Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau

October 23, 2018
Assembly Chambers
7:00 PM

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- **A.** September 11, 2018 DRAFT Minutes - Planning Commission Regular Meeting
- **B.** September 25, 2018 DRAFT Minutes - Committee of the Whole Meeting
- **C.** September 25, 2018 DRAFT Minutes - Planning Commission Regular Meeting

IV. WRITTEN AGENCY AND PUBLIC COMMENTS POST DEADLINE

- **A.** Additional Materials October 23, 2018 Meeting

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

- **A.** USE2018 0013: A Conditional Use Permit for a marijuana retail establishment
- **B.** USE2018 0014: A Conditional Use Permit for a marijuana cultivation facility

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

- **A.** AME2018 0007: Seating of Blueprint Downtown Steering Committee
- **B.** USE2018 0016: A Conditional Use Permit to allow a 32-unit residential condominium development
- **C.** AME2018 0013: A rezone of five acres of land from Industrial to Light Commercial

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

- **A.** Director's Report: FY 2020-2025 Capital Improvement Program

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
September 11, 2018

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 7:02 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Percy Frisby, Dan Miller, Dan Hickok, Andrew Campbell, Carl Greene, (telephonically)

Commissioners absent:

Staff present: Jill Maclean, CDD Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Tim Felstead, Planner II; Robert Palmer, Municipal Attorney

Assembly members:

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. July 24, 2018 Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. LeVine, to approve the Planning Commission July 24, 2018, regular meeting minutes.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA – None

VII. UNFINISHED BUSINESS - None

VIII. REGULAR AGENDA

AME2018 0015: A text amendment to Title 49, the Land Use Code, CBJ 49.35.240, regarding improvement standards
Applicant: City & Borough of Juneau
Location: Borough-wide

Staff Recommendation
Staff recommends that the Planning Commission review and consider the proposed ordinance and forward a recommendation for approval to the Assembly.

Mr. Felstead told the Commission that this is a recommendation to amend the method by which stub streets are platted. Currently, financial guarantees are required for stub streets, he said. In Chapter 35 there is an allowance for a waiver for construction of stub streets, said Mr. Feltstead. Stub streets are often required to meet connectivity standards, in which connections are required for connectivity to unsubdivided land, he said, as well as to promote street connectivity when analyzing subdivisions.

Sometimes stub streets are used to provide connectivity to an adjoining property, but are not used to provide access to any of the lots within the subdivision, said Mr. Feltstead.

The Director can waive all parts or none of the construction of the stub street, explained Mr. Feltstead. The Director can require that roads be constructed but not surfaced, or water utilities to be extended in length, but the street may not be surfaced, he said. There are a few instances of this in Juneau, he said, especially out in the Valley.

Another method that is used to ensure that street connectivity can still be provided to adjoining parcels is to plat what are called temporary cul-de-sacs, said Mr. Felstead. Temporary cul-de-sacs are a cul-de-sac that consists of easements on either side of the platted, permanent right-of-way, he explained. Once the road is extended to adjoining property, those easement areas then go away, and they must be removed.

There are a couple of mechanisms within the code to either construct the stub streets or to remove the temporary cul-de-sac, said Mr. Feltstead. In 2015 when there was a major rewrite of how subdivisions are addressed within the land use code, there was a new requirement for both stub streets and for temporary cul-de-sacs to follow a five-year bonding process so that the current sub divider was required to provide a financial guarantee for the removal of the temporary cul-de-sac and construction of a stub street, if it was not required by the Director at the time of the subdivision, said Mr. Felstead.

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Once the five year requirement is up, the bond would be returned and it would be on the next sub divider to provide the construction of the stub street or to remove the temporary cul-de-sac, explained Mr. Feltstead.

This has been discussed with the Title 49 Committee, said Mr. Feldt said. The 2009 minutes from the Planning Commission highlighted that there had been some Planning Commission discussion on stub streets and temporary cul-de-sacs, said Mr. Feltstead. Most of that discussion revolved around temporary cul-de-sacs, he noted. A situation was mentioned in which the Planning Commission was discussing what would happen if a temporary cul-de-sac was not platted all the way to the boundary of the subdivision, said Mr. Feltstead. The 2009 requirements suggested that for temporary cul-de-sacs they should be platted all the way to the boundary of the subdivision, he noted. The right-of-way must still be constructed to the boundary, he noted.

The discussion in the 2009 Planning Commission minutes indicated that the Planning Commission wanted these remnants to almost be treated like a stub street and to allow for some sort of bonding requirements, said Mr. Feltstead. The staff's concern is that if they remove the bonding or financial guarantee requirement for stub streets, that it would also remove any option for the remnant area identified in red to also have some sort of a bonding mechanism if it were not to be constructed, said Mr. Feltstead.

The staff recommendation is that the five year financial guarantee requirement be deleted from the land use code, said Mr. Feltstead. The basis for this is to try to provide some sort of fairness to the current sub divider who provides rights-of-way and often constructs significant amounts of right-of-way to the adjoining property, he added. They would also not be penalized at the same time with a five-year financial guarantee, said Mr. Feltstead.

Commission Comments and Questions
Mr. LeVine asked if the recommendation of Mr. Palmer in the staff report encompasses the concern with the red rectangular portion of land or if the recommendation was made prior to that identification.

Mr. Feltstead said that the recommendation in the staff report did occur before this remnant issue was identified. The staff continues to bring it before the Planning Commission, so that this can be identified by the Commission as either a major or a minor issue, he said, that may or may not need to be addressed by the Assembly.

Mr. Voelckers commented that the current requirements relative to cul-de-sacs state that they have to be at the furthest extremity to the property line unless there are specific issues that make that impractical. Mr. Voelckers remarked that the red rectangle identified on the drawing was not a typical scenario.

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Mr. Felstead indicated that he was in agreement with the comments of Mr. Voelckers. He said it is not really known what transpired after that 2009 Planning Commission meeting, and why it was not explicitly written into that cul-de-sac section. The staff concern is that if the rectangular portion of land indicated in red is removed, that it would be contradicting the action of the Commission in 2009, said Mr. Feltstead.

Mr. Miller said that currently a developer is required to plat a right-of-way, giving up the land at considerable expense. It makes no sense to build an additional hundred feet of road after the cul-de-sac, he said. This would not benefit the current developer but the next developer, he said. He said he agreed with the staff recommendation.

Mr. Dye asked if there is a real concern on the part of staff that they would be missing something if they removed the rectangular portion of land or if it was simply a matter of compliance.

Mr. Feltstead said the subdivision related changes in Chapter 35 were all discussed in 2009 by the Commission, and were subsequently put on hold until the subdivision changes in Chapter 15 were also rewritten. He said the understanding of staff is that Chapter 35 was not dealt with much after 2009.

Mr. LeVine asked the staff for their interpretation of the last sentence on page 2 of the proposed text amendment:

> *If that is not practicable, then any portion of ROW between the temporary cul-de-sac and the exterior property line must be constructed.*

He asked if this sentence mandated that the rectangular portion of land was required to be constructed.

Mr. Felstead said this is correct. The land use code currently stipulates that this portion of land is required to be built. The 2009 minutes from the Planning Commission meeting indicate that some sort of bonding option was to be provided should this situation with the rectangular piece of land occur.

Mr. LeVine clarified that under the current code the developer must build that rectangular piece of land should this situation occur.

Under the current code, the only way the red area would not be constructed is if it was considered a stub street, said Mr. Felstead.

Mr. Miller said if this situation occurred in a D3 area, the lots could be up to 125 feet wide.

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The area indicated in red could feasibly be 100 feet of road. At $1,000 per foot of road, it could cost the developer $100,000, said Mr. Miller. To prevent this situation, said Mr. Miller, in 2009 the Commission proposed that the developer instead post a bond, good for five years, which would cost $5,000 instead of the cost of building that portion of the road. That is where the bond came in, he noted. It makes more sense not to require a bond or the building of that portion of the property, said Mr. Miller. A future developer would already profit from the infrastructure already put in place by the first developer, said Mr. Miller. If the subsequent builder has to pay for construction of 100 feet of road, said Mr. Miller, at least it is not for 400 feet of road.

Mr. Dye said if they were to call the additional portion of land a stub street, then it would be required that the last sentence of the proposed text amendment read by Mr. LeVine would also have to be changed.

Mr. Feltstead said that is correct. The staff is asking for clarification as to if the red area should be considered a stub street, and if a bonding requirement was put in place as indicated in the 2009 Planning Commission meeting minutes, they would be cutting off the only route by removing the bonding requirement for five years to stub streets.

In answer to a question posed by Mr. Voelckers, Mr. Feltstead said if the Commission decides that the red area should not be considered a stub street, then as the code is currently written the remnant street would have to be constructed.

Mr. LeVine asked if there is a bonding requirement for removal of a temporary cul-de-sac.

Mr. Feltstead said that a bond would be required if the temporary cul-de-sac was removed.

Mr. LeVine said it appears that Mr. Miller was stating that Commission action in 2009 called for a bond if the temporary cul-de-sac was to be removed and also a bond for the construction of a stub street.

Mr. Miller said he did not recall the requirement of two bonds, but that perhaps one bond would have covered both instances.

Mr. LeVine said it made sense to him that if a developer could bond for the removal of a temporary cul-de-sac, they should also be able to bond for the construction of the road connecting to adjoining property (stub street).

Mr. Palmer read a provision at the beginning of *Stub Streets*:

> *The Director for minor subdivisions and the Commission for major subdivisions may waive all construction of a roadway within a*

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> *right-of-way that is required to provide access to a bordering property and that does not provide required access to any lot within the subdivision. The Commission and the Director may require provisions of a road bed, utility line extensions or other appropriate improvements.*

Mr. Palmer said in his opinion this is a very powerful position for the Commission to be in. It implies that if the Director or the Commission believes that a stub street is necessary because of some future development occurring within the next five years, then that is the only time that the bonding question comes into play. Otherwise, if the Commission or the Director does not believe that the adjoining parcel is going to be developed within the next five years, they could waive that stub street requirement, at the platting stage, said Mr. Palmer.

Mr. Voelckers said he did not think this language sounded bad. The Commission has the power not to require any expenditure on the part of the developer, he said. He asked how many instances there have been since 2009 when this language came into play.

Mr. Miller said there have been a few instances when he personally had to build a temporary cul-de-sac. They were not required to put it all the way out to the property line, he said. He said he did not see the need for constructing all of the property to the line, but that it should be platted. He said there are numerous occasions when that portion of the property has never been required to be built. He said he does think it is a good idea to have that existing option to prevent a parcel being locked in the future.

Mr. Voelckers said it appears to him that it is effective that the small portion of land be defined as a stub street, and that the requirement be removed that the cul-de-sac be taken all the way to the end, unless it was impractical to do otherwise. Referring to Mr. Palmer's remarks, Mr. Voelckers said it appears that the Commission has the discretion to eliminate those requirements.

Mr. LeVine said he was not sure if simply defining the portion of land between the temporary cul-de-sac and the end of the property line would solve the problem because it would require the Planning Commission to make contradictory findings. In order to allow a temporary cul-de-sac, the Commission or the Director would have to find that construction on the adjoining property is imminent. On the other hand, in order to waive the construction of a stub street, the Commission or the Director would have to find that it is not imminent, said Mr. LeVine.

Mr. Feltstead said the recommendation only applies to a standard stub street. Anything short of the cul-de-sac would have to be constructed, because the current recommendation is to not change language in the temporary cul-de-sac section.

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Mr. LeVine said he would like to see this proposed text amendment go back to either the Title 49 Committee or the staff for further work, because he, personally, would appreciate more analysis and interpretation. He said he would like them to deal with the entire problem at once instead of acting on small portions requiring multiple steps.

Mr. Miller said he agreed with Mr. LeVine. While they are just discussing stub streets, maybe language could come back covering both stub streets and cul-de-sacs.

MOTION: *by Mr. Frisby, to send the proposed text amendment back to the Title 49 Committee for further analysis and interpretation.*

Mr. LeVine said he wanted to verify that both temporary cul-de-sacs and stub streets would be addressed in the review, and also the potential point where they may overlap.

Mr. Miller said he was interested in potentially removing the bonding requirement from a temporary cul-de-sac as well.

Mr. Voelckers said the problem with the piece of property outlined in red is that the code currently specifies that it be finished as a street, which they do not want to do.

To clarify, Mr. LeVine stated that the red rectangle is currently not a stub street. Therefore, there is no discretion to waive its construction. Currently, he said, that right-of-way has to be paved.

The motion passed with no objection.

The proposed text amendment will go back to the Title 49 Committee for further review and analysis.

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS - None

XI. STAFF REPORTS

A. Status update of the CBJ Parks and Recreation Master Plan

Alexandra Pierce, project manager for Parks and Recreation, said the Parks and Recreation Master Plan will be coming before the Commission for review in November. The largest change in this document effecting the Commission, is the provision for a process for land acquisition and disposal, said Ms. Pierce.

There are also some tracts of land which are described as land associated with parks and recreation, but they do not know why, said Ms. Pierce. Certain tracts of property associated with parks and recreation either need to be reclassified or sold, she explained. And they need to provide a process for land acquisition and disposal, she said.

Parks and Recreation land is grouped into two broad categories, said Ms. Pierce; recreation service parks and natural area parks. Recreation service parks are programmed for various activities, and they may contain built features such as playground equipment and sports fields. Natural area parks may include some amenities such as shelters or picnic tables, but their primary purpose is to support users' enjoyment of their natural surroundings, explained Ms. Pierce. These two categories are further classified into park types based on size and intended use:

- Recreation Service Parks
  These include parks developed for active recreation and programmed it use and may be a single use or activity area.
- Mini-Parks
  Specialized facilities that serve the local population or a specific user group such as very young children or senior citizens.
- Neighborhood Parks
  Neighborhood parks are intended to offer experiences for all ages and are designed to provide unstructured play areas.
- Community Parks
  A community park is a larger park providing active and structured recreation activities for youth and adults.
- Special Use Areas
  Public recreation lands being used for a specialized or single use facility or activity that does not fit into any of the other categories.
- Natural Area Parks
  Natural area parks differ from recreation service parks in their underlying purpose. These are areas of natural quality designed to serve the entire community by providing open space, access to water, and opportunities for more passive and dispersed recreation activities.
- Semi-Primitive Areas
  An area left predominantly in its natural state with minimal to moderate evidence of the sights and sounds of people.
- Developed Natural Areas
  A natural setting where evidence of people is obvious but blends in with the natural environment.

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- Conservation Areas
  A natural area with recognized environmental qualities of high value, set aside for the protection and management of the natural environment with recreation as a secondary objective.
- Vacant Other Lands
  These sites are lands that are controlled by Parks and Recreation and classified as natural area parks, but which do not fit the criteria for semi-primitive areas, developed natural areas, or conservation areas.

Ms. Pierce outlined the guiding principles for development of the Parks and Recreation Master Plan:

- Promote community engagement, health, and wellness
- Manage assets effectively
- Ensure financial sustainability
- Support community partnerships
- Engage youth and encourage lifelong wellness
- Serve the needs of a diverse and changing population
- Foster environmental stewardship
- Increase cultural awareness
- Make programs and facilities accessible to all

They will recommend that the Parks and Recreation Master Plan be added as an addendum to the City and Borough of Juneau Comprehensive Plan, said Ms. Pierce.

Commenting that they had just finished the area plan for Lemon Creek, Mr. Voelckers said this area does not have enough parks, and that they hope to establish more parks in that area. He asked how this goal would fit in with the process for the Parks and Rec Recreation Master Plan, and how it would tie in with the CIP (Community Improvement Projects) list developed annually by the City and Borough of Juneau.

Ms. Pierce said they do have a set of priorities for existing parks, and the need for additional parkland for Lemon Creek is a major issue. For the Lemon Creek area, providing access for children living in the area is a major concern, she said. They also need to be able to maintain new parks as they are developed, said Ms. Pierce. The plan does state that the need for parks in the Lemon Creek area should be addressed by the CBJ in the near future. Their biggest struggle is maintaining existing parks, said Ms. Pierce.

Mr. Voelckers asked by what mechanism is this accomplished.

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Ms. Pierce said this can be addressed through a bond initiative, placed within the CIP, or by other funding mechanisms used by the City. She said they need to establish a baseline outlining existing parks with park needs in the future. She said they hope to outline the mechanisms for park funding in the financial chapter.

Ms. Maclean explained that planners have been assigned to each major area within Juneau, so that they can be more ahead of the process than in the past. She said they would be working with the Parks and Recreation Department to make sure that they are working in tandem with the City.

Mr. LeVine said he would like to encourage the Parks and Recreation Department to find ways to interface with the Planning Commission in the future as the CIP process is underway and as other developments affecting the entire community come up.

Ms. Pierce said the Switzer-Marriot Trail was identified as a priority for the Lemon Creek area.

She said the Rotary Club has been working with Trail Mix this summer on that project, which is funded through trail CIP funds, and Rotary grant funds. There were also some funds utilized through the Parks and Trails fund through the Community Foundation, she noted.

Planning Director
Ms. Maclean said she spoke to the Assembly at a recent Committee of the Whole meeting. They accepted the recommendation from the Planning Commission, so the staff is moving forward with creating a budget and may potentially put out a request for quotes. They need to work on a scope for services and determine if these services will be provided by the CDD staff or a consultant, said Ms. Maclean. With the CDD already at a minimum level of staffing, should the staff take on this task it would mean a significant reduction in staff time for other areas, said Ms. Maclean. They have been thinking of allocating funds through the course of several years, which would make the budget more manageable, said Ms. Maclean. She asked the Commission how they would like to proceed in terms of the Commission's involvement with this process.

Mr. LeVine volunteered to be the Commission liaison on this project with the CDD staff.

Chairman Haight accepted Mr. LeVine's offer.

