The Educational Home Build Program has indicated verbally that Lot 5 would pose significant challenges for their program but it would be workable if the lot could be made available for the same price as Lot 3. The Home Build Program had hoped that Lot 3 would be provided for half price or less ($\$190,000 \times .05 = \$95,000$). If Lot 5, appraised for \$382,000, was provided for \$95,000, it would represent an additional \$287,000 allocation of Lands Fund resources to the Home Build Program ($\$382,000 - \$95,000 = \$287,000$). The Home Build Program may request additional CBJ assistance to develop this site including fill provided at a significantly reduced price.
- **Altogether this option would cost the Lands Fund \$1,093,000.**

Option B:

Lots 2, 4 & 5 – Pacific Development Group

Lot 3 - Home Build Program.

- This option would be most efficient for Educational Home Build Program and would minimize their project costs.
- The Home Build Program had hoped that Lot 3 would be provided for half price or less ($\$190,000 \times .05 = \$95,000$). This option would represent a \$95,000 contribution from the Lands Fund to the Home Build program.
- The PDG has indicated verbally that if they were required to utilize Lot 5, it would significantly reduce efficiency for developing 90 units because the project would not be contiguous, but it could be done. They acknowledged that it would increase overall project construction costs but they were not able to provide specific estimates at this time. Since the CBJ would be financing the project, the increase in PGD's costs are a

significant factor. Since Lot 5 has a higher appraised value, this option would represent an increase to the Land Fund's contribution for PDG's proposal of \$192,000 (\$382,000 - \$190,000 = \$192,000). The Home Build Program would need less CBJ assistance to develop this site because Lot 3 does not contain mapped wetlands.

- **Altogether this option would cost the Lands Fund \$1,093,000.**

Option C:

Lots 3, 4 & 5 – Pacific Development Group

Lot 2 - Home Build Program.

- This option would not be particularly efficient for either the Home Build Program or PDG, however it would represent a feasible compromise. The Home Build Program is concerned that wetlands on Lot 2 would increase project costs. PDG stated that the road alignment between Lots 4 and 5 would increase project costs for their proposal, but since Lots 3 and 4 are contiguous, it would be more efficient than Option B.
- The Home Build Program had hoped that Lot 3 would be provided for half price or less (\$190,000 x .05 = \$95,000). If this offer was extended to Lot 2, it would represent a \$109,000 contribution from the Lands Fund to the Home Build program (\$204,000 - \$95,000 = \$109,000).
- The Home Build Program would have increased development options since Renninger Street borders the western edge of Lot 2 and the lot is a little larger than Lot 3. However representatives from the Home Build Program did not perceive these advantages outweighing the disadvantages posed by wetlands on the site.
- **Altogether this option would cost the Lands Fund \$1,093,000.**

All of the options above would result in transferring significant value from the Lands Fund to specific project proposals. This would erode the Lands Division's ability to develop other CBJ property for residential uses.

A report by CBJ staff discussing a financial analysis of the Pacific Development Group's proposal is scheduled to be presented at the May 11th Finance Committee meeting. The item is also on the Committee of the Whole agenda for discussion, which will follow the May 16th Lands Committee meeting.

Detailed information about individual lots in the Renninger Subdivision is available at the Lands Website:

<http://www.juneau.org/lands/Request.php>

Discussion:

All of the options above would result in transferring significant value from the Lands Fund to specific project proposals. If the Pacific Development Group proposal remains viable, then

Option A would be the most efficient use of resources. Option A provides PDG with a contiguous site that would increase efficiency and save costs for that project. Since the CBJ would ultimately be funding PDG's project, this represents a savings for the CBJ as well.

The CBJ could help reduce development costs for the Educational Home Build Project on Lot 5 by making the lot available for the same price as Lot 3 (\$95,000) and contributing fill. In addition, the CBJ could investigate other methods of helping the Home Build Project reduce costs resulting from relatively poor soils. On the positive side, Lot 5 is a large property and would provide the Home Build Project with a land resource base that would extend into the foreseeable future.

Staff Recommendation:

If the CBJ agrees to enter into a partnership with the Pacific Development Group, then Option A would be the most efficient use of resources.