Ms. Maclean noted that they are trying to get the Comprehensive Plan work identified for next year's budget process.

The Title 49 committee meets on September 17, (2018) and it will be discussing stream buffers and perhaps stub streets, said Ms. Maclean.

The September 25, (2018) meeting schedule for the Commission is packed, said Ms. Maclean. There will be a Committee of the Whole meeting that evening to discuss the Preservation Plan with a presentation for the Commission given by the consultant. There is also a fairly full

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agenda for the regular meeting which entails accessory apartments, alternative residential subdivisions, an accessory apartment on a substandard lot and a few other minor issues.

For the October 9, (2018) schedule there is a Committee of the Whole meeting for nonconforming lots, and nothing else at this time for the regular agenda, said Ms. Maclean.

Ms. Maclean also mentioned some potential changes in regular Commission meeting schedules due to holidays. She added the Commission may want to wrap up certain items for the year prior to the introduction of new Commission members.

XII. COMMITTEE REPORTS

Mr. Dye reported that the Blueprint Downtown planning group met. There was a good turn-out for the meeting, and they hope to get more property owners involved in the process, he said.

Mr. LeVine reported that the first preliminary meeting for the Harris appeal will be held on Friday, September 14, (2018).

XIII. LIAISON REPORTS - None

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

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XVI. EXECUTIVE SESSION - None

XVII. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

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Agenda
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
September 25, 2018

I. ROLL CALL

Paul Voelckers, Vice Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 6:00 p.m.

Commissioners present: Paul Voelckers, Vice Chairman; Nathaniel Dye, Dan Miller, Dan Hickok, Andrew Campbell

Commissioners absent: Percy Frisby, Michael LeVine, Carl Greene, Chairman Haight

Staff present: Jill Maclean, CDD Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Allison Eddins, Planner 1

Assembly members: Loren Jones

II. REGULAR AGENDA

Ms. Eddins told the Commission that planning for this Historic and Cultural Preservation Plan began in 2015. One of the main objectives was to update the existing preservation plan, she noted. The most recent preservation plan was adopted by the City in 1997, she said. At that time, it was not presented to the Planning Commission or the City, so it has been sitting for 21 years. The plan needs to be updated in order for the community to be competitive for state and federal funds, said Ms. Eddins. The state has been very generous with two rounds of funding to make this update possible, she noted.

The Community Development Department (CDD) has completed heavy public outreach in the formation of this plan, said Ms. Eddins. There have been two large, well-attended public meetings, and numerous focus groups, she said. They implemented an online public survey and have been on the radio four times announcing the meetings, with many flyers and opportunities for public comment, said Ms. Eddins.

They are now finalizing the draft, which will be ready on September 26, (2018) for a 30-day public comment period, explained Ms. Eddins. They plan on bringing the plan back to the Planning Commission in mid-November for review, and after approval by the Commission, it will be submitted to the Assembly for final approval, she said. The goal is that by February, 2019, the community will have its first preservation and cultural plan, said Ms. Eddins.

The public would like the use of historic buildings by the community, and they would like to see that past injustices be recognized, and not swept under the rug, said Ms. Eddins.

They would like to develop a recognition program as a way to identify the importance of a site to the community. They would like to create ways to manage those resources and to track them, map them, and make them available to the public, said Ms. Eddins. They want to create incentives to encourage community development of historic sites. Education and interpretation of how the history of Juneau should be shared need to be identified, she said. They want to create solid partnerships with community organizations, said Ms. Eddins. Administration of the program currently resides within the CDD department, said Ms. Eddins. They want to make sure the department has the resources that it needs to carry forward with the development and implementation of the plan, she added.

Commission Comments and Questions
Mr. Hickok asked how many property owners have been involved in the process.

Ms. Eddins said they have had input and contact with the downtown improvement group and the business association among others. She said they are strong proponents of the main street program which would help create strategies to revitalize down town.

In answer to a question of Mr. Voelckers about overlooked historic sites, Ms. Eddins said that the Indian Village in town has been overlooked, as well as the Douglas village site, and sacred ground in Auke Bay. The land in Auke Bay is not currently designated as a sacred burial ground, she said.

Norè Winter, principal consultant and owner of Winter and Company, said their firm has been involved in the drafting of the plan. He discussed the role that preservation may play in creating community identity and spurring revitalization efforts, such as the Main Street Program.

Mr. Winter told the Commission that Juneau is a special place with a rich heritage. It has a unique history and represents a wide range of development and life styles linked to its natural environment.

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He told the Commission that the plan identifies opportunities the community has to enhance the livability with goals and action items that can be spread out over the next decade.

He said the goal is not only to respect the places that form Juneau's past, but to use the places and buildings to live and work in, without putting the historic buildings under a glass jar. A fundamental benefit from having a historic and preservation plan in place is to create a sense of connection within the community. These sites will also provide a strong sense of place that is a vital tool in heritage tourism.

The Main Street Program has been around for 30 years, said Mr. Winter. It has four essential components:

- ✓ Design to build on historic resources
- ✓ Promotion of heritage and cultural events
- ✓ Economic benefits such as creation of jobs in the rehabilitation industry
- ✓ Protect investments in historic properties

Mr. Winter said rehabilitation work is most often supplied by local labor, rather than exterior sources. Because of this, a high percentage of the labor revenue stays within the community, he said. High tech jobs and start-up companies like to settle in areas where there is a high quality of life, he said. The built environment can contribute to that as well, he said. Every $1 million in rehabilitation work provides a large percentage of employment for the community, said Mr. Winter.

"Heritage tourism" is very popular, said Mr. Winter. This is the fastest growing segment of the tourism industry, and it attracts tourists who want an authentic historic experience, unlike the false storefronts along South Franklin, he said. Heritage tourists tend to spend more per person, and they also tend to remain longer in the community, he said. They want to take part in the community, said Mr. Winter. The wider array of heritage and cultural experiences the community has to offer, the wider the options are for the visitors, he said, and the more likely they are to remain in the community for a longer visit.

Cultural and heritage preservation can be encouraged in the community by instituting practices such as expedited permitting or placing more flexibility within existing code and providing technical assistance for small grants for these locations, said Mr. Winter.

Mr. Voelckers asked how authenticity for cultural and historic sites would be preserved.

Ms. Eddins said that the plan is not proposing that guidelines be redone, but to revisit them and tweak them so that other historical periods and cultures can be recognized.

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Mr. Winter noted that it is historical buildings they want to respect, but that buildings next to them of no historical significance do not need to be artificially decorated to look historical.

Mr. Campbell asked how the City Museum fits into the new plan.

Ms. Eddins said that the City Museum is a partner in the plan implementation and is listed as a co-lead agency. The new director has attended some of the preservation plan meetings and provided helpful insights, she noted.

III. OTHER BUSINESS

IV. ADJOURNMENT

The meeting was adjourned at 6:55 p.m.

DRAFT

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
September 25, 2018

I. ROLL CALL

Paul Voelckers, Vice 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: 00 p.m.

Commissioners present: Paul Voelckers, Vice Chairman; Nathaniel Dye, Dan Miller, Dan Hickok, Andrew Campbell, Carl Greene

Commissioners absent: Michael Levine, Percy Frisby, Chairman Haight

Staff present: Jill Maclean, CDD Director; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Teri Camery, Senior Planner; Laurel Bruggeman, Planner I; Robert Palmer, Municipal Attorney; Scott Ciambor, Chief Housing Officer

Assembly members: Loren Jones

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

Vice Chairman Voelckers, with no objection from the Commission, reversed the order of the regular agenda so that AME2018 00012 was heard by the Commission first.

III. APPROVAL OF MINUTES

A. August 28, 2018 Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. Dye, to approve the Planning Commission August 28, 2018, regular meeting minutes with any minor edits by staff or Commission member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

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V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA

Mr. Voelckers declared a conflict on items B and C on the Consent Agenda.

USE2018 0012: A Conditional Use Permit
Applicant: Alberta Laktonen
Location: 1018 Capital Avenue

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a 524 square foot basement accessory apartment on an undersized lot in the D5 zoning district.

The approval is subject to the following conditions:

1. Lots with the legal description: Casey Shattuck Block 204, Lots 8, 9, and 10 will be consolidated prior to the issuance of a Certificate of Occupancy for the basement accessory apartment.
2. No access to lots Casey Shattuck Block 204, Lots 8, 9, and 10 shall be allowed from Capital Avenue.
1. A Certificate of Occupancy must be issued by the Community Development Department after an inspection of the accessory apartment by a Building Inspector.

Advisory Condition:

No vehicles parked on-site are allowed to encroach into the right of way.

USE2018 0012 was approved with no objection.

Mr. Dye said a possible conflict for him would be that his employer was a board member of Housing First (USE2018 0018), and that his employer owned land managed by Mr. Dye near that facility.

The Commission voiced no objection to Mr. Dye remaining on the panel for this item.

USE2018 0018: A Conditional Use Permit to modify Juneau Housing First to add units to Phase 2 and add Phase 3 for a total of up to 77 units
Applicant: Housing First
Location: 1944 Allen Court

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Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow modification of USE2015 0001, to allow for up to 77 single room occupancy units in Phases 2 and 3. Phase 2 would be further modified to reduce first floor office space, by eliminating the 6,800 square feet of non-profit agency space, and replacing with approximately 1,350 square feet of office space and 7 additional units.

The approval is subject to the following conditions:

1. The vegetative cover/landscaped areas shown on the plans and installed with Phase 1 shall be maintained with live vegetative cover.
2. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located, and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).
3. The Conditional Use Permit may not be approved, as presented, unless PWP2018 0002, the parking waiver, is also approved.

PWP2018 0002: A Parking Waiver to reduce parking from 112 to 37 spaces
Applicant: Housing First
Location: 1944 Allen Court

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the parking waiver permit. This will allow for the reduction in required parking spaces from 112 to 37 for 77 units of permanent supportive housing for the chronically homeless and 3,750 square feet of clinic/office space.

MOTION: *By Mr. Miller, to approve items USE2018 0018 and PW2018 0002 with any minor edits by staff or Commission member.*

The motion passed with no objection.

VII. UNFINISHED BUSINESS - None

VIII. REGULAR AGENDA

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AME2018 0012:	A text amendment to revise Title 49 to create an Alternative Residential Subdivision (ARS) ordinance
Applicant:	City & Borough of Juneau
Location:	Borough-wide

Staff Recommendation

Staff recommends that the Planning Commission review and consider the proposed ordinance and favorably recommend Ordinance (2018-41) to the Assembly for adoption.

Ms. Maclean told the Commission this ordinance has been discussed by the Title 49 Committee and the Planning Commission Committee of the Whole. It is designed to create standards for the creation of smaller lots for subdivisions within the borough, she said. Currently, the only way to accomplish this is through a Planned Unit Development (PUD) or cottage housing, she said.

This Alternative Residential Subdivision (ARS), is based upon unit lot subdivisions in Anchorage as well as from other communities down South, said Ms. Maclean. The staff was careful to make sure that this ARS fit Juneau's profile, she said, including its unique housing, topography and weather.

This ordinance is intended to provide a housing option which would allow dwellings on small lots to be conveyed by long-term leases, fee simple ownership and less simple fee ownership, including condominiums and other common interest communities, she said.

Alternative Residential Subdivisions are permissible borough wide in the RR, D1, D3, D5, D10 SF, D10, D15, D18 and LC zoning districts, said Ms. Maclean. The ARS is for residential use only with the exception that the remainder of the parent lot could include a recreational center, a community facility or a child care center, she said. The individual unit lots could have in-home daycare as well as any other home occupations provided through the Table of Permissible Uses, (TPU) explained Ms. Maclean. If the ARS creates a lot that complies with the table of dimensional standards for the underlying zoning district, the accessory dwelling unit prohibition of this sub section does not apply, explained Ms. Maclean. The minimum lot size of the underlying zoning district has to be met, she explained.

They altered the open space requirements for the planned unit development, said Ms. Maclean:

- ✓ Minimum 25 percent in RR and D1 zoning districts
- ✓ Minimum 20 percent in D5 and D10 zoning districts
- ✓ Minimum 15 percent in D10 SF zoning district
- ✓ No minimum open space requirement for D15, D18, and LC zoning districts

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These are the multi-family zoning districts which already provide for higher density and therefore the chance of it fitting in with neighboring properties is probably greater, so the need for the open space could be less, said Ms. Maclean.

Buffers should be required which create a neutral space between different types of land uses, buildings, or development, with an interest in minimizing conflicts between potentially incompatible land uses, said Ms. Maclean. The minimum buffer cannot be less than the minimum setbacks required for the underlying zoning district, she explained. The minimum lot size for an Alternative Residential Subdivision is 150 percent of the minimum lot size in that zoning district, said Ms. Maclean.

For example, in D1 the minimum lot size for an ARS is 54,000 square feet, said Ms. Maclean. A density bonus is maxed at 50 percent for RR through D10 SF and 25 percent for D10 through LC, she explained. For RR through D10 SF there could be three units total, said Ms. Maclean. With those zones with the 25 percent increase there would be four units with only three units in LC, she said.

This ordinance complies with the Comprehensive Plan, said Ms. Maclean. It also complies with Title 49 and is consistent with the goals and policies in the Juneau Economic Development Plan, she noted. This ordinance also complies with the Housing Action Plan and meets several of its initiatives, which are to develop housing choices to accommodate Juneau's workforce needs, and update the CBJ zoning and regulations with a focus on housing, and to encourage an efficient use of land and encourage increased density on existing utility services, said Ms. Maclean.

The main initiative is to provide housing with affordability and livability, explained Ms. Maclean. The plan would not create any internal inconsistencies with any existing plans or codes, she said.

Commission Comments and Questions

Mr. Dye had questions about how the setbacks are determined for the front, rear and sides of the lot. If it was a corner lot, said Mr. Dye, located on two streets, how would the front, rear and side setbacks be determined. He said he thought it may be cleaner to have the same setback all around the property instead of different setbacks determined by its location, he said.

Mr. Ciambor told the Commission that the Housing Action Plan talks about building flexibility into the code and giving developers flexibility to build more housing in the community. By allowing different types of mixed units developers are able to work with various loan and finance programs that change over time, he said. The USDA has loosened some of its mortgage financing, he said, which may be able to help developers fit another unit or two on a parcel

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which may not have allowed that in the past, he said. The USDA is also redefining "rural" which results in more opportunity within Juneau, said Mr. Ciambor.

Ms. McKibben provided the dimensional standards for lot setbacks. If the lot is on a corner with each side facing a street, the property owner gets to choose which side of the lot they would like to be the front of the lot, she explained, if that lot was adjacent to a vacant lot. If the lot is already built upon, then the front yard is the one which most closely meets the front yard setback, said Ms. McKibben.

Mr. Dye had a question on page 2 of the ordinance; *"Land and water bodies used in calculating allowable density shall be delineated on the preliminary and final plans in a manner allowing confirmation of acreage and density computations."* He asked if there was a 40-acre lot with a 20-acre pond, if the 20 acres of water could be used in calculating density for the lot.

Ms. Maclean said that including the water body when calculating allowable density has been a practice, so that density can be increased on the lot. The units could be clustered, she said.

Mr. Voelckers said rather than imply this through the existing language in the ordinance, that perhaps it should be stated more explicitly.

Mr. Palmer said if the Commission wished to add more explicit language concerning water bodies that it could do so. He said it may be redundant since the previous paragraph states that the number of dwelling units permitted in the development shall be calculated multiplying the maximum number of dwelling units per gross acre… Of which a water body would be part.

Mr. Voelckers asked if "allowable density" was synonymous with "dwelling units permitted".
Mr. Palmer said his understanding is that the two phrases are synonymous, so that if the Commission wished it could use the same words for both items.

Mr. Palmer said they could use "dwelling units permitted" for both sections.

Mr. Voelckers said he felt that was more precise.

Ms. Maclean pointed out that water bodies used in calculating allowable density need to be delineated on the final plan if they are going to be used as part of the allowable density.
Mr. Dye asked if a water body could be counted as vegetative cover if it had vegetative matter upon it.

Mr. Miller said he was on the Commission when the PUD ordinance was written. He said the whole idea was that water bodies could be counted as density and they had to be delineated on the plat, so they could not be filled in over time. He said one of the functions of vegetative

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cover is to feed the water bodies, so that he felt that a water body left in its natural state would be fulfilling that vegetative cover function.

Mr. Dye said if the intent is to use water bodies in the density calculation, then it would be more important that vegetative cover minimums be honored.

Mr. Miller said he felt that on attachment B that the bonus percentages for D10 and D10 SF recommended by Title 49 had been reversed. He said it would need to be changed on page three of the draft ordinance as well.

Mr. Voelckers said he agreed with Mr. Miller. He said on page three of the ordinance, line 3, that D10 SF be changed to D10 and that on line four that D10 be changed to D10 SF.

Ms. Maclean agreed with Mr. Miller and Mr. Voelckers that those changes need to be made. She said she recalled from a former conversation that in Title 49 it states that when you move from one zoning district up to the next there is an incremental jump in the number of units.

Agreeing with Ms. Maclean, Mr. Dye said he recalled this was to assure that developers could not easily jump from one zone to the next.

Referring to line 8 on page 3 of the ordinance (*"five percent for each ten percent increment of open space in excess of that required to a maximum bonus of five percent for open space in excess of that required;"* Mr. Miller said for example a 15 percent bonus would only provide one extra unit. A five percent bonus would really not be meaningful, he said. Thirty percent of open space would have to be sacrificed in order to obtain a 15 percent bonus, he noted. He said a five percent bonus for each 10 percent increment made sense, but that perhaps the maximum should be a 10 or 15 percent maximum instead of just five percent.

Mr. Voelckers said he agreed with Mr. Miller. He said that sentence did not appear to be constructed correctly.

Mr. Dye said he agreed that 10 percent or even 15 percent would be better than the five percent currently residing within the ordinance.

Other Commission members said they were also in favor of raising the five percent increment to 10 or 15 percent.

Mr. Miller said for example a D1; one-acre lot has a 25 percent open space requirement. Ten more percent would make it 35 percent, he said, of that acre.

Mr. Voelckers said they will make a series of "soft amendments", bolstering them later on in the meeting. He said they would currently hold at 15 percent (replacing the five percent).

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Mr. Dye said he wanted to emphasize that he may want to introduce a larger figure later on in the meeting.

Two Methods for Determining Number of Dwelling Units
Referring to the spreadsheet created by staff as "Attachment B", Mr. Miller referred the Commission to the text at the very bottom of the page:

"ARS density is determined by the 'number of dwelling units permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number'."

The example that phrase gives is only relevant to multi-family residential areas, said Mr. Miller. He said he felt that it should instead read: *"ARS density is determined in multi-family D10, D15, D18 and LC permitted in the development shall be calculated by multiplying the maximum number of dwelling units per gross acre permitted in the underlying zoning district by the number of acres in the alternative residential subdivision and rounding to the nearest whole number."* Mr. Miller said he felt a second sentence should be added which states that: "*In single family districts the acreage is divided by the subdivision by the minimum lot size allowed in the zoning district."*

For example, if there is a 15-acre D15 lot, said Mr. Miller, 15 units per acre would be allowed, he said. Three acres would yield 45 units, he said. A D3 zone with 60,000 square feet, dividing that by the minimum lot size, which is 12,000 square feet, would yield five units, he said. One is units allowed per zone and the other is by the minimum lot size, said Mr. Miller.

Mr. Voelckers asked the staff if the analysis by Mr. Miller was correct. He said his understanding was that either district could be interpreted either way. It could be determined by units per acre or by lot size.

Using D3 as an example, said Mr. Miller, the minimum lot size is 12,000 square feet. But if you divide an acre by three the minimum lot size should be 14,520 square feet, he said. That is not what is required, he said. What is required is 12,000 square feet, he added. There is a fundamental difference in single family and multi-family zones, he said.

Mr. Voelckers stated that there are two different methods to arrive at density.

To better suit the bonus categories which follow, Mr. Voelckers suggested that line 6 on page three of the ordinance read; "… number and shall be the sum of individual density bonuses ***as follows:".***

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Related to this is D on page three of the draft ordinance, which should read "***Up to*** ten percent…" said Mr. Voelckers. Item F on the same page should also be started with "***Up to***", said Mr. Voelckers.

This is because it is a qualitative sliding scale, explained Mr. Voelckers. He added that "H" on the next page should also begin with "***Up to***".

Ms. Maclean explained one of the reasons they moved to the existing language in the draft ordinance on these items is that the current bonus section can appear quite arbitrary. If the range suggested by Mr. Voelckers is added, it becomes very difficult to not appear arbitrary, said Ms. Maclean. One person's opinion about good design for example, could differ from someone else's opinion, she said.

Mr. Dye said he remembered that the Title 49 Committee discussed this at length and selected this language because it appeared to be the cleanest way to award bonuses. He said he felt it was better not to have a sliding-scale on those items.

Mr. Campbell said it may be nice to have that discretion with the more ambiguous language for bonuses.

Mr. Greene said he thought they were going to eliminate "excellence in design" as a bonus feature since it was very subjective.

Mr. Voelckers said he recalled there were previously additional terms in the draft ordinance which the committee decided were too difficult to rate. He said he recalled that is why they left it as "excellence in design", so that some discretion was allowed.

Mr. Miller said he liked the 10 percent bonus for excellence in design. He said he did not feel that it was needed on item F on page three of the draft ordinance, or on item H on page four of the draft ordinance. He said it was definitely relevant for item D on page three of the draft ordinance. On the rest of the bonus items he said it can't hurt to eliminate ambiguity whenever possible.

Mr. Voelckers said the whole bonus section is objective to some extent. He said staff will make its determination's, but at the end of the day, these items would be coming before the Commission on a case by case basis.

With the subjective nature lying within the bonus section of the ordinance, Mr. Greene asked how the Commission would come up with a number.

Mr. Voelckers said when a proposal comes before the Commission, it will either accept the developer's expectation of bonus points or come up with a different number.

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Mr. Dye said he tended to agree with Mr. Miller, and that the only bonus item with a sliding-scale would be D: *"Ten percent for excellence in design, or provision of common facilities and additional amenities that provide an unusual enhancement to the general area, such as siting, landscaped buffers, the creation or preservation of view corridors;"*

Mr. Voelckers said he liked the sliding scale for F on page three of the draft ordinance because there may be a very large pathway to facilitate pedestrian and bicycle movement within the development, or there may be a very small pathway, and the bonus points could reflect that.

Mr. Dye said the staff and the Commission can determine if a developer is just trying to do minimal work for that bonus, or if the project is truly deserving of a bonus with the pathways provided for pedestrians and bicycles.

Mr. Miller said he was in favor of a sliding scale for item D on page three, and the other bonus sections being specific.

Mr. Voelckers said he was comfortable with the current language for item F on page three.

Mr. Miller said item G on page four should read as a "five star ***plus***" energy efficient rating. He said the next sentence calls six plus energy efficiency rating. He said he did not think a "six plus" exists. He said it should be either a five star plus or a six star energy rating.

At the request of Ms. Maclean, Mr. Ciambor explained that item C on page three of the draft ordinance should not use 30 percent of the median income, as that figure is far too low. He said only a handful of applicants could qualify for that. The Affordable Housing Commission has discussed using workforce housing which is defined as 120 percent of median income.

Mr. Palmer pointed out that the language in item C being addressed by Mr. Ciambor is speaking to a monthly mortgage payment at or less than 30 percent of the median income wage.

Mr. Ciambor said the explanation of Mr. Palmer addressed his concerns.

Changes on page three noted by Mr. Palmer:

- ✓ Line three delete SF on D10
- ✓ Line 4 add SF to D10
- ✓ Line6/7 delete "up to" and add "as follows"
- ✓ Line 8/9 delete 5 and swap up to 15 percent
- ✓ D line 19/20 add "up to 10 percent"
- ✓ No change to f line 25

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On page four, Mr. Voelckers said "Up to" should be added at the beginning of the sentence because simply using any alternate heating method may not qualify for the bonus.

Mr. Palmer said he was not quite sure what the term "alternative" meant for item H page four of the draft ordinance. He said perhaps the term "high-efficiency" would be more explanatory.

Mr. Dye said he liked the term "alternative" for item H. He said perhaps they should deal in what was *not* considered an alternative heat source. *For heating methods other than fossil fuel in all dwelling structures.* He suggested that item H remain starting with the words "Ten percent". He said he did not want to be in the business of determining which alternative heat sources were better or more efficient than others were.

Mr. Miller said he liked the term "Up to" preceding the sentence in item H. He added that you really can't make hot water any cheaper than a propane on-demand hot water heater. He said he did not think language should be eliminated stating that fossil fuel be named as a method which could not be used for a bonus. He said heat pumps are great nine or 10 months out of the year, but for the other months they do not heat adequately.

Mr. Greene asked if it was true that to obtain a five-star rating two alternate heating systems must be in place.

Mr. Voelckers said that was not necessary to obtain that rating.

Mr. Dye said he actually wanted to exclude hot water heaters so that perhaps the language could be changed to read "*primary alternative heat source*".

Mr. Hickok said he did not feel the term "fossil fuels" should be eliminated as a possible primary heat source. He said they do not know what could be developed tomorrow that could be highly efficient using a fossil fuel.

Mr. Campbell said he supports the "high-efficiency" language suggested by Mr. Palmer.

Item H on page four of the draft ordinance now reads, "Up to 10 percent for using high efficiency primary heating methods in all dwelling structures."

Mr. Dye asked if another explanatory line should be added to item 4 on page four of the draft ordinance. Mr. Palmer said the Commission will have adequate discretion when this particular item comes before them, and that no additional language was needed.

On item F, page four of the draft ordinance, Mr. Voelckers asked if they could use more descriptive language other than simply quoting the title (49.35). What does the exemption eliminate, asked Mr. Voelckers?

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The public street requirements are eliminated inside the development, explained Mr. Palmer. Currently the general rule is that a larger development must have all of the lots front on a public road, and if these six criteria have been met, then the development could be exempt from that requirement, he explained.

Mr. Miller suggested that item 6 on page five of the draft ordinance give the developer the option to build a public right-of-way if it abuts a land locked parcel, and they could obtain a bonus at the same time, he added.

Ms. Maclean said she thought that line 20 on page four of the draft ordinance states that access within the development *may* be exempted from 49.35. It does not state that ARS cannot be used if it is next to unsubdivided land, it just states that an exemption would not be available, she explained.

In answer to a question of Mr. Dye's about this item, Mr. Palmer said there is room for discretion about determining which side streets would need to comply with 49.35 and which could be exempt. And there needs to be discretion there, he added.

Mr. Voelckers suggested that the word "developable" be added prior to the word "parcel" on item 6, page five, of the draft ordinance.

Mr. Dye asked if it was the intent that each side of the parcel has possibly different buffers or if they could come up with the same figure for each side.

Mr. Miller said it states that the Commission shall determine the width and type of buffer.

Various zones have various setbacks, said Mr. Voelckers, so it may make sense to predetermine the buffer.

For certain parcels it gets very difficult to determine which actually is the front and the side and back of the parcel, said Mr. Miller. He has constructed Planned Unit Developments (PUD's), and a set width of 25 feet around each side was just plain stupid, he added.

There also may be low density areas where a large buffer would be way more important than in a D15 zone for example, said Mr. Voelckers.

Mr. Voelckers mentioned that on line 17 page five of the draft ordinance, that "by the Commission" be added after the word "expanded".

Ms. Maclean said she felt it was good for the setback to reflect the setbacks of the underlying zoning district because at least for the parent lot there would be an automatic appearance of

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conformity for the neighborhood. If there are two different zoning districts then the setback is used from the zoning district which has the greater setback, she added. She said she does not think the 25-foot buffer on the PUD works very well.

Mr. Dye said he felt utilizing the street side setback of the lot for the entire parameter may work favorably.

Mr. Voelckers said that seemed reasonable to him.

The Commission and Municipal Attorney agreed.

Referring to item K on page six of the draft ordinance, Mr. Voelckers said he felt there is a parent lot and a residual parent lot. He suggested the word "residual" be added prior to "parent" in that item. He said that is the remaining piece of land after the lot has been constructed with the units.

Mr. Voelckers said he saw the same issue on line 15, page six, of the draft ordinance, where the word "residual" should be inserted before the word "parent".

Mr. Palmer said he could not envision a fact pattern which did not involve a parent lot for the ARS.

Referring to line 18 on page one of the draft ordinance, Mr. Voelckers said it is implied that some of the lots may not have any residual land after they are developed.

Mr. Dye said he did not foresee a circumstance where all of the land is consumed by unit lots.

In line 7 on page two of the draft ordinance, Mr. Palmer said perhaps that sentence should be expanded to add, "and some portion of the parent lot remains unsubdivided". He said he thought there was the assumption of the staff that there needs to be some part of the parent lot remaining in the unit lot subdivision.

Mr. Voelckers agreed with Mr. Palmer. He added that there needs to be a term for that portion of the lot which remains after the rest of the property is used for unit development.

Mr. Palmer said he felt that he could draft language for line 7 on page two to address the residual lot definition. "The provisions of this article apply only when there are unit lot subdivisions and a remainder of the parent lot". This would prevent someone from using this ordinance to create a subdivision that only has small lots without any available parent lot, said Mr. Palmer.

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Mr. Dye said he felt it to be implicit in the ordinance that there has to be some residual land after the units were constructed.

Mr. Voelckers said he was not sure if the definition of parent lot was satisfactory. He said he found it to be unclear.

Mr. Voelckers asked if on line 16, page two of the draft ordinance, if buffers should also be added to the other dimensional standards mentioned.

Ms. Maclean said rather than adding "buffer" to page two that it be added to line 24 on page five. It would read: "No parking areas or dwelling units or the unit lot may be located within the perimeter buffer."

Mr. Voelckers said that made sense to him. He said they will not change page two, but line 24 on page five.

Mr. Dye said he felt the term "setback" should be removed, since now the street side setback will be used which includes the minimum buffer, he said.

Mr. Voelckers said the buffer and the setback are functionally the same thing.

Mr. Dye said he felt it was important that the setbacks of the parent lot are now ignored, to avoid confusion.

Ms. Maclean said her concern with the buffer being the exact same measurement all the way around that it could be very tricky with the variable terrain in Juneau to always have the exact same measurement all the way around. Clustering units may be needed, she said, when large bodies of water are involved, for example. That is why she felt that using the setbacks of the underlying zoning district made sense, said Ms. Maclean.

Mr. Campbell said to require a set buffer around all sides of the lot may limit development possibilities.

Mr. Voelckers said line 17 on page five of the draft ordinance could read,"…to be expanded or reduced by the Commission to ensure neighborhood harmony…"

Mr. Miller said he agreed with the statements of both Mr. Campbell and Mr. Voelckers.

Answering a question of Mr. Dye referring to line 25 on page six of the draft ordinance, Ms. Maclean said the beginning of the second sentence on that line should have the word "director" after "The". She said she is not sure if that director would be herself or the director of public works and that they would find that out.

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Mr. Palmer said it would be the director of the Community Development Department.

Mr. Voelckers recommended that on the first sentence on page 12 that after the word "for" that "the upkeep and maintenance of" be added prior to "open space".

Public Comment
Mr. Travis Arndt told the Commission that he liked the direction the Commission was heading with this ordinance. He said A on page number three is very important: is it ten percent of the lot or ten percent of what is required. D15, D18 and LC all require zero. Therefore, one of those two options needs to be selected, he said.

Mr. Miller said he felt that with the multi-unit developments that it would be very difficult to reach those levels of density anyway. It just does not apply for those multi-family developments, he said.

Ms. Maclean said she thought the language states that if the requirement is zero, then you only need to provide 10 percent of the parent lot to obtain the bonus.

Mr. Arndt asked if the meaning of item B on page three was that the continuous setback be greater than 50 feet on both sides of the stream for a bonus.

Mr. Voelckers said that was his understanding.

Mr. Arndt asked if stream restoration would be considered as disturbing the open space along natural water bodies. He said he did not think someone should be penalized for disturbing the area if they were trying to restore it.

Mr. Arndt said he felt that item C on page three of the draft ordinance was confusing. He said people have different interest rates so that the 30 percent of the median income for the mortgage payment would be a different number for various individuals. He said he felt this section needed a different definition.

Mr. Arndt said he also had issues with the buffers section of the draft ordinance. He said he liked the consistent figure around the lot, but that the 25 feet delineated in the PUD is a disaster. The street side number is a good compromise, he said. He said he also liked the variability mentioned later which could be helpful. He said he has problems with the word "expanded". People spend many thousands of dollars on their plans, and to go before the Commission and then have the buffer expanded could cause horrible problems for the developer, he said. He suggested that the ordinance list a maximum number to which it could be expanded.

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Mr. Arndt said it states that the buffer needs to be vegetated. He said grass is vegetation. He said this is currently open to interpretation within the draft ordinance.

Mr. Arndt said that currently a street sign is required where the lot connects with a city right-of-way. Would all of the little roads need a street sign or would it just be at the end of the road, exiting the parent lot, he said. It also seemed odd to him to have the Director in charge of deciding where the mailboxes are located, said Mr. Arndt.

Mr. Dye verified that under A on page three, that it is to be 10 percent of the total lot that is required for a maximum bonus.

Mr. Palmer suggested that the staff come back to the Commission with examples of what is meant here. He said the requirement is just as the director described. If the requirement is zero, then it is five percent for each additional 10 percent.

Mr. Dye verified that it is then 10 percent of the underlying lot size.

Mr. Voelckers said he liked the interpretation and suggested that the language be clarified to reflect that interpretation.

Mr. Dye said they never settled on a maximum number for the bonus points.

Mr. Voelckers said he thought the Commission was leaning towards 15 percent.

Mr. Miller asked for the basic meaning of item B on page three of the draft ordinance. *"Five percent for a continuous setback of greater than 50 feet or 10 percent for a continuous setback greater than 50 feet on both sides of the stream, if applicable, designated in the plan as undisturbed open space along important natural water bodies, including anadromous fish streams, lakes, and wetlands;".*

Mr. Dye said he was comfortable with how item B is phrased. He said it is to help developers who may have water on their property and to give them a bonus for protecting that water.

Ms. Maclean agreed with Mr. Dye. She added that if someone built 51 feet from the stream then they would get that full bonus and that the Committee had felt that was fair.

When asked about his opinion on item C, page three of the draft ordinance, Mr. Ciambor said that typically it is easier to understand when based upon an income level rather than the percentage of the mortgage payment.

Mr. Voelckers said perhaps they could leave it up to the staff to decide which language is most clear when compared with most of the grants and loans available.

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Mr. Miller said Mr. Arndt made a very valid point. He said 30 percent of a mortgage payment is really based upon how much money the buyer is bringing to the transaction. People of lower incomes are not going to be placing a lot of cash down on their mortgage, said Mr. Miller. It should not be based upon what the loan payment is, said Mr. Miller. He said he felt it was a lot cleaner if it was based upon the income level of the buyer.

Mr. Dye said there should be a maximum limit set. He suggested that they use up to 150 percent of the street side setback on all sides as the maximum.

Mr. Campbell said he supported the suggestion of Mr. Dye.

For two abutting properties, it would be the higher setback of the abutting property which would be used, said Mr. Voelckers.

Ms. Maclean said she thought they should make the maximum 25 feet.

The Commission agreed with this suggestion.