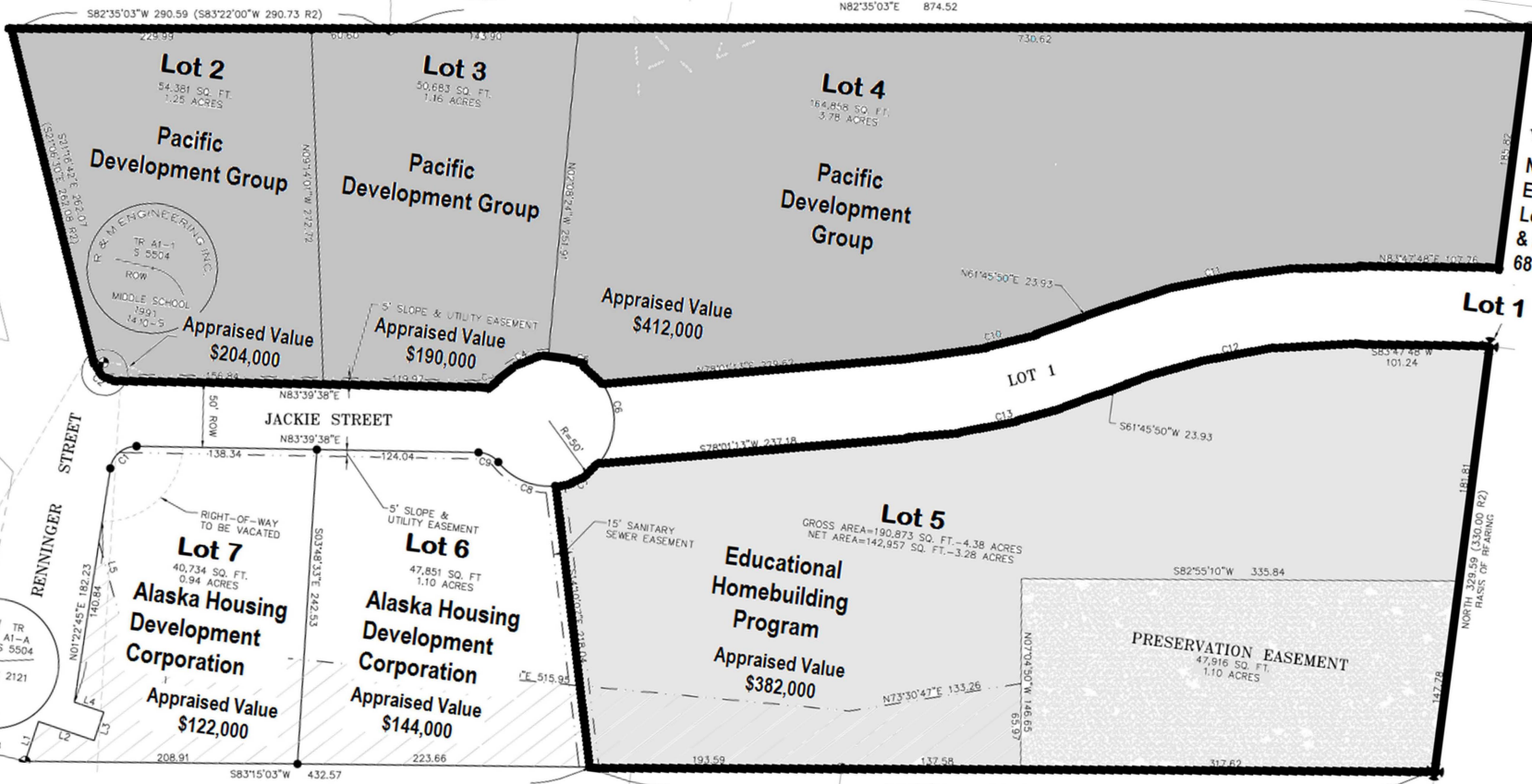
If the CBJ determines that the Pacific Development Group's proposal is not appropriate, then allocation of lots within Renninger Subdivision should be reconsidered.

Renninger Subdivision

Option A

ENGINEERING INC.
199
1410-S

681.572 ACRES



LOT 1
Note Lot 1
Extends to
Lemon Creek
& Encompasses
681 Acres

Lot 1

LOT 1

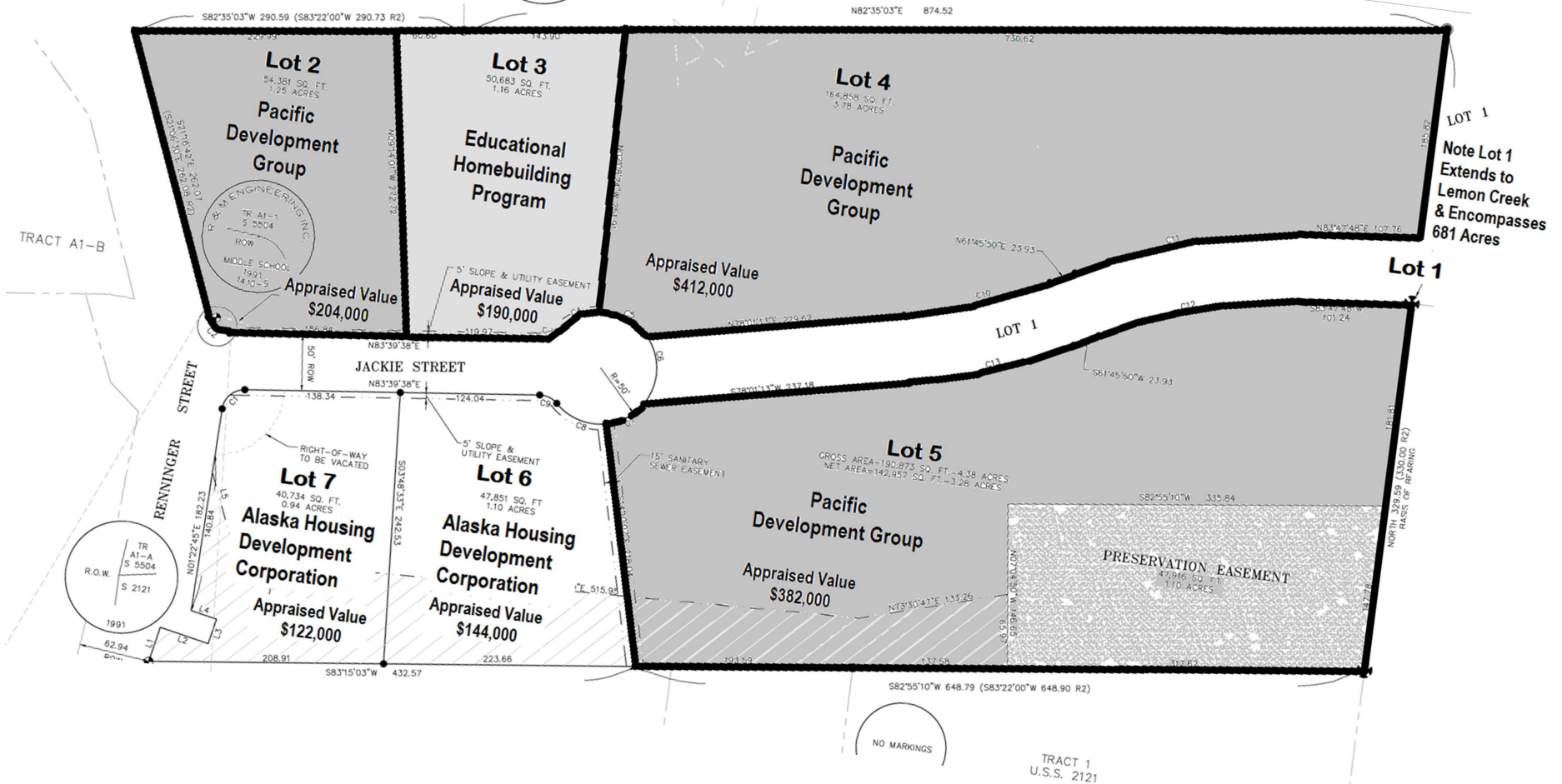
141.81
NORTH 329.55' (330.00' R2)
RANGE OF IRRAWADDI