For street signage on page six of the draft ordinance, Mr. Miller commented that the fire department is going to have its own requirements for street signs. Before a Certificate of Occupancy is issued, the fire department will require street signs on intersections, said Mr. Miller.

Mr. Palmer said he felt the existing language for street signs gives the Planning Commission adequate discretion.

MOTION: *by Mr. Miller, to move AME2018 0012 to the Assembly for approval with staff's findings, analysis and recommendations, and with the changes suggested by the Planning Commission this evening.*

Speaking in favor of his motion, Mr. Miller said they had addressed all of his concerns this evening over the ordinance, and that they have had good input from the public and from the staff.

Mr. Dye also spoke in favor of the motion, and said he felt the Municipal Attorney and the CDD Director both had a solid grasp of this ordinance. He said he looked forward to this new housing option being offered in Juneau to make housing more affordable.

Mr. Campbell asked if they were still using setbacks or if they were just using buffers.

DRAFT

Mr. Palmer said his understanding is that there should be no setbacks applied to the unit lot. There shall be no setbacks applied to the parent lot, but that the parent lot shall have buffers that correlate with the traditional setbacks unless the developer can prove that those setbacks do not work in their particular circumstance. The maximum that the Commission can impose for a buffer is 25 feet, all the way around, said Mr. Palmer.

Mr. Campbell said he just wanted to make sure that these developments did not negatively affect neighboring lots with inadequate setbacks. He said he feels this language addresses that concern.

The motion passed with no objection.

APL2018 0004:	First Hearing of an appeal of the Director's decision to reject a request for a variance hearing
Appellants:	Dale & Florence McFarlin
Location:	4637 River Road

Mr. Voelckers withdrew from this item due to a conflict.

Mr. Palmer explained that Title 49 outlines that an appeal should be heard unless certain circumstances exist. He said it is safest and most fair to the appellant to accept the appeal with the issues debated with the appellant as they arise.

MOTION: *by Mr. Miller, to accept the appeal.*

The appeal was accepted with no objection.

MOTION: *by Mr. Miller, to accept the entire appeal.*

The Commission accepted the entire appeal with no objection.

Mr. Palmer explained that the traditional approach is to hear the appeal on the record. The Commission would review all materials reviewed by the Director to make its decision. If the Commission wishes it could hear the appeal de novo, which essentially erases the Director's decision, and the Commission would hear both sides of draft pretrial briefs and hold a trial in which both sides make opening arguments, present evidence, and make closing arguments.

MOTION: *by Mr. Miller, to hear the appeal on the record.*

The Commission will hear the appeal on the record, with no objection.

Presiding Officer:

DRAFT

Mr. Miller offered up Mr. Dye as presiding officer.

Mr. Dye will be the presiding officer, with Mr. Hickok as an alternate.

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS - None

XI. STAFF REPORTS

September 26, at 6 p.m. at the Senate building, there will be a public meeting for the Preservation Plan, said Ms. Maclean.

There is a Title 49 meeting October 1, at noon. They will be discussing stream buffers, said Ms. Maclean.

The Committee of the Whole meeting originally scheduled for October 9 will be changed to a Title 49 meeting, at 5 p.m., to discuss nonconforming draft language, said Ms. Maclean.

On October 15, there is another Title 49 meeting at which common walls will be discussed, said Ms. Maclean. They may also be discussing urban agriculture at that meeting, she said.

XII. COMMITTEE REPORTS

Mr. Dye reported that they discussed stub streets at their last Title 49 Committee meeting.

Mr. Campbell reported they had a meeting of the Wetlands Review Board last week which included a presentation from SEAL Trust and the Southeast Alaska Watershed Coalition.

XIII. LIAISON REPORTS - None

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

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XVI. EXECUTIVE SESSION - None

XVII. ADJOURNMENT

The meeting was adjourned at 9:56 p.m.

DRAFT

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: October 23, 2018

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1. **USE2018 0016:**
    a. Public comment from Pat Kemp on behalf of PK2M Partnership
    b. Handout from PK2M to commissioners at meeting

2. **AME2018 0013**
    a. Hand out from applicant to commissioners at meeting

3. **Non-Agenda Item**
    a. Letter from Scott Jenkins and Rob Worden

AUKE BAY STATION

October 11, 2018

Allison Eddins, Planner II
City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

Allison,

Thanks for meeting with me regarding the 32 unit condominium development permit, USE2018 0016. I am a partner in the PK2M condominium development behind the proposed development and we have a concern with the height of the applicants building.

A few years while the Auke Bay Plan process was underway it was recognized there were problems with height restrictions in the Auke Bay area. The general commercial zone (the current zoning for the applicant) has a height restriction of 55' which is 10' higher than our property is allowed. Hal Hart and Eric Feldt told us then zoning changes were going to be implemented as part of the plan which would make all maximum building heights in the area 45'.

Based on this premise we sighted our buildings in a manner to optimize views, especially from the back (North) row. We discussed these factors with the executive officers for the new development and were given assurances the top of their building would not impact our views. This was further evidenced by detailed engineering drawings demonstrating a bottom floor slab elevation of 70.0 feet and a top of building height of 110.0 feet. A building and siting with these elevations did not affect our views and we relayed that information to purchasers of our units.

Last week I again talked to Garrett Schoenbrenner to see how the development was progressing and was told they are now going to increase the height of their building to 55' because poor soils warranted a 15' tall parking garage as the basement floor. A check of the online Planning Commission agenda drawings did not offer any detailed information regarding bottom slab or top of building elevations which are the parameters to affect our viewing and that is when I decided to meet with you. In our meeting you made copies of the previous engineering drawings I brought in which demonstrated the building would be 40' high with a top elevation of 110.0. We still do not have any elevation views of the development to understand how our views will be impacted.

The new condominium building puts us in a difficult position – we are happy the land is being developed and believe the proposed construction compliments our accommodation of luxury homes over large garages. Furthermore, the two developments enhance the area in accordance

with the Auke Bay Plan. However, if the recent changes to their plan are approved our views will be negatively impacted and we will probably have to change the entire scope of what we construct on our south row because the views will now be non-existent.

We fully realize the development is allowed a 55' building height even though the CBJ did not follow through with a Title 49 change to restrict the height to 45'. This was a risk we took when developing the scope of our project. However, we do question the validity of needing 55' to construct a four-story building when 40' would work. We were told extending the height to 55' was necessary because a 15' high parking garage had to be incorporated into the building as underlying soils are poor and the building needs to be founded on piles. Incorporating a parking level based on this rationale does not make sense and will in fact require a significant cost increase to construct the building. What does make sense is the building is being artificially heightened to improve views for their lower floors which is not allowed per Title 49.25.420, Height of Building:

"Height calculations shall disregard any fill or <u>construction</u> which the director finds to have no significant purpose other than elevating the reference datum. In reaching such finding, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence."

Again, we are a bit chagrin for challenging the efforts of another developer, it's not in our character or philosophy for developing Juneau. However, we do believe residential parking could be provided in the back of their property as detailed in the engineering documents I provided to you. If for some engineering or safety reason the parking location has to change from behind their building to a garage beneath we would suggest the bottom slab elevation be set at 55.0 feet instead of 70.0 feet as depicted on previous engineering drawings. This would retain the top of building elevation at 110.0 feet and would not impact our views. The 55.0 elevation is about the same elevation at the back of the current building in front of their lot.

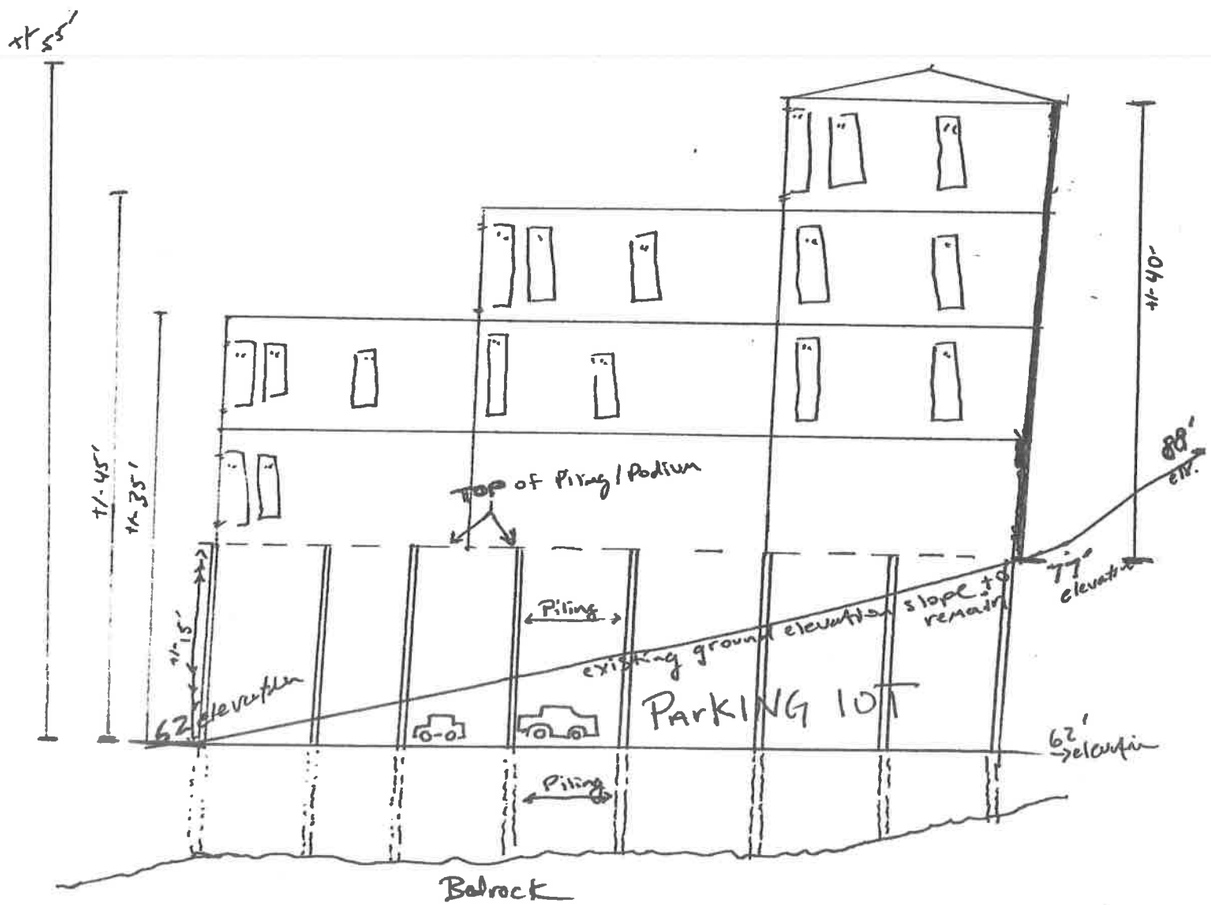
The PK2M Partnership hopes we can all work together to build the proposed condominium building while sufficiently protecting the view of our residences.

Sincerely,

Pat Kemp
PK2M, LLC.

Cc: Dominc Branson, Kim Libby and Tammy Ross, Jim Shine, Timothy and Sue Miller, Brian and Pam Frenette, Steve and Sherry Drake, Kirk and Erin Hardin, Brad and Lisa Ketcheson, Fred and Kathleen Pollard

Supplemental side view

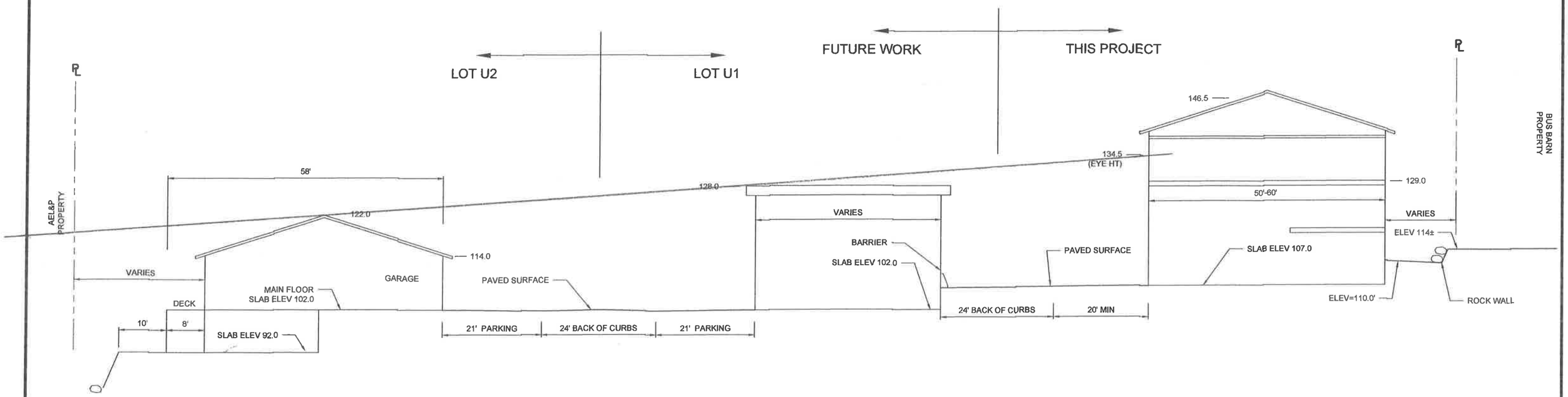


	EXISTING	PROPOSED
CATCH BASIN		
MANHOLE		
WATER LINE	W	W
SEWER LINE	SS SS	SS SS
STORM DRAIN LINE	SD SD	SD SD
ROOF DRAIN		RD
WATER VALVE		
PROPERTY LINE		
CONTROL LINE		

LEGEND

NOTES:

1. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY AND BOROUGH OF JUNEAU CIVIL ENGINEERING STANDARD SPECIFICATIONS AND SUBDIVISION IMPROVEMENTS.
2. THE FOLLOWING CITY AND BOROUGH ENGINEERING STANDARD DETAILS APPLY TO THIS PROJECT: 111B, 203, 205, 206A, 209, 213, 214, 215, 219, 304A, 304B, 306, 307, 311, 312, 403, 404, 406A, 414A, 414B, 419.



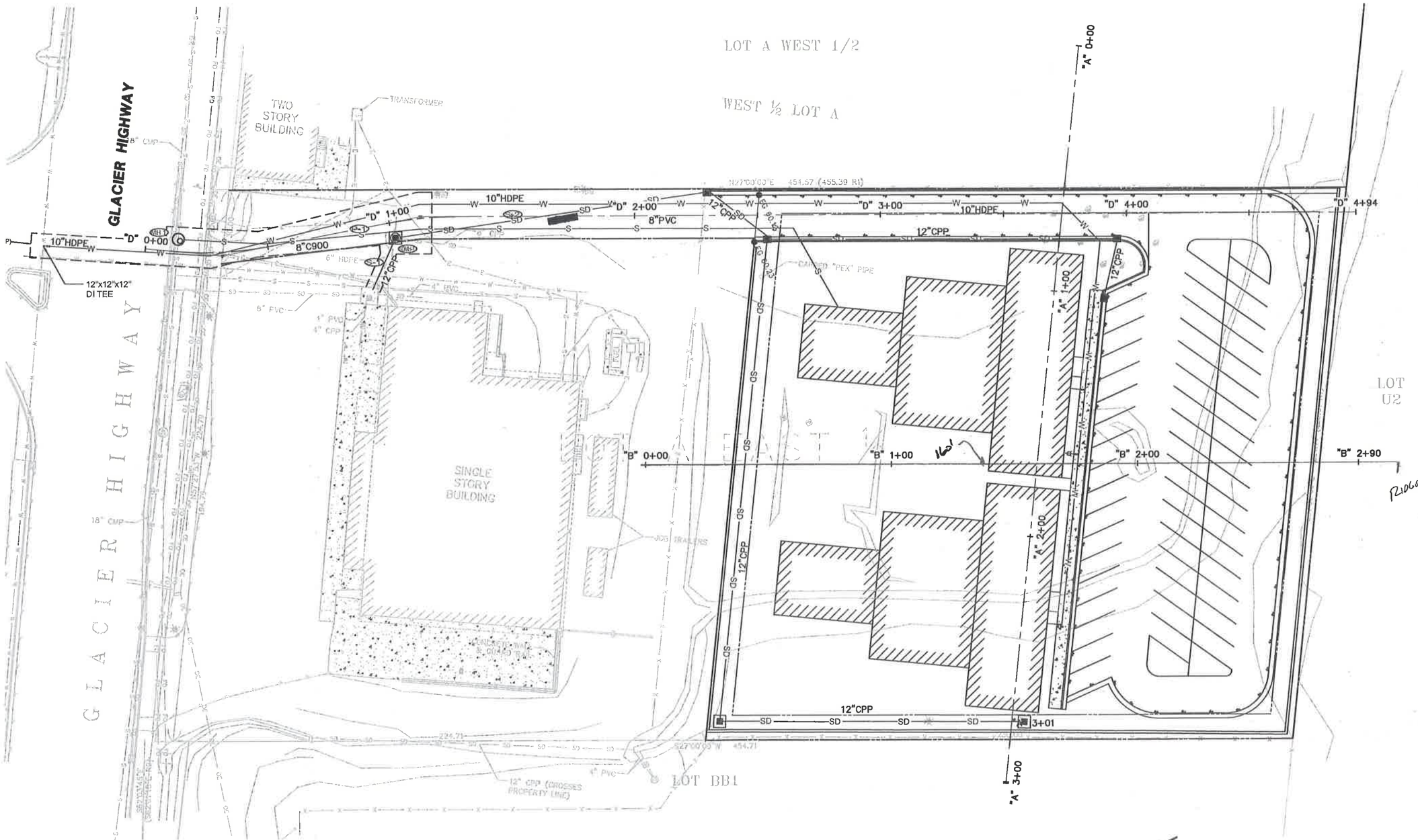
MASTER PLAN
FINISHED PROFILE
SECTION A-A
STA "N" 12+50±

STATE OF ALASKA 49TH 01-23-17 Patrick J. Kemp CE-5112 REGISTERED PROFESSIONAL ENGINEER

KEMP ENGINEERING. LLC
Drawn By: ABA CAD Services
1720 Glacier Avenue
Juneau, Alaska 99801
Ph: 907-586-3813, 907-723-4674

LOT U1, USS 2391
UTILITIES, GRADING & PAVING

LEGEND, NOTES & SECTION A-A



PRELIMINARY. NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY

REVISIONS

DOWL
WWW.DOWL.COM

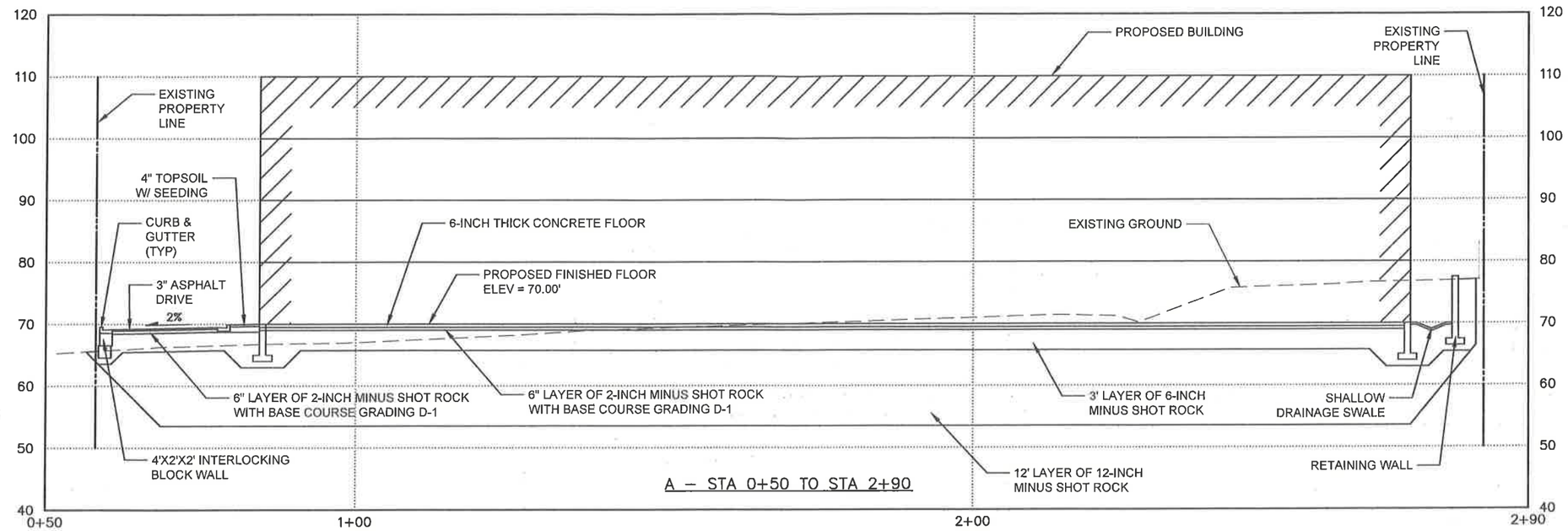
THE JETTY RESIDENTIAL DEVELOPMENT
JUNEAU, AK
PRELIMINARY
SITE PLAN
11798 GLACIER HIGHWAY
JUNEAU, AK

PROJECT 1224.71000.01
DATE 05/08/2018

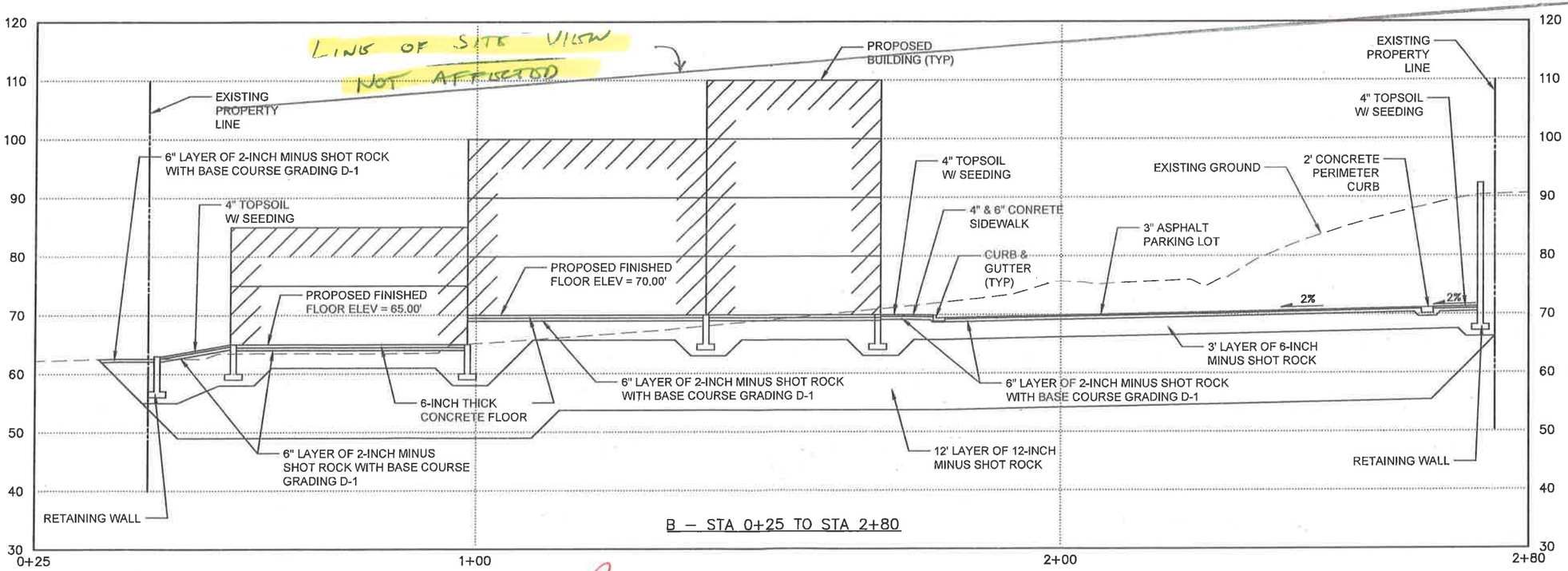
© DOWL 2017

SHEET
01 OF 03

C:\Civil 3D Projects\2016\24\71000-01\Civil\MC16-CS-FG-71000-01.dwg PLOT DATE 2018-5-9 10:18 SAVED DATE 2018-05-08 17:50 USER: rstephens



A – STA 0+50 TO STA 2+90



B – STA 0+25 TO STA 2+80

PRELIMINARY - NOT FOR CONSTRUCTION

10 0 10 20
SCALE IN FEET

REV	DATE	REVISIONS DESCRIPTION	BY

DOWL
WWW.DOWL.COM

THE JETTY RESIDENTIAL DEVELOPMENT
JUNEAU, AK
PRELIMINARY
CROSS SECTIONS
11798 GLACIER HIGHWAY
JUNEAU, AK

PROJECT 1224.71000.01
DATE 05/08/2018

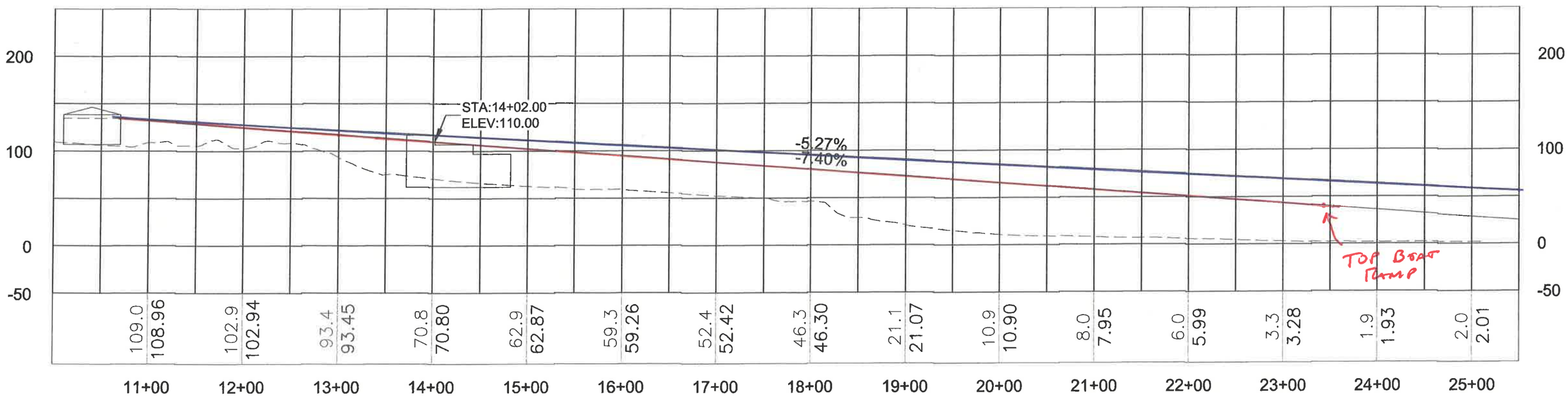
© DOWL 2017

SHEET
03 OF 03

C:\Civil 3D Projects\2018\24\71000-01\Civil\MC16-CS-FG-71000-01.dwg PLOT DATE 2018-5-9 10:18 SAVED DATE 2018-05-08 17:50 USER: rstephens

BLUE LINE DENOTES VIEW WITH PROPOSED BUILDING TOP ELEV = 117.0'

RED LINE DENOTES VIEW WITH PROPOSED BUILDING TOP ELEV = 110.0'



25+10
25+00
23+40
20+00
15+00
10+00
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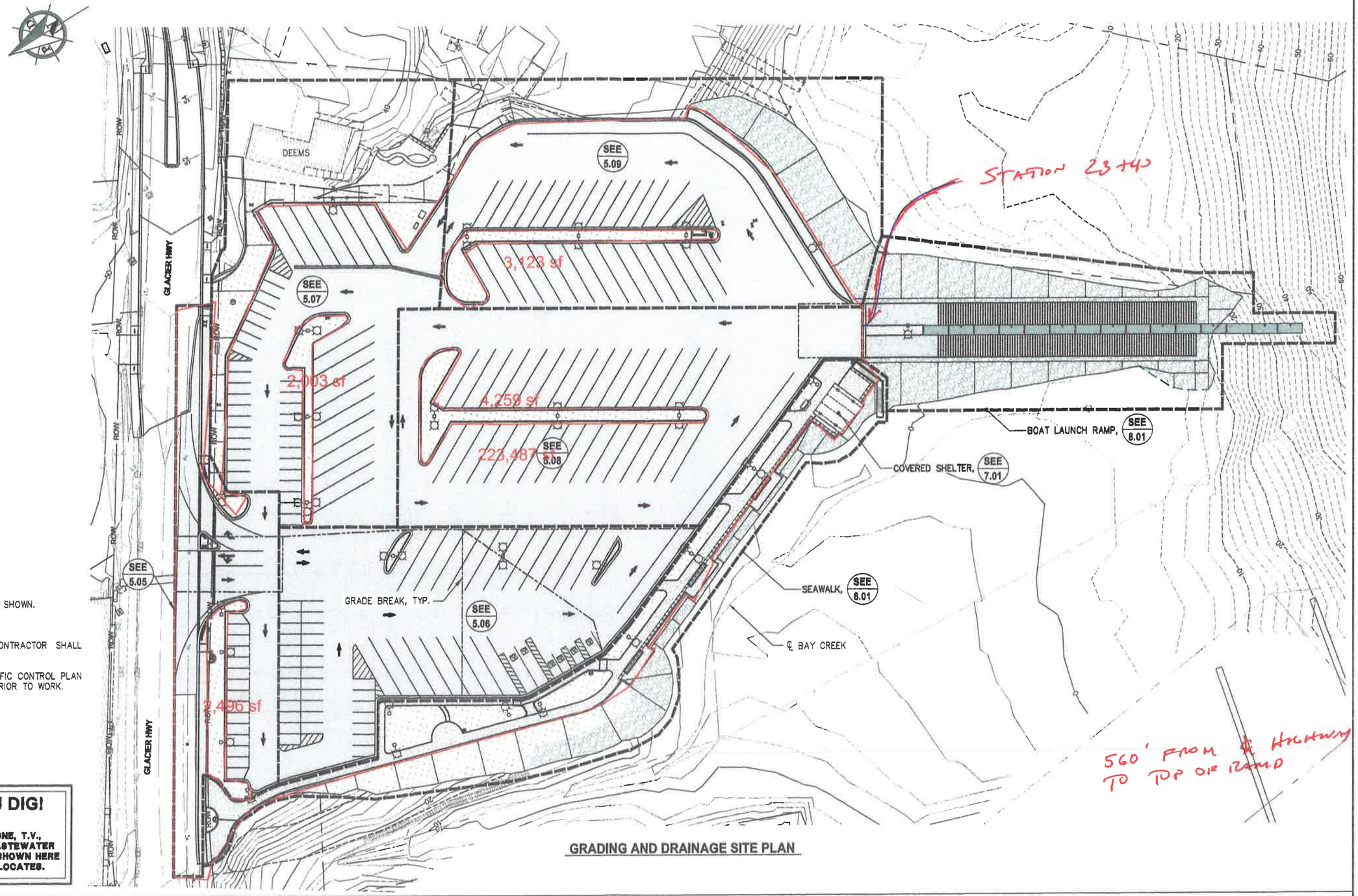
110
112
114
116
120



GRADING AND DRAINAGE SITE PLAN

GENERAL CIVIL NOTES:

1. SEE CBJ STD. DETAILS FOR DETAILS NOT SHOWN.
2. EXISTING UTILITIES TO REMAIN UNO.
3. EXISTING UTILITIES SHOWN APPROX, CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO WORK.
4. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO DOT&PF ROW & OBTAIN APPROVAL PRIOR TO WORK.

DIAL BEFORE YOU DIG!
586-1333
UNDERGROUND POWER, TELEPHONE, T.V., COMMUNICATIONS, WATER AND WASTEWATER LINES ARE IN THE AREA. UTILITIES SHOWN HERE DO NOT SUBSTITUTE FOR FIELD LOCATES.

REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P N D ENGINEERS, INC.
9360 Glacier Highway, Ste. 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pndengineers.com

DESIGN: TCB CHECKED: CRS
DRAWN: TCB APPROVED: CRS
SCALE: SCALE IN FEET 0 40 80 FT.
DATE: 8/29/14

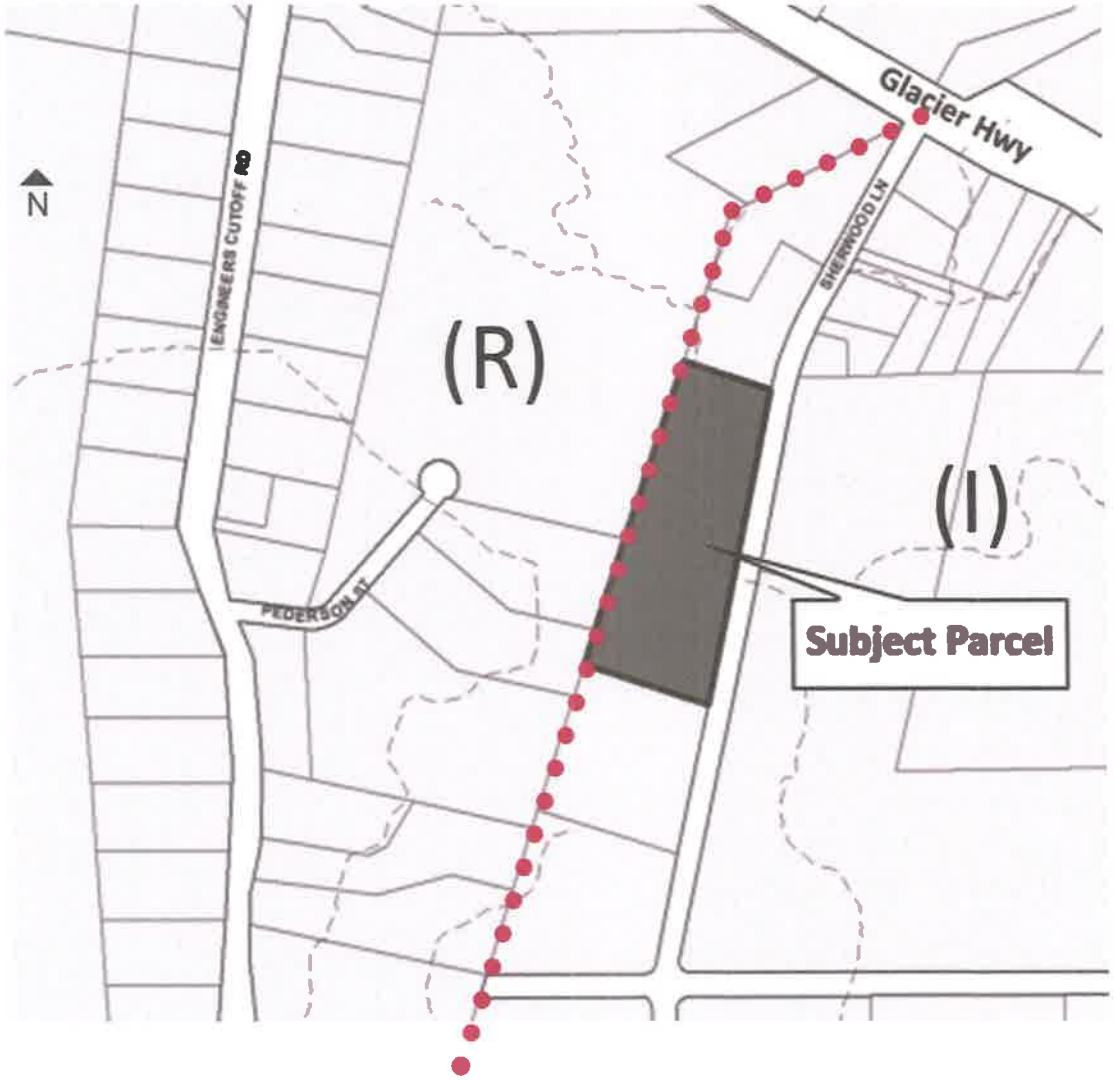
STATE OF ALASKA — Charles R. Somerville — CE-8845 — REGISTERED PROFESSIONAL ENGINEER