NO MARKINGS

TRACT 1
U.S.S. 2121

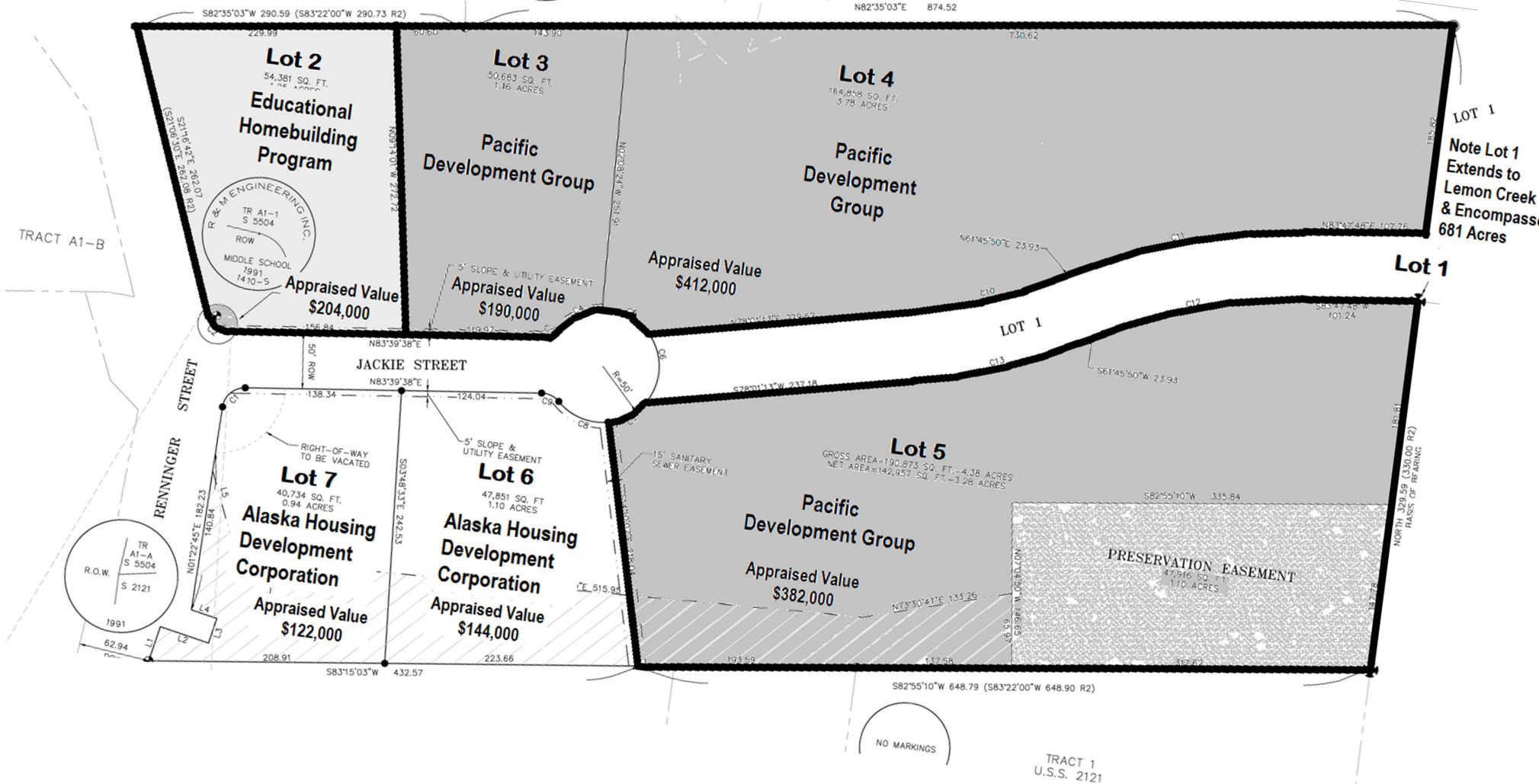
Renninger Subdivision

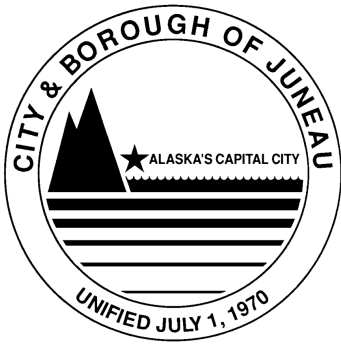
Option B



Renninger Subdivision

Option C





Community Development

City & Borough of Juneau • Community Development
155 S. Seward Street • Juneau, AK 99801
(907) 586-0715 Phone • (907) 586-4529 Fax

DATE: May 9, 2016

TO: Assembly Lands Committee

FROM: Teri Camery, Senior Planner 
Community Development Department

SUBJECT: AME20150014
2016 Juneau Wetlands Management Plan
Final Consultant Presentations
Information item only; no action required

Introduction

CDD has received the final contract draft of the 2016 Juneau Wetlands Management Plan from Bosworth Botanical Consulting (BBC). The first draft of the plan was presented to the Planning Commission, Lands Committee, Wetlands Review Board, and other entities for comment in September and October 2015. The current draft incorporates these comments and major revisions requested by staff.