CITY & BOROUGH OF JUNEAU, ALASKA
STATTER HARBOR IMPROVEMENTS
CONTRACT NO. DH14-014

SHEET TITLE: OVERALL GRADING AND DRAINAGE SITE PLAN

PND PROJECT NO.: 082015

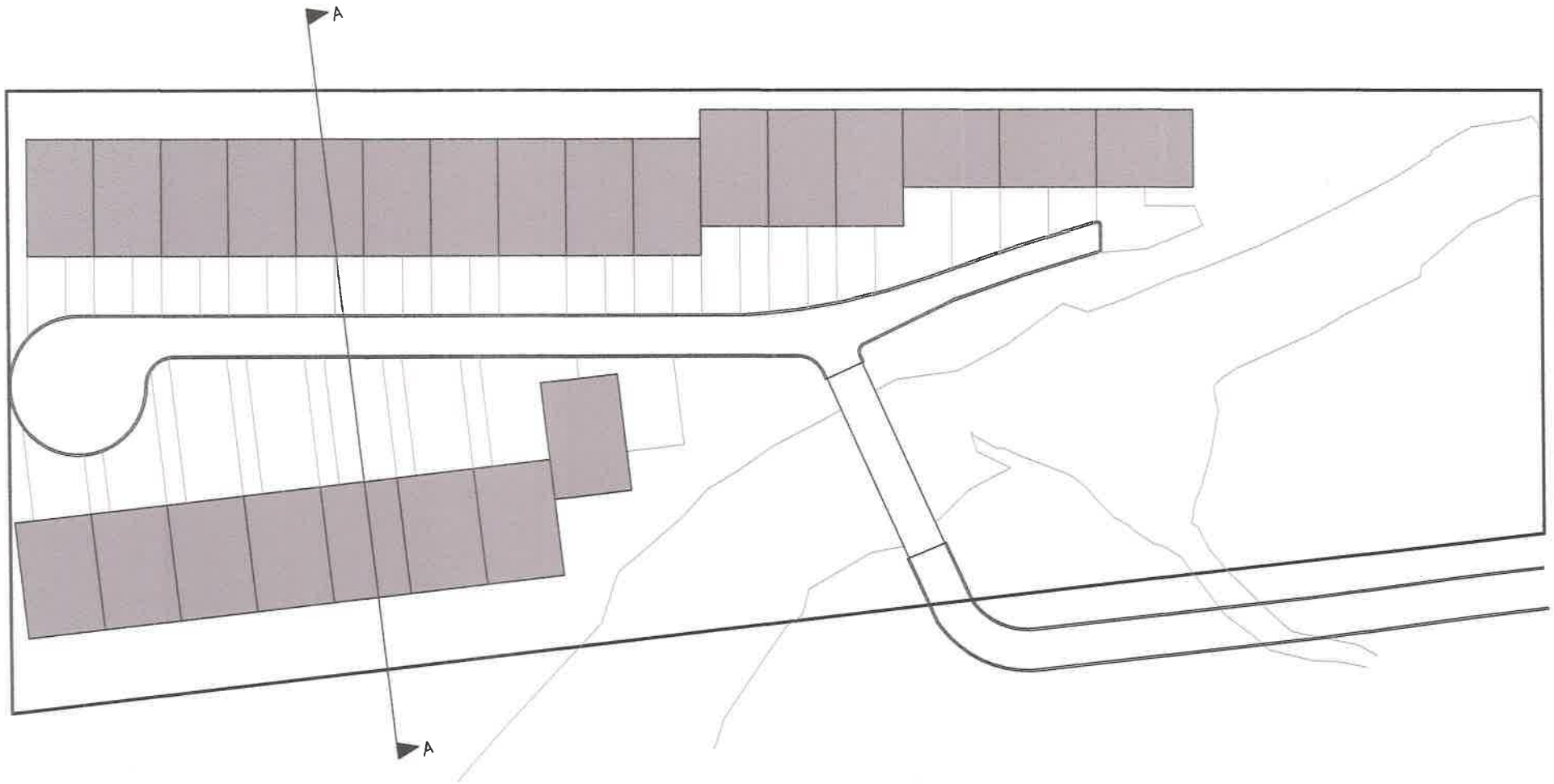
5.01
SHEET 40 OF 82



2500 SHERWOOD LANE

October, 2018

Application for rezoning - Industrial to Light Commercial

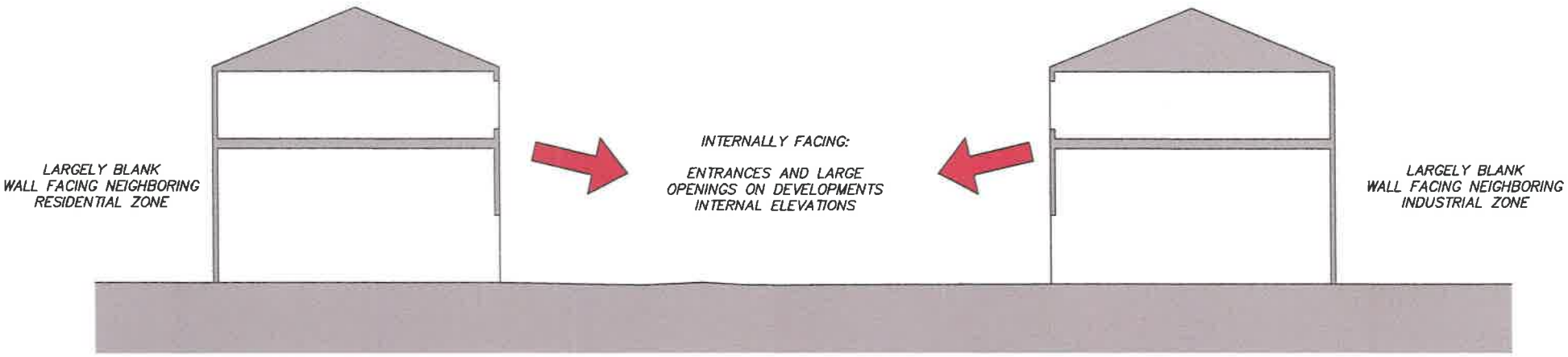


SCHEMATIC DESIGN - SITE PLAN

2500 SHERWOOD LANE

October, 2018

Application for rezoning - Industrial to Light Commercial



INTERNALLY FACING DEVELOPMENT PLAN WITH ROAD AND ENTRANCES AT CENTER

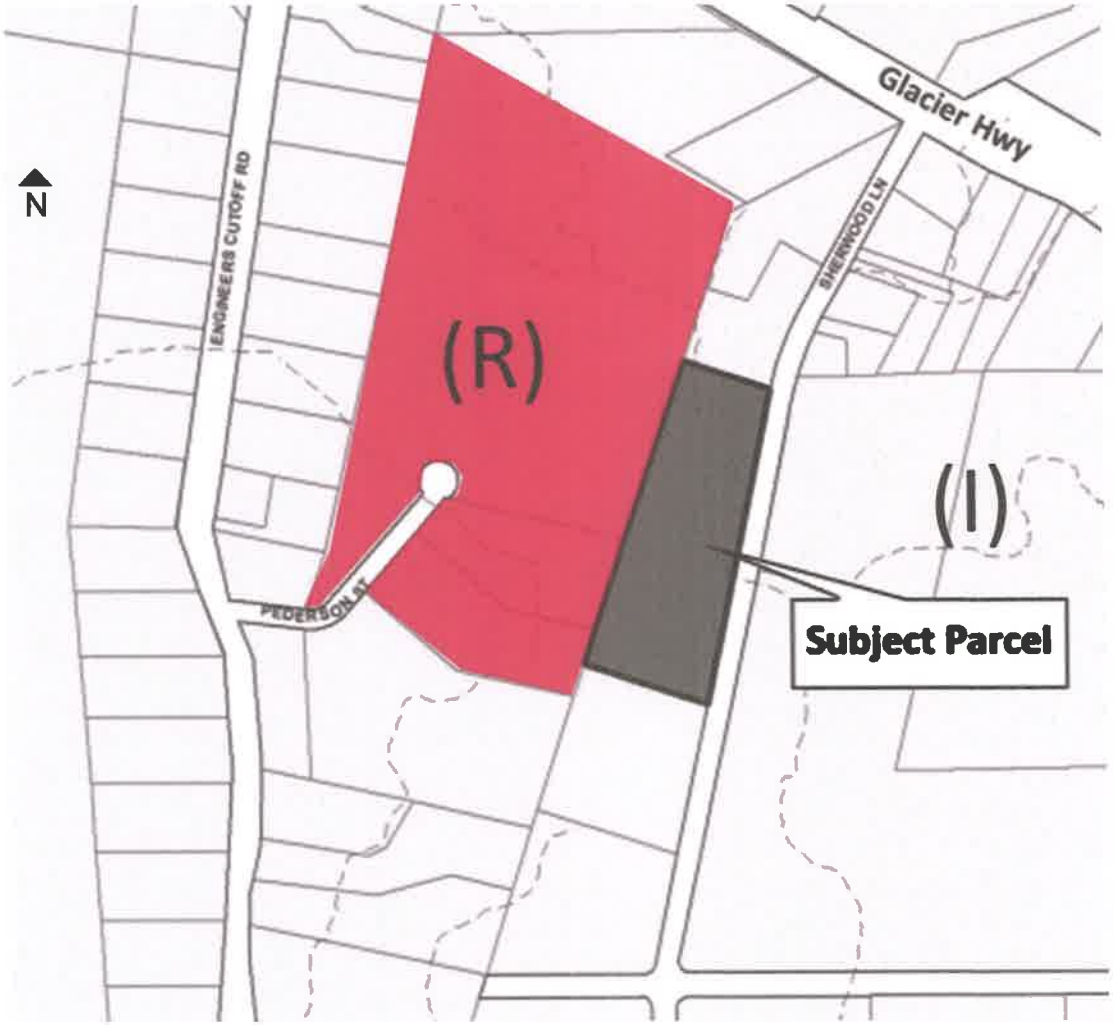
TURN OUR BACKS TO BOTH RESIDENTIAL AND INDUSTRIAL LANDS ON EITHER SIDE

SCHEMATIC DESIGN - SITE SECTION

2500 SHERWOOD LANE

October, 2018

Application for rezoning - Industrial to Light Commercial



169 POSSIBLE RESIDENCES UNDER CBJ COMPREHENSIVE PLAN

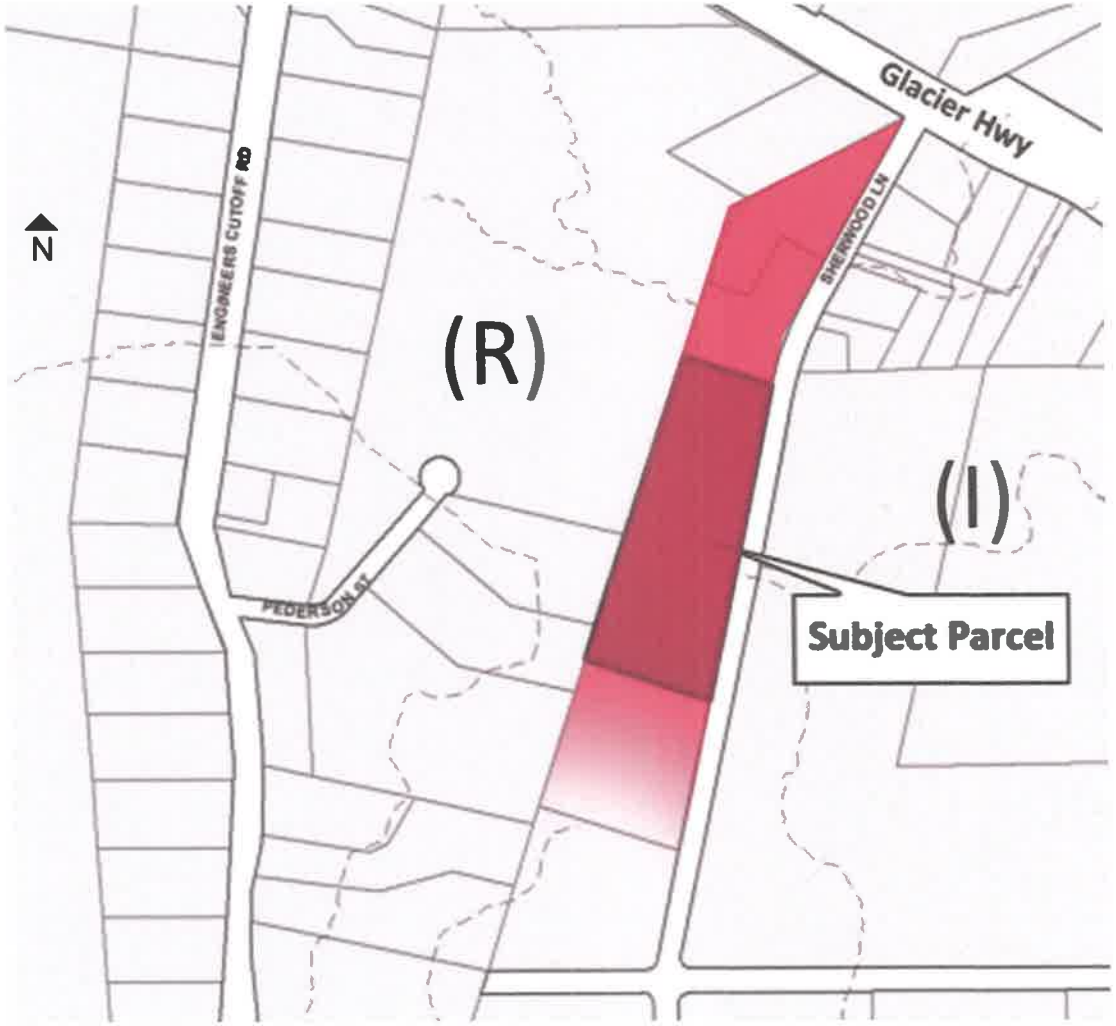
PEDERSON STREET IS NOT A VIABLE ROAD FOR 26 ACRES OF RESIDENTIAL PROPERTIES

2 POINTS OF ROAD ACCESS WILL BE NEEDED

TO DEVELOP THESE PROPERTIES THEY WILL NEED ACCESS TO SHERWOOD LANE

3 ADJACENT RESIDENTIAL PROPERTIES

2500 SHERWOOD LANE



RESIDENTIAL USE ADJACENT TO INDUSTRIAL USE IS POOR LAND USE PLANNING

PROPERTIES TO THE NORTH ARE PRESENTLY USES AS OFFICE

CBJ LAND USE CODE -

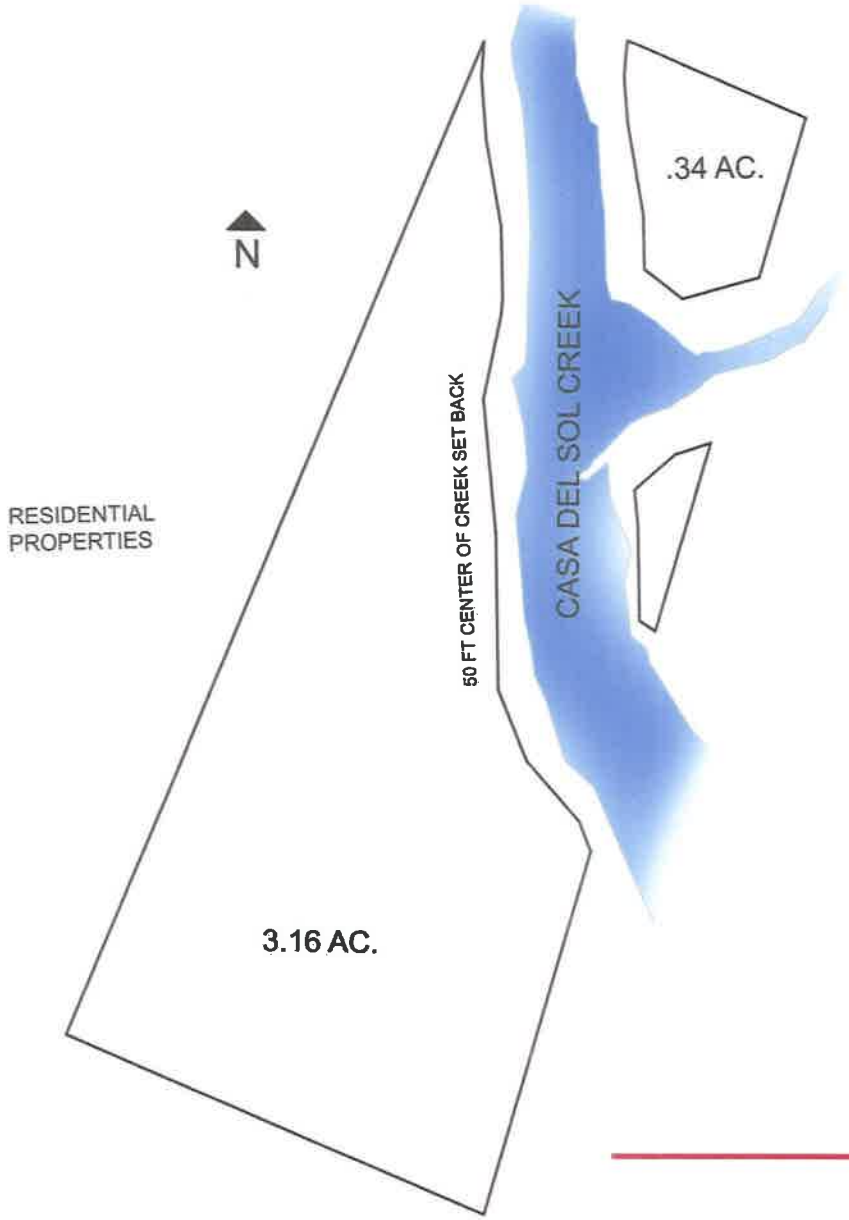
LIGHT COMMERCIAL PROPERTIES ARE PRIMARILY LOCATED ADJACENT TO RESIDENTIAL AREAS

CBJ POLICIES -

CONSIDERATION SHOULD BE TAKEN TO MINIMIZE CONFLICT BETWEEN RESIDENTIAL AND INDUSTRIAL USES

BUFFER ZONE

2500 SHERWOOD LANE



PROPERTY IS NOT VIABLE INDUSTRIAL LAND

CASA DEL SOL IS ACTIVE SALMON HABITAT

50' STREAM SETBACK LIMITS USABLE LAND TO APPROX 3.5 ACRES

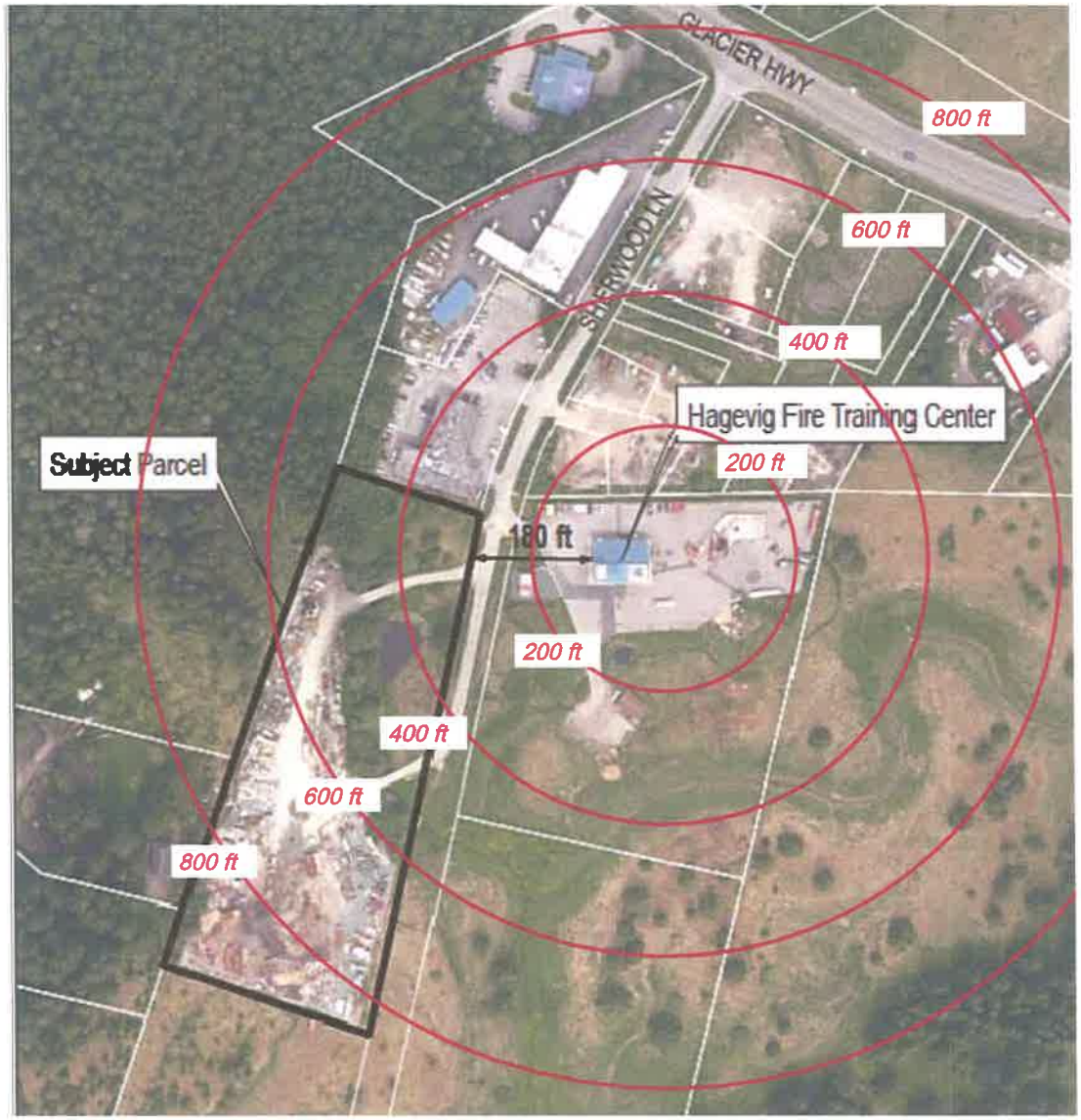
PROPERTY IS ADJACENT TO RESIDENTIAL LAND WHICH LIMITS ITS PRACTICAL INDUSTRIAL USE

WHEN OWNERS ATTEMPTED TO USE THE LAND FOR AN INDUSTRIAL USE (AS AN ASPHALT PLANT) THE DEC PERMIT SUNSETTED AFTER 2 YEARS

2500 SHERWOOD LANE

THE AREA IS NOT USED AS INDUSTRIAL LAND

2500 SHERWOOD LANE



CENTER POINT OF CIRCLE IS LOCATED AT HAGEVIG REGIONAL FIRE TRAINING CENTER

HEART OF PROPOSED DEVELOPMENT ON SUBJECT PROPERTY IS EQUAL DISTANCE FROM FIRE TRAINING CENTER AS GLACIER HIGHWAY

2500 SHERWOOD LANE

PHOTOS TAKEN WHILE STANDING IN THE SAME LOCATION

LOOKING EAST -
BETWEEN HAGEVIG FIRE TRAINING CENTER AND BUILDINGS TO THE NORTH OF THE CENTER

LOOKING SOUTHWEST -
AT SUBJECT PROPERTY AND TREES ON CASA DEL SOL CREEK

Planning Commissioners:

I'm writing this letter in response to the outcome of the Planning Commission meeting on June 26, 2018. R&S Construction applied for a conditional use permit in regards to our development with the possibility of a second phase that would take us over the 12 unit limit which would trigger this use permit. In addition to this part of the use permit, there were a handful of conditions that were recommended by staff. Tim Felstead was our planner and did the presentation of our project and these conditions.

Following Tim's presentation, myself and Rob Worden came forward to speak about some of our concerns. One of the items I spoke about was the second condition requesting a 5-foot strip of additional landscaping along Clinton Drive, as well as vegetation between the property line and the back of the bike path. I touched on the fact that we had met our 15% required vegetative cover elsewhere on site. Also, these units could be seeing larger vehicles or boats and we would prefer to do strategic planting of some maple trees in line with common walls of the units to best suit the use. I also talked about the fact that the property line on Clinton varies in proximity to the bike path, ranging anywhere from 1 foot to 4 feet and, not only would this be unsightly, we did not want the association to have to maintain this area as it wasn't on their property. So in a nutshell, my proposal or request was to remove the vegetative cover requested in Condition 2 along Clinton and replace it with strategically placed maple trees.

Following our presentation, Mr. Miller spoke in regards to this and other conditions that we had talked about. One of the conditions Mr. Miller spoke about was the second one. His recommendation was to remove the vegetative cover along Clinton Drive and do what would work for the site and what the builder would support with the strategic placement of trees in line with common walls of the building. There was follow up discussion in regards to this condition and others, but it seemed to us in the end that the commissioners came to an agreement that Mr. Miller's recommendation be adopted with the strategic placement of trees along Clinton Drive.

Following the meeting we met with Tim Felstead to go over the outcome of the changes and get moving forward with what needed to be completed for the city to enable a CO to be achieved. It came to our attention that the second condition did not get adopted as we had thought. It had been amended to removing the 5-foot strip of vegetation from the condition, but for the vegetative cover to be remain between the property line and the back of the bike path. After discussing this with Mr. Felstead, and not being able to resolve this situation, I spoke with the CBJ Streets Department and met with them on site. Their opinion was not to require this irregular strip, as they would not maintain it, with their only concern that we keep any planted trees on our property. I will attach the letter written by Mr. Watts of the Streets Department.

After receiving this letter, we sent it to Mr. Felstead in hopes it would help clear this up. It was his opinion, as well as Beth's, that they could not make this decision or adjustment to the final Notice of Decision and we would have to sign up for a second Planning Commission meeting in September and pay an additional $750.00. We chose not to do this at the time as we felt we could find another route to take, which in the end, is reaching out to you, the commissioners. We hope we can resolve this issue without taking more of CBJ staff and commissioners' time, and without paying an additional amount of money.

It is our opinion that the above is what was discussed and the intention was the removal of vegetation cover with the strategic placement of trees. We are asking if the commissioners can discuss this just briefly at the next Planning Commission meeting and see if it can be resolved without another meeting. Thank you, Scott Jenkins

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE:	October 11, 2018
TO:	Planning Commission
FROM:	Amy Liu, Planner, Community Development Department
FILE NO.:	USE2018 0013
PROPOSAL:	A Conditional Use Permit for a marijuana retail facility

GENERAL INFORMATION

Applicant:	Jamie Letterman		
Property Owner:	James George Williams		
Property Address:	5310 Commercial Blvd		
Legal Description:	Williams Lot 1		
Parcel Code Number:	5B1201410091		
Site Size:	16,502 square feet		
Comprehensive Plan Future Land Use Designation:	Light Industrial		
Zoning:	I (Industrial)		
Utilities:	Public water and sewer		
Access:	Commercial Blvd		
Existing Land Use:	Commercial businesses		
Surrounding Land Use:	North	-	Lemon Creek
	South	-	Industrial/Southeast Furniture
	East	-	Industrial/O'Reilly Auto Parts, Costco
	West	-	Industrial/Vacant, warehouse

VICINITY MAP

ATTACHMENTS

Attachment A – Narrative
Attachment B – Security plans
Attachment C – Building description
Attachment D – Safety best practices
Attachment E – Parking
Attachment F – Vegetation plan
Attachment G – Lighting
Attachment H – Assessor's comments

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a 386 square foot marijuana retail facility in the Industrial zoning district at 5130 Commercial Boulevard. The applicant also requests a Conditional Use Permit, USE2018-0014 for marijuana cultivation.

BACKGROUND

The lot was created in 1996 through SUB-MS96-42, a subdivision of Tract G into 4 new lots. The building was permitted and constructed in the same year. The space was previously used as a warehouse, auto repair business, and office space. The building is currently occupied by a cleaning business and mining supply business on the first floor.

AGENCY REVIEW

No comments were received from CBJ Building, Engineering, and Fire departments.

ANALYSIS

A Conditional Use Permit is required for operation of a marijuana retail establishment per the CBJ Land Use Code Table of Permissible Uses (CBJ 49.25.300). The Planning Commission can impose conditions on the proposed development per the standard Conditional Use Permit process (CBJ 49.15.330(g)), and require additional conditions per CBJ 49.65.1245 (c).

> *49.65.1245 Marijuana establishment conditional use permits*
> …
> *(c) In addition to any conditions imposed under CBJ 49.15.330(g), the commission may impose any conditions necessary to ensure compliance with this chapter or state law or designed to mitigate impacts of the development on surrounding residences.*

In addition to the operational requirements outlined in 49.65 Article XI, one specific condition is required for all marijuana establishment Conditional Use Permits. This has been added as a condition of approval for this application.

> *(d) The commission shall impose as a condition of any permit issued by the commission under this title a requirement that the applicant submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.*

Marijuana establishment conditional use permits must also be reviewed by the Planning Commission every 5 years. This has been added to the project description should the development be approved by the Planning Commission

> *(e) Conditional use permits issued to marijuana establishments under this chapter shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.*

Project Site - The proposed marijuana retail facility will be located on the second floor of an existing building located on, and accessed by, Commercial Boulevard. The location of the cultivation facility proposed through USE2018-0014 will be on the first floor.

The subject lot meets all current dimensional standards for the Industrial district. The lot is 16,502 square feet; the minimum lot size is 2,000 square feet. The subject lot exceeds both the minimum lot width and depth. The required setbacks are 10 feet from the front and rear lot lines and zero from the side lot lines. According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line , 9 feet from the west side lot line, and 3 feet from the east side lot line. Maximum building height in the Industrial zone is 60 feet and this building is 23 feet high. (Attachment C)

The location of the proposed marijuana retail facility meets State distance requirements from schools, recreation or youth centers, buildings in which religious services are regularly conducted, and correctional facilities.

Project Design – A floor plan of the proposed facility is depicted in the security plans. (Attachment B) The total area of the retail facility is 360 square feet. The exterior of the building will be unchanged. Higher level security doors, locks, and exterior video surveillance cameras will be installed. Applicants will also not make substantial changes to the interior of the building. Minor modifications include cabinets, display cases, security cameras, and alarm systems. These modifications are intended for ensuring products are displayed to visitors but handled by staff only. The applicant anticipates a total of 5-7 employees for the full operation of both the marijuana retail and cultivation. There will be 3-4 employees for the retail alone. (Attachment A) There is a window by the main entrance, where both customers and employees enter. Screening and surveillance will be discussed later in this report.

The CBJ Land Use code requires marijuana retail stores to be closed between 1:00am and 8:00am unless stricter operating hours are imposed by the Conditional Use Permit (CBJ 49.65.1250). The applicant has stated the standard hours of operation are expected to be between 12:00pm and 9:30pm.

Ventilation, Filtration, and Odor – The applicants plan to prevent odor being detectable from outside premises, as required in CBJ 49.65.1260 and 3 AAC 306.420(a)(2)(F). Retail operations are not required to submit a ventilation and filtration plan with the Conditional Use Permit application. Marijuana will be in sealed containers and air sanitizer will be used when transporting products to and from the facility. Marijuana will also be pre-packaged for individual sale, in jars with lids to be removed only when staff is showing or repackaging product for final sale, and in small jars for staff to allow customers to smell. Other odor control methods specific to cultivation are described in USE2018-0014.

Security – According to CBJ 49.65.1245(a)(2) applicants are required to submit a security plan. State regulations require exterior lighting, alarm systems, video monitoring, and commercial grade door locks. The applicants will maintain a comprehensive security plan that addresses surveillance and restricts access through security, alarms, and signage.

Security cameras will capture a 360 degree view of outside and inside premises. Per 3 AAC 306.720, cameras will be positioned to have a full view of all exterior and interior doors, parking lot, point of sales, restricted areas, and any area where marijuana will be stored or displayed. Recording will be continuous, kept for the most recent 40 days, and include time and date stamps. Footage will be accessible to law enforcement, Peace Officers, and staff of the Marijuana Control Board. Lighting is designed to facilitate exterior and interior surveillance.

Commercial grade door locks will be installed at all entry points into the licensed premises. The window and exterior door will be connected to an alarm system. Applicants plan to respond and notify law enforcement immediately in the event of an unauthorized breach. Display cases will be locked as well.

Access to any space where marijuana is stored, stocked, dispensed, packaged, or displayed will be restricted. Each entrance to restricted areas will be denoted with a sign that states, “Restricted Access Area. Visitor Must Be Escorted”. Visitation will be limited to no more than five individuals per employee. Individuals under the age of 21 are prohibited, and visitors will be prompted to show identification that will be recorded by staff.

The retail facility will receive products in bulk from the applicant’s cultivation facility in the same building. The applicants anticipate occasionally receiving marijuana and marijuana product from an outside licensed vendor. As such, any products transferred will be in a sealed package or locked in a secure storage compartment in the transporting vehicle, per 3AAC 306.750. All products will be tracked and recorded in an electronic inventory system. (Attachment A)

Waste Disposal – The products for sale will be pre-packaged before arriving at the retail store. It is expected that very little waste will need to be disposed of. Any marijuana waste will be returned to the supplying cultivation facility for disposal according to State regulations. (Attachment A)

Screening – CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The retail facility will have perforated decals across all windows to prevent outside public from seeing the interior of the facility, as required by CBJ 49.5.1245(a)(4). The facility's second story location also reduces visibility from the right-of-way.

It is recommended, as a condition of approval, prior to issuance of a CBJ Marijuana License, that the applicant shall install screening that prevents marijuana products being visible by the general public from the right-of-way. (Attachment A)

Traffic – Traffic to and from the site will consist of customers, employees, and supply delivery. The applicant anticipates a total of 5-7 employees for the full operation of both the marijuana retail and cultivation. Given the area of the retail space and estimates for similarly sized marijuana establishments, staff expects customers to generate approximately 3-5 vehicle trips per hour, or about 48 round trips per day. (Attachment A)

CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. The expected traffic generated is considerably less than typical uses in the General Commercial zoning district.