The plan is offered to the Lands Committee as an information item with no action needed, though comments are welcome. The draft includes Volume I, 58 pages, and Volume II, 450 pages. We have provided only the Table of Contents for both documents, to provide a general overview. The consultant will give a presentation to the Committee to explain the plan and the major revisions made since last fall. Consultant presentations on the draft are the final requirements of the BBC contract and the final requirements of the federal grant that has funded the project. The grant expires on June 1, 2016.

The initial, preliminary draft of the plan was presented to the Lands Committee at the September 28, 2015 regular meeting. CDD staff returned to the Lands Committee at the November 23, 2015 regular meeting with an update on CDD's requested revisions to the consultant for the next draft. The Lands Committee moved to support three key elements for revision that CDD staff highlighted, which included: 1) a new implementation chapter with Goals and Objectives; 2) a new section on fish habitat scores; and 3) information regarding the "scientific lifespan" of the document.

CDD staff will continue to revise the document internally after the contract expires, and will return to the Lands Committee in approximately two-three months with a detailed review, request for plan approval, and complete color copies of both volumes. We are aware that edits need to be made to Commissioner and Assembly Member names in the Acknowledgment Sections, as well as other revisions.

Volume One includes, in part, the following:

- an Executive Summary;
- an explanation of the purpose of the study;
- an explanation of the research methods used for the study;
- an explanation of the project area;
- a detailed explanation of how implementation options and how the wetland assessments may be used in their current form;
- policies and implementation actions for future development of the plan;
- an appendix with extensive background information.

Volume Two includes:

- An introduction with an explanation on how to interpret the maps
- Wetland maps, LiDAR, and wetland assessment scores for 360 wetland units
- A parcel code number chart

Major revisions to the document from the September/October 2015 version include, in part:

- An Executive Summary (Volume One, page 4)
- A new section on anadromous fish habitat scores (Volume One, Section 3.3)
- A section addressing the limitations of the research and the “scientific lifespan” of the data (Volume One, Section 2.3.6)
- A new Implementation Chapter with:
 - an explanation of how to interpret the wetland scores;
 - a new section on wetland policies and implementing actions, including the intention to develop wetland categories;
 - a detailed explanation of different options for developing wetland categories;
 - a goals and objectives section (Volume One, Section 4)
- Supplemental research moved to the Appendix
- A new section on how to interpret the maps (Volume Two, Chapter One)
- Substantial revisions to the clarity of the maps

Background

The initial stage of CDD efforts on the 2016 Plan began in 2009. In 2009 the Planning

Commission and Assembly re-evaluated CBJ's former goal of developing a wetland mitigation bank to lower wetland mitigation costs within the borough. The Commission and Assembly concluded that an update to the existing Juneau Wetlands Management Plan was a better option. This is because an update to the plan could provide advance planning information to identify low-value wetlands and upland areas suitable for development, as well as higher value wetlands that could be suitable for wetland mitigation.

Following this determination, CDD staff sought grant funds to support the update. In 2012, CBJ was awarded a \$1.6 million grant for the CBJ Habitat Mapping and Analysis Project. The wetland plan is the largest element of the 3.5 year project, which is funded through the federal Coastal Impact Assistance Program (CIAP). In addition to the wetland plan, the project included acquisition of new LiDAR and imagery (completed in 2013), peer-reviewed revision of the WESPAK-SE wetland methodology for adaptation to Southeast Alaska conditions (completed in 2013), and development of new stream maps (completed in 2015).

The CBJ Lands Division has already been actively using the assessment information for subdivision planning. For example, the Renninger Major Subdivision used the wetland assessment information to determine areas most suitable for development and for wetland mitigation. CBJ Lands has also used the information in the plan for development of the Pederson Hill subdivision. This information has already saved the CBJ Lands Division tens of thousands of dollars. Similarly, the private property assessments in the Plan potentially save individual property owners thousands of dollars by providing assessment information in advance and identifying non-wetland (upland) areas to focus development. This information also shortens permitting time when wetland permits are required.

The goal of the 2016 JWMP is to develop a long-range planning document that will assist public land managers and interested private landholders with practical management of their properties. The update identifies wetland areas within designated priority areas and applies the WESPAK-SE wetland assessment method to these areas to produce assessment scores, maps, and supplementary documentation. Priority areas are based on large vacant public and private parcels in areas within the CBJ that are likely to be developed within 20 years.

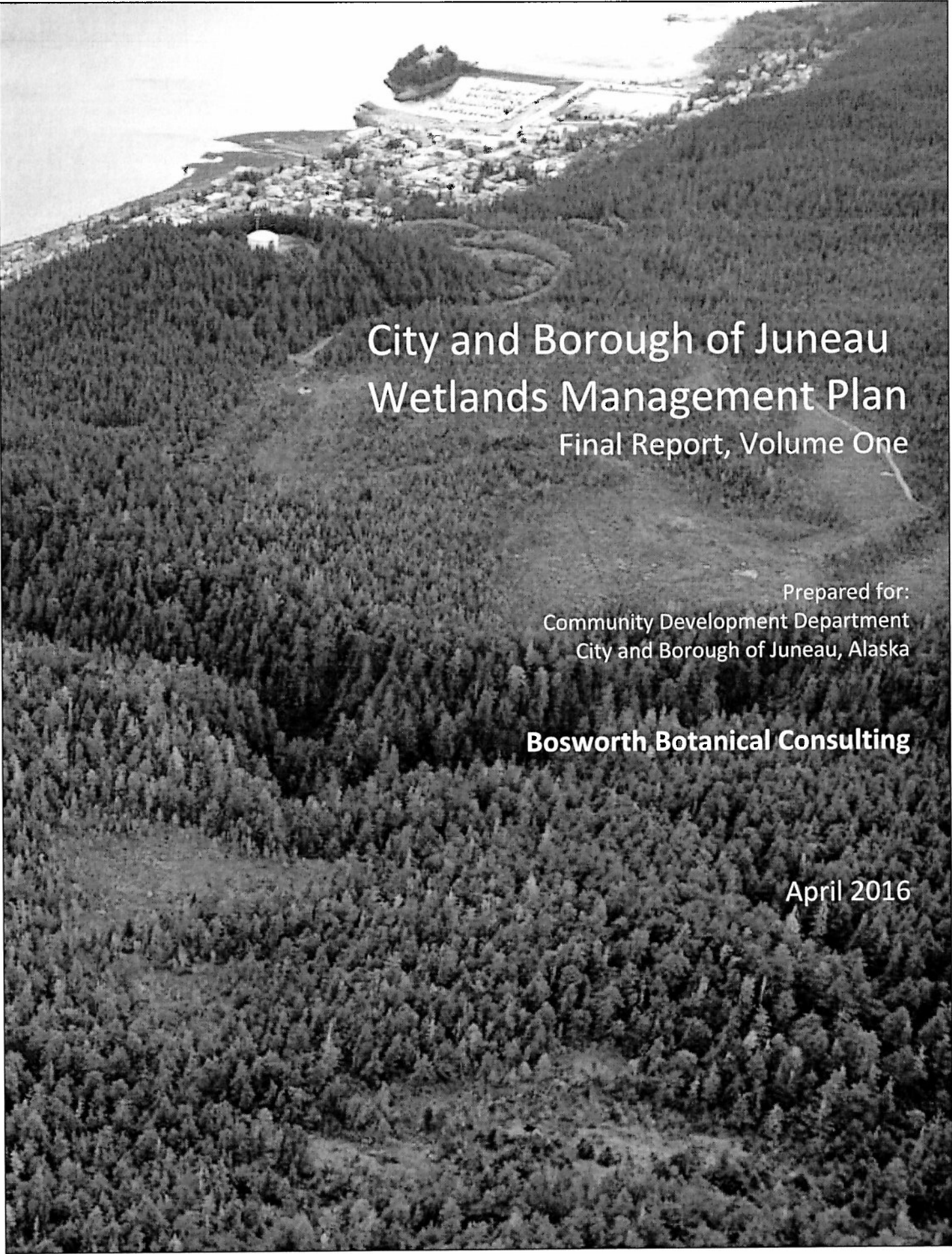
At a most basic level, the plan provides information to public and private land owners so they may determine if additional wetland review and delineation is needed when a specific project is proposed. If wetlands have been identified on a property, the plan provides wetland assessment using a consistent, standard scientific method, so land owners have advance information on high scoring wetlands (which may be suitable for mitigation) and low scoring wetlands (which may be suitable for development).

Original Juneau Wetlands Management Plan. The CBJ has a long history of local

involvement in wetland management. In the 1980s the CBJ conducted wetlands studies in the developing area of the Borough, and commissioned wetland evaluation based on the Adamus Wetlands Evaluation Technique (WET method). This resulted in adoption of the 1992 Juneau Wetlands Management Plan, which classified wetlands into five categories (A, B, C, D, and EP, Enhancement Potential) with supporting regulations and extensive appendices and documentation. The Plan identified approximately 160 wetland units and provided maps, descriptions, and functional analysis corresponding to each unit. The assessment method applied only to freshwater wetlands, therefore large areas of estuarine wetlands were not evaluated. In the original JWMP, wetlands comprised 54 percent of the study area.

The JWMP has been updated several times since 1992. (The most recent is dated February 2008.) However, these revisions changed the text and formatting only, to address the requirements of the former Alaska Coastal Management Program. The wetland units, functional assessments, and policies from the 1992 Plan remain unchanged. Though the Plan was nationally recognized when it was first completed, it is now outdated and in some cases inaccurate. The currently approved version of the JWMP (2008) is largely based on analysis of aerial imagery from the late 80s.

The 2016 JWMP Update provides wetland assessments for both freshwater and estuarine wetlands. While the old Plan was based primarily on imagery with minimal “ground-truthing,” the new plan has utilized the new 2013 LiDAR and aerial imagery as well as extensive on-site analysis of each wetland area.

An aerial photograph of a coastal town and forested hills. The town is situated on a peninsula or near a body of water, with a large industrial or commercial area visible. The surrounding hills are covered in dense forest. The text is overlaid on the right side of the image.

City and Borough of Juneau Wetlands Management Plan

Final Report, Volume One

Prepared for:
Community Development Department
City and Borough of Juneau, Alaska

Bosworth Botanical Consulting

April 2016

ACKNOWLEDGMENTS

City and Borough of Juneau

Rorie Watt, City Manager

Assembly

Mary Becker, Mayor
Jesse Kiehl, Deputy Mayor
Loren Jones
Barbara Sheinberg
Jamie Bursell
Kate Troll
Maria Gladziszewski
Debbie White
Jerry Nankervis

Planning Commission

Ben Haight, Chair
Paul Voelckers, Vice Chair
Bill Peters
Percy Frisby
Michael LeVine
Matthew Bell
Nathaniel Dye
Paul Greene

Wetlands Review Board

Andrew Campbell, Chair
Brenda Wright, Vice-Chair
Hal Geiger
Lisa Hoferkamp
Nina Horne
Amy Sumner
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Beth McKibben, Planning Manager
Teri Camery, Senior Planner, Project Manager
Quinn Tracy, Cartographer
Gary Vetesy, GIS Technician

Additional thanks to the Habitat Mapping Working Group; former Wetlands Review Board members Dan Miller and Jerry Medina; John Hudson and Neil Stichert of the U.S. Fish and Wildlife Service; Linda Shaw and Cindy Hartmann of the National Oceanic and Atmospheric Association; Dave D'Amore, United States Forest Service; the Southeast Alaska Land Trust; Kim Kiefer, former CBJ Manager; Bruce Simonson, former CBJ GIS Manager; and many others who contributed their time and expertise to this plan.

Bosworth Botanical Consulting (BBC)

Koren Bosworth, Project Manager
Dr. Paul Adamus, Adamus Resource Assessment Inc. (ARA)
Richard Carstensen, Discovery Southeast
Catherine Pohl, Catherine Pohl Biological Consulting
Ecological Land Services, Inc. (ELS)

A detailed review of individual consultant responsibilities in plan development is provided in Section 6.0, Contributions.

This project was funded by the Coastal Impact Assistance Program through the Alaska Department of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

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City and Borough of Juneau Wetlands Management Plan Volume Two

SCORES & MAPS BY ASSESSMENT AREA

April 2016

For:
***Community Development
Department, City & Borough of Juneau,
Alaska***

Bosworth Botanical Consulting

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Cover: View northwest over Peterson Creek parkland to Amalga Harbor, September, 2015. Eagle River delta in left distance.

This contract was funded by the Coastal Impact Assistance Program through the Alaska Department of Commerce, Community and Economic Development as part of Grant #10-CIAP-0009, "Habitat Mapping and Analysis Project."

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: The Assembly Lands Committee

FROM: Dan Bleidorn, Deputy Land Manager *Daniel Bleidorn*

SUBJECT: Alaska Power & Telephone Lena Loop Road Property Line Adjustment

DATE: May 6th, 2016

In February 2016, Lands and Parks & Recreation Staff met with Bruce Messerschmidt from the Alaska Power & Telephone Company regarding a request for a utility easement through a portion of the CBJ park property located at Lena Point.

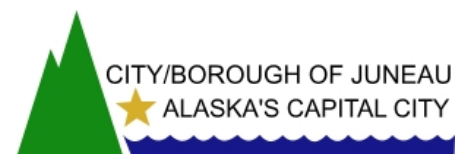
The easement would have provided a connection for a fiber optic cable running under Favorite Channel from the north and connecting to the Juneau internet network. The Parks property has existing easements through the property to provide similar utility connections

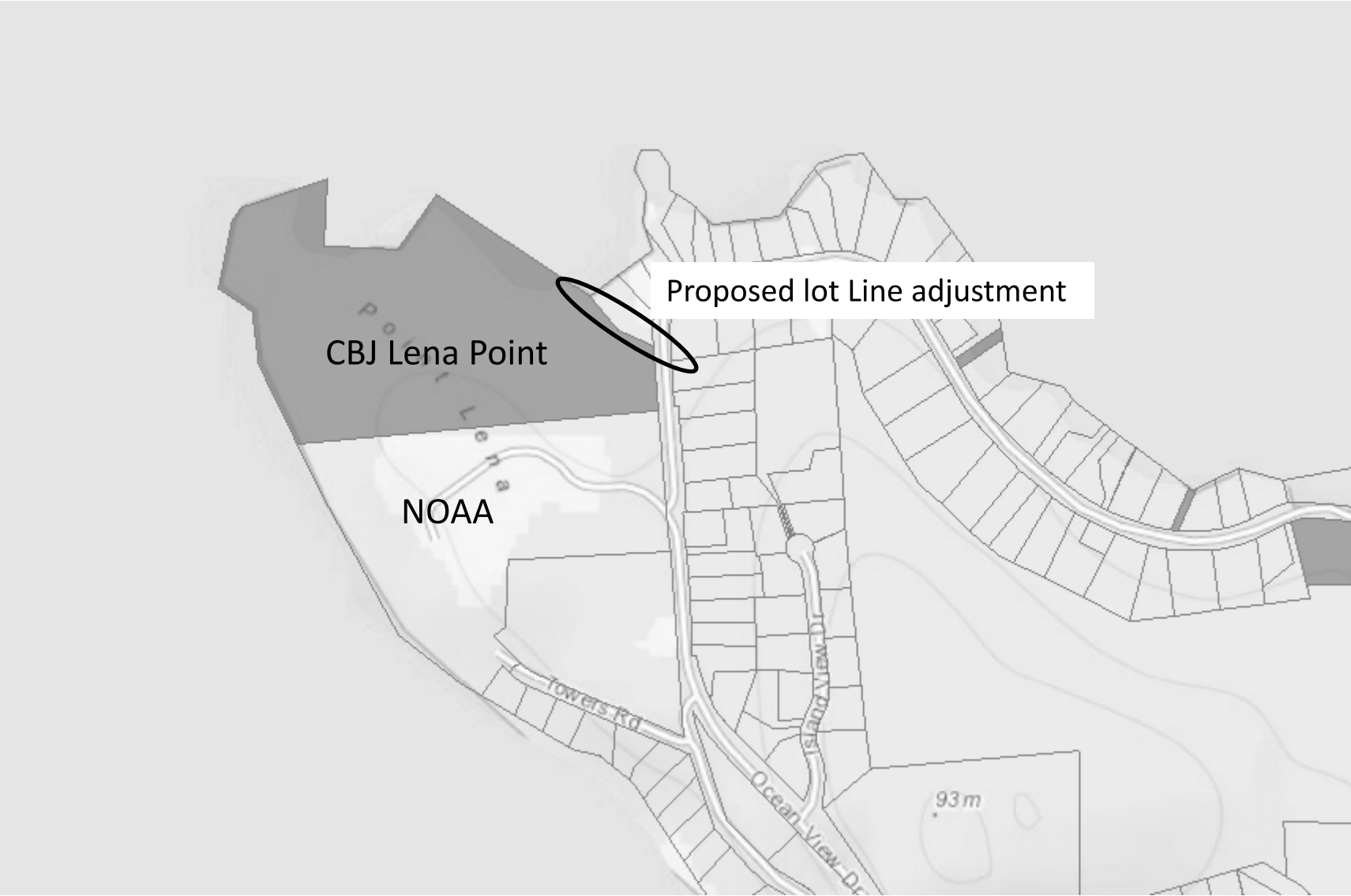
After meeting with Staff to discuss the easement, Alaska Power & Telephone went another route and purchased the property adjacent to the park land in order to use private property to connect to the Juneau internet network. Unfortunately, the previous owner of the property encroached on CBJ park property. The applicant has requested to purchase the encroached property from the City through a lot line adjustment in order to maintain the existing deck, fence and garden as well as provide an efficient location for a utility easement for the fiber optic cable..

If the Lands Committee makes a motion of support for this proposal, the next steps will be for staff to evaluate this application with the PRAC and the Planning Commission, and then request authorization to negotiate from the Assembly. Title 53.09.260 - Negotiated sales, leases, and exchanges states that:

Upon application, approval by the manager, and payment of a \$500.00 fee a person or business entity, may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

Lands staff requests a motion of support to the Assembly for further consideration of this application by direct negotiations with the original proposer





APPLICATION TO USE LANDS OWNED BY THE CITY AND BOROUGH OF JUNEAU

Application No.

Assesor's No.

Type of use
(Lease, Easement, Use Permit, Purchase)

Legal name of applicant(s)

Mailing address

1. Legal description of property (attach map):

2. Existing parcel size

Square feet: Acres:

3. Existing utilities

Water: On Site ☐ Public ☒

Sewer: On Site ☒ Public ☐

4. Access:

5. Proposed term of usage:

6. Development plan (attach background materials in triplicate)

A. Purpose:

B. Use, value, and nature of proposed improvements to the land:

TO AGREE EGRESS AREA TO maintain Functionality of Home and value of Home.

C. The proposed type of construction:

no Construction JUST Surveyor needed.

D. Date construction would begin:

ASAP

E. Date construction would be completed:

7. Comprehensive plan designation for property:

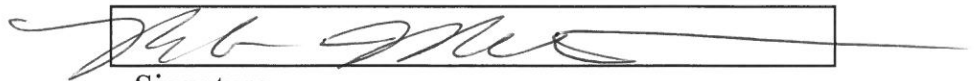
8. Zoning designation:

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated incorporated attachments are true and correct.

Bruce Messerschmidt

GM Telecom Operations

Name and Title (Please Print)



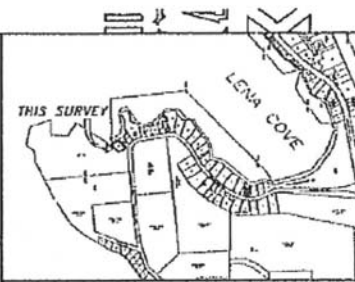
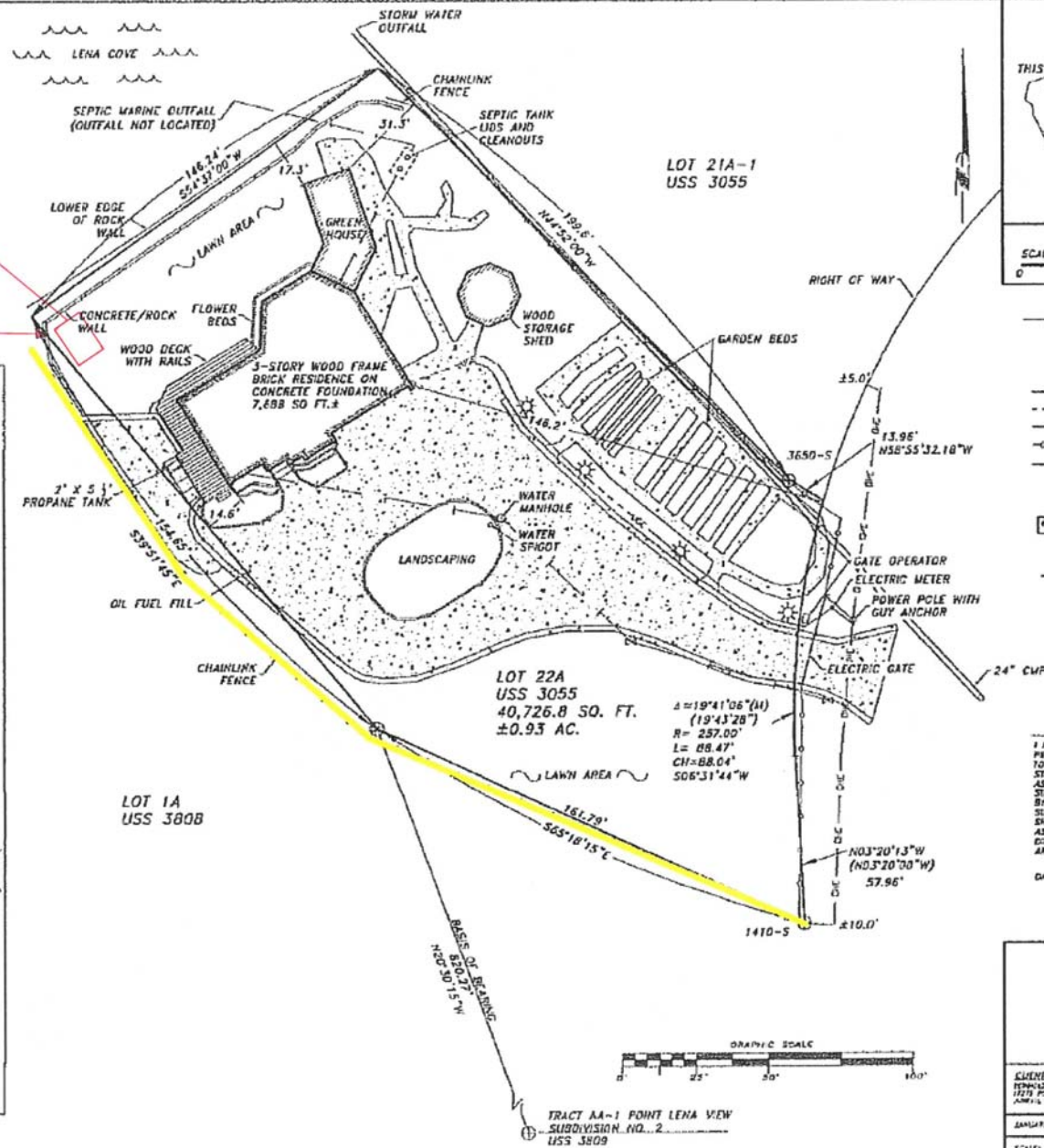
Signature

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of is hereby acknowledged.

For the City Clerk: Date:

By:

1. THE RECORD DATA UTILIZED FOR THIS AS-BUILT SURVEY IS THE PLAN OF RECORD, RECORD PLAT NO. 97-48, J.R.O.
2. ALL BEARINGS ARE TRUE AND ARE RELATED TO THE FACTS OF BEARING, SHOWN HEREIN.
3. WHERE RECORD SURVEY COUSERS BEARINGS AND DISTANCES DIFFER FROM ACTUAL FIELD MEASUREMENTS AND/OR COMPUTED THEREOF, THE RECORD DATA IS SHOWN IN PARENTHESES AND THE ACTUAL DATA IS SHOWN OUTSIDE PARENTHESES.
4. WHEN DISCREPANCIES EXIST BETWEEN THE RECORD DATA HEREON BE USED FOR CONSTRUCTION, ESTABLISHING BOUNDARY, FENCE LINES.
5. NO EASEMENT WAS ESTABLISHED FOR THE STREAM DRAINAGE SHOWN.
6. ALL DISTANCES, SHOWN HEREON, ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL EQUIVALENTS.
7. SURVEY MEETS OR EXCEEDS THE ALASKA STATE MINIMUM REQUIREMENTS OF 1:5000.
8. THE MARINE OUTFALL LOCATIONS ARE APPROXIMATE. TIDE LEVELS WERE ABOVE THE OUTFALL PIPE AT THE TIME OF THE SURVEY.
9. THIS AS-BUILT SURVEY WAS PERFORMED UTILIZING CONVENTIONAL SURVEYING METHODS WITH A TOPCON 3002 TOTAL STATION AND A TOPCON 5-7 ADDING TOTAL STATION WITH STANDARD LASER DISTANCE RANGING METHODS.
10. THE FIELD WORK WAS PERFORMED BETWEEN JANUARY 31 AND 30, 2014.
11. THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION, AS PER A.S. 42.15.



SCALE IN FEET
0 500 1000

	GAS PRIMARY WASTEWATER (RECOVERED)
	SECONDARY WASTEWATER (RECOVERED)
	POWER POLE
	PROPERTY BOUNDARY
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	CHAINLINK FENCE
	UNDERGROUND WATER LINE
	WATER VALVE
	POWER POLE CUT AND ANCHOR
	CONCRETE SURFACE
	CORRUGATED METAL PIPE
	SANITARY SEWER LINE
	DECORATIVE LIGHTS

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THIS AS-BUILT SURVEY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.



DATE 01-29-2010

LOT 22A, U.S.S. NO. 3055
17275 POINT LENA LOOP ROAD

WITHIN
JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT

CLIENT: FERROVIAL TEND 1275 POND LENA LOOP ROAD AMBI, UT 84001	SURVEYOR: PAIS ENGINEERING, INC. 6275 CEDAR HOLLOWAY ZION, ILL 61791
JANUARY 23, 2018	BEN PAIS, REGISTERED SURVEYOR
SCALE: AS SHOWN	SHEET 2 OF 2

27

EEM R & M ENGINEERING, INC.

J U N E A U P O L I C E D E P A R T M E N T



MEMORANDUM

TO: Rachel Friedlander
FROM: Bob Dilley
DATE: May 5, 2016
RE: 2015-2016 Wood smoke enforcement

The following is a brief summary of the enforcement efforts of the Community Service Officers for the 2015-2016 season.

23 Warnings

0 Citations

20 Regular hours on patrol

4 Overtime hours on patrol

Enforcement this year went well for the most part. All of the emergencies except for one were very short in duration. I had a conversation with a local seller of woodstoves and asked that he please quit telling his customers that the soapstone stoves he is selling are exempt from the emergencies. They do not meet the criteria of a masonry stove and not exempt from enforcement. He indicated he would cease telling his customers they are.

For the most part the citizens were compliant with the air emergencies.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Rachel.Friedlander@juneau.org

Voice: (907) 586-0617

TO: The Lands Committee

FROM: Rachel Friedlander, Lands and Resources Specialist *Rachel Friedlander*

SUBJECT: Final remarks regarding the 2015-16 CBJ Air Quality Monitoring Program

DATE: May 11, 2016

From October 1st, 2015 until April 30th, 2016, Lands staff monitored the Valley's air quality on a 24/7 basis. Monitoring is necessary due to the region's susceptibility to air inversions, which trap the fine particulate matter generated by wood-burning stoves. It is this particulate matter that can significantly affect the health of children, the elderly, and people with asthma.

The Valley experienced 4 air emergencies this season, and in total there were 7 days where woodstoves could not be used.

The total cost to run the program was \$2,965.64, which included radio advertising costs, contractor fees to change the air emergency signs, and material costs.



Example of Alaska DEC wood smoke commercial



New CBJ air emergency signs

Not included in the total cost is \$23,000 worth of state funding to assist in local advertising through the Empire and Capital City Weekly. Lands staff also went on Juneau Afternoon to share information about the City's Air Quality program. The more noticeable burn ban signs provided by the City Streets Division have made a difference in notifying the public. Monitoring the Valley's air quality would not be possible without the collaboration and support of the Department of Environmental Conservation, Division of Air Quality team and the National Oceanic and Atmospheric Administration, Juneau Forecast Office, all who collect and interpret the data. Additional partnerships are with the Juneau Police Department, who enforce the air emergencies and burn bans, and the CBJ Clerks Office, which has posted to the City Facebook when air emergencies are in effect or cancelled.