Parking and Circulation – Per CBJ 49.40.210, one parking space is required for every 300 square feet of retail space, and one parking space is required for every 300 square feet of office space. The retail facility and office combined are 386 square feet, and thus required to have two parking spaces. The narrative and parking plan confirm that two spaces are reserved exclusively for the retail facility. No loading space is required for commercial spaces less than 5,000 square feet of gross floor area. Combined parking for the cultivation and retail facility is three spaces total and seven spaces have been reserved for the applicant's use. (Attachment E)

The parking plan for the entire site shows a total of 13 parking spaces. A total of five parking spaces are needed for the existing uses on site. The existing onsite parking meets the requirements of all the existing uses and the two proposed marijuana businesses. (Attachment C)

Use	Use parking space requirement	Size of use (sf)	Parking spaces required
Marijuana retail	1 per 300 sf	386	2
Marijuana cultivation	1 per 1,000 sf	450	1
Mining supply	1 per 1,000 sf	4,820	4
Cleaning business	1 per 1,000 sf	920	1
Total			**10**

One ADA space is required for the site. There is currently no ADA space on site. Staff recommends, as a condition of approval, that one ADA space be provided. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

Noise – Noise is not expected to be a concern. The proposed use will not significantly increase noise or create noise inconsistent with surrounding industrial uses. There are no residences in the vicinity.

Public Health or Safety – In addition to security and surveillance measures described above, the applicants plan to train staff to ensure that regulations and best practices are followed. Hiring begins with working under a probationary period and training. The latter covers federal, state, and local regulations, safety, marijuana handling, customer care, and emergency response. Examples of educational materials addressing safety are included in the application. The proposed facility will be restricted to employees with a State issued marijuana-handler's permit, persons with official documentation, or to visitors with a visitor's pass. An ID badge will be worn by all on site. (Attachment A)

Habitat – No habitat regulated by Title 49 is affected by this proposal.

Vegetative Cover – CBJ 49.50.300 requires that 5% of the site be maintained with live vegetative cover in the Industrial zoning district. The subject parcel is 16,502 square feet, therefore 825.1 square feet of vegetative cover is required. The vegetative cover plan and recent pictures show that 1,650 square feet of live vegetative cover is provided. (Attachment F) Staff recommends as a condition of approval that the vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.

Property Value or Neighborhood Harmony – The area is zoned Industrial and the proposed use is in keeping with permitted activities in this district and with surrounding land uses. At the time of the writing of this staff report, no comments were received from the public. The Assessor's Office does not foresee USE2018-0013 or USE2018-0014 having any adverse effect on neighboring properties. The Assessor expressed concern for businesses collectively reaching a saturation point, which could result in more competition and lower profit margins, and impact leasing income rates. (Attachment H)

Conformity with Adopted Plans –
The subject site is located in Subarea 5 of the 2013 Comprehensive Plan and has a land use designation of Light Industrial (LI). According to the LI land use designation definition found on page 148 of the Comprehensive Plan, small to medium-scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities should be allowed on these lands. The proposed marijuana cultivation facility is a similar type of use and less intensive than many uses described. The proposed facility would provide for a diverse economy and encourage entrepreneurship within Juneau. The project has been found consistent with the 2013 Juneau Comprehensive Plan, as discussed below.

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Conditional Use Permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 2.300 for the Industrial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the October 12th and October 22nd issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right-of-way. Further, the proposal, with conditions, has been found to meet the requirements of CBJ 49.65.1245 related to marijuana retail.

4. Will the proposed development materially endanger the public health or safety?

No. With staff's recommended conditions and the subsequent building permit review process the public health and safety will not be materially endangered.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Surrounding uses have similar or more intense off-site impacts such as noise and traffic. The proposed marijuana retail establishment, with recommended conditions, is not expected to decrease the value of or be out of harmony with property in the neighborhood.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposal is consistent with the policies and land use designation of the Comprehensive Plan, and complies with the Land Use Code, Title 49.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of a marijuana retail facility.

The approval is subject to the following condition:

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.
3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.
4. Conditional use permits issued to marijuana establishments under this chapter shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.

RETAIL MARIJUANA FACILITY CONDITIONAL USE PERMIT NARATIVE

Thunder Cloud 9 – a locally owned and operated business

Submitted: _____, 2018
Hearing Date: _____, 2018
Prepared by:

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NARRATIVE

Jamie Letterman and Robert Lonsdale, both long time Alaskans and local business owners, are venturing into the new Alaska commercial marijuana industry. The pair will be opening a new marijuana retail facility located in Juneau, Alaska dba Thunder Cloud 9.

As part of Jamie and Robert's commitment to follow state and local regulations, the proposed retail facility will have an inventory tracking system, an integrated point of sale system, DEC compliant product recall plan, stringent employee training to maintain health and safety protocols according to industry standards, maintain high level security and video surveillance, provide an employee training program, and follow efficient operating procedures. Storage functions, inventory tracking and daily counts to ensure illegal inversion and diversion of marijuana and marijuana product do not occur, and waste disposal processes will be carried out in the most prudent way allowed by regulation.

Jamie and Robert are both committed to giving back to the community and making Juneau a thriving and vibrant place to live, work, and play. The duo's objective is to provide a compliant, compassionate, and quality-focused environment where employees feel secure and comfortable in their surroundings, respect their community's wishes and input, and provide the unrivaled quality necessary to satisfy the needs of Alaska's adult recreational consumers.

BACKGROUND

The proposed marijuana retail facility is located in an existing industrial building. The existing building was previously used for an administrative office for a construction company.

The application was submitted to the State of Alaska Marijuana Control Board ("MCB") on December 19, 2017 which is still currently under review by the AMCO staff.

ANALYSIS

A Conditional Use Permit is required under CBJ 49.65.1205. Jamie and Robert shall be eligible to obtain a CBJ Marijuana License if the CBJ approves this CUP.

PROJECT SITE

The site is 5310 COMMERCIAL BLVD, Suite 2B, Juneau, Alaska. Access to the facility will be located in an industrial area, situated near Costco, Alaskan Brewing Company, and Home Depot. The parking lot is shared with other uses including some type of mining support company and commercial carpet cleaners.

The proposed building has multi uses in it, the retail is co-located with a co-owned (same licensees but different entity) cultivation. The entire square footage of the retail sales floor is 260 square feet, and the office that serves the retail is 126 square feet will be utilized as the proposed retail facility. The facility will have minor non-structural, non-permanent modifications, such as installing display cases, building shelving units and other minimal surface alterations. Attached as **Exhibit A** is a diagram of the layout of the retail licensed premises and the retail facility will follow and adhere to all state and CBJ requirements for such facilities. The entire building, including uses not at issue in this Conditional Use Permit application is approximately 5200 square feet.

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PROJECT DESIGN

A floor plan of the proposed facility has been attached as **Exhibit A.** Thunder Cloud 9 does not intend to make any changes or updates to the exterior of the building, other than installing exterior cameras, and in the interior entry way staircase. Exterior video surveillance will be placed on the outside of the facility in multiple locations. Thunder Cloud 9 will not be making substantial changes to the interior of the building, as major changes are not necessary in order to fully operate the retail facility. Minimal alterations, that are nonstructural and non-permanent will be made to ensure product security, keep display product out of hands of customers, ensure that all product is out of the reach of customers until their purchased product order has been completed, and basic retail display cases and other displays to effectual adequate retail flow of the premises. Such changes include but are not limited to the following: installing cabinets, display cases, and installing a commercial grade security camera and alarm system.

EMPLOYEE'S

Jamie and Robert intend to have between 3-4 employees for the retail operation – this number includes Jamie and Robert. Thunder Cloud 9 will employ both an Operations Manager as well as a manager focused on attracting new customers, retaining and increasing repeat customers, and marketing.

Qualified candidates will be hired on a probationary period during which time they will receive training and evaluation specific to their position. Training will include marijuana industry topics; customer care, food handling, safety precautions and procedures; legal issues; and state, local, and federal regulations. Training will take place throughout the year, as well as when topics arise that need further explanation. Jamie and Robert will personally present training and education to employees. Within the probationary period, all new employees will be required to meet with Jamie or Robert to learn the company's business approach and to adopt the standard of service. Educational packets will be provided to each retail employee to be read and review. The educational packets will discuss relevant cannabinoids in the marijuana plant, strain ratios, marijuana benefits and risks, and general Alaska marijuana law. Packets will also include safety procedures that specifically address the facility's security measures and controls for the prevention of diversion, theft, and loss of marijuana such as emergency response procedures and state and federal statutes regarding confidentiality. As proper safety and security procedures are of the utmost importance to Jamie and Robert, the most up-to-date reading materials will be available to employees at all times. Management will conduct quarterly staff meetings with the purpose of updating all employees on new state and local regulations, assuring that each employee is performing within company procedure, assessing any procedural changes that are needed, and addressing any comments or concerns from the staff. Prior to beginning work, employees will be expected to understand: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the permitting requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from a state approved course provider prior to commencing employment) and to work in a marijuana establishment; (3) Thunder Cloud 9 standards, operational protocol, and best practices with regard to retail and sale of marijuana; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur, and how to recognize the signs of impairment, drug abuse, and instability; (6) in-depth information about our particular strains and marijuana related products; (7) in-depth information on the requirements of each room, task, and system; (8) the general federal, state, and local employment regulations by which Thunder Cloud 9, is governed; and (9) retail-specific education. To

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ensure full coverage for each position, all employees will be cross-trained on the requirements of each job. Employees will also be required to review the attached Portland Guide to Robbery, see attached **Exhibit B.** This guide has very good practical tips and guidance that are helpful in all retail ventures, especial retail marijuana stores, for obvious reasons. Thunder Cloud 9 will encourage staff to attend seminars, conferences, and workshops, and Management will maintain a library of resources on marijuana topics, available to employees at all times. The state and local marijuana regulations and laws will be posted in the facility for reference. All new hires will be required to meet with either Jamie, Robert, or the Manager to go over employment documents, specific tasks, educational materials, facility features, security, & position-specific training.

SECURITY

As part of our commitment to the security of our employees, community and overall public safety (as outlined in the Cole Memorandum, 2013), Thunder Cloud 9 will abide by CBJ 49.65.1245(a)(2) and will maintain a comprehensive security plan that will focus on ensuring the overall premises, restricted access areas as outlined in 3 AAC 306.710(a) and parking areas are under video surveillance and safe and secure at all times.

Thunder Cloud 9 will restrict access to any part of the licensed premises where marijuana is stored, stocked, dispensed for sales, packaged or displayed. Each entrance to a restricted access area will be marked with a sign that says "Restricted Access Area. Visitors Must Be Escorted." Visitors will be limited to not more than five per each authorized employee. Individuals under the age of 21 are not allowed and visitors will show identification as outlined in 3 AAC 306.710, obtain a visitor pass and be escorted at all times.

Video surveillance will maintain a 360' view of the exterior premises and interior of the premises including restricted access areas as outlined in 3 AAC 306.720 (1). Cameras will be placed with a full view of the entrance and exit of all interior and exterior doors, parking lot, point of sales, any place where marijuana and marijuana products will be stored or displayed, and all restricted access areas without any blockage of views per 3 AAC 306.720(b).

Video surveillance monitors will be located in the restricted access area office and will ensure that the last 40 days are recorded (including time & date) and stored in order to comply with regulatory requirements (3 AAC 306.720(d)(e)). All security records will be accessible to law enforcement, Peace Officers, and staff and/or Director of the Marijuana Control Board as requested.

Thunder Cloud 9 retail facility has exterior lighting to help facilitate surveillance, a security alarm system on all exterior doors and windows and has continuous video monitoring. Commercial grade, non-residential door locks are used on all exterior entry points into the licensed premises. In the case of an unauthorized breach of the premises, local law enforcement and the owner/licensee will be notified immediately, Thunder Cloud 9 will enforce strict policies and procedures to prevent diversion of marijuana or marijuana product, prevent loitering (3 AAC 306.715), and ensure methods are put in place and maintained to ensure that marijuana cannot be observed by the public from outside the facility.

Shall Thunder Cloud 9 need to transfer product, product will be in a sealed package or locked, safe and secure storage compartment in a transporting vehicle (3 AAC 306.750). Thunder Cloud 9 will keep records of all products in the electronic inventory tracking system to ensure overall compliance with state and

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local laws/regulations. Thunder Cloud 9 will likely receive the bulk of its product from its own cultivation (and will comply with all trip manifests and transfer requirements even though the transfer is inside one building). Thunder Cloud 9 anticipates only receiving from outside licensed vender marijuana products and on occasion, marijuana flower from another cultivator to provide diversity of bud to its customers.

SCREENING

Pursuant to 49.65.1245(a)(4), Thunder Cloud 9 will have perforated window decals across all windows prohibiting the publics ability to see into the facility and view any marijuana or marijuana product. There is no ability to see into the facility from the public right-of-way.

ODOR CONTROL

Jamie and Robert will abide by a strict no odor policy per CBJ 49.65.1260 that will ensure no odor is detectible by the public from outside the facilities as required by 3 AAC 306.420(a)(2)(F). And 3 AAC 306.430(c)(2). This use is a retail establishment and should not have any issues with odor seeping out from the retail to the outside air. However, in abundance of caution, odor control methods will be utilized and will consist of a number of methods meant to eliminate odors by utilizing methods including sealed containers and air sanitizers throughout the building and when transporting marijuana to/from the premises. All marijuana at the retail facility will be either pre-packaged in smell proof packaging for sale, deli style enclosed jars that are only opened to take product out for sale to a customer and is repackaged prior to exiting the facility, or in enclosed jars in small amounts for customers to smell. Thunder Cloud 9 does not anticipate any odor from its retail facility.

WASTE DISPOSAL

In accordance with CBJ 49.65.1245(a)(3), Thunder Cloud 9 does not intend to have much waste, but if there is waste due to expired product or returned product Jamie and Robert will store, manage and dispose of any solid or liquid waste, including wastewater and other waste determined by the Board in compliance with applicable federal, state and local laws and regulations as outlined in 3 AAC 306.740(a).

The two owners will ensure that health and safety standards are met, and reasonable precautions are taken while storing, managing and disposing of solid or liquid waste as outlined in 3 AAC 306.740.

Waste is defined as marijuana plant waste, including roots, stalks, leaves, and stems that have not been processed with a solvent, solid marijuana sample plant waste in the possession of a marijuana testing facility and other waste as determined by the Marijuana Control Board.

Solid Waste

Waste will be weighed using an industrial scale as outlined below and in compliance with 3 AAC 306.745 and logged into the electronic inventory tracking system which will provide the required three (3) day notice to the Board in preparation for rendering it unusable and disposing of it (3 AAC 306.745(b)(1)). After the required three (3) day waiting period and the Board has approved for disposal, waste material

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will be combined with a compostable or non-compostable product. Marijuana solid waste will be mixed with at least an equal amount of one of the compostable or non-compostable material. Management will ensure that the final disposal mixture is composed of no more than fifty percent (50%) marijuana waste by volume.

In the case of a waste disposal emergency such as pests, molds, accidents or other comparable situations, the solid plant waste will be separated from all other waste and stored in a separate bin until a Marijuana Control Board staff and/or Director authorizes an immediate disposal as outlined in 3 AAC 306.740(c)(1).

Upon rendering the plant(s) or item unusable, the following information will be recorded in the electronic inventory tracking system:

1. A description of and reason for the marijuana being disposed of, including, if applicable, the number of failed or other unusable marijuana plants and the weight of the plant(s) or item(s);
2. The date of disposal;
3. Confirmation that the marijuana was rendered unusable before disposal;
4. The method of disposal; and
5. The name and permit number of the agent responsible for disposal.

TRAFFIC

Traffic should be minimal, except for customers visiting the store for which there is ample parking (up to 7 assigned parking spaces) available for the retail use. Thunder Cloud 9 does not anticipate significant traffic impacts to be expected from the proposed use of the previous use which was a construction company's office and storage/work space. Thunder Cloud 9 anticipates only 2-4 monthly deliveries from third party venders, which will not increase the existing and previous' use traffic generation. Please see **Exhibit C** for parking plan and layout.

PARKING AND CIRCULATION.

Please see attached parking plan and circulation flow diagram, **Exhibit C.**

PROPERTY VALUE OR NEIGHBORHOOD HARMONY.

The proposed use is compatible with adjacent properties and fits succinctly into the neighborhoods' industrial vibe and is surrounded completely by industrially zoned properties and industrial uses – this use, and its co-located cultivation, fits into the harmony of the surrounding uses both in size and design. Each adjacent property is zoned industrial which is compatible with the proposed property and its proposed use. Adjacent lots are similarly set up with a building and parking areas as seen on the proposed property. See aerial photo attached as **Exhibit D.**

The retail facility will have lighting on the exterior of the building that are dust till dawn lighting, this is the same lighting that has been in use since the previous use and has not created any negative impacts on surrounding property uses. Adjacent properties have outside lighting to facilitate security, both flood lights as well as security lights, with off-street parking that is similar to the proposed premises. Directly

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across the street is Costco, which has exterior lighting, directly to the right is a property used by CMI (Construction Machinery, Inc.) that also has exterior lighting. Minimal traffic generation will be added on the street due to off-site parking & deliveries. Adjacent properties have regular traffic generation from delivery vehicles or customers coming and going during business hours that are either greater or similar then the expected traffic route.

The proposed use will meet all compatible uses allowed on adjacent properties and will improve the overall neighborhood as the premises will not emit odor, will not produce excess dust, will have limited noise as compared to adjacent properties, and will have off-street parking and loading in order to cut down on traffic generation in front of the premises and on the street thus fitting in with adjacent property uses.

NOISE

The proposed use will have limited noise compared to adjacent properties. Thunder Cloud 9 does not anticipate any noise to come from the retail facility, and if any noise is to be produced it will be comparable to surrounding land uses.

HABITAT

No habitat regulated by CBJ Title 49 is affected by this proposal.

RETAIL FACILITY General operating information

Marijuana and marijuana products will be displayed in locked display cabinets for customers to view. The area behind the cabinets will be a restricted access area and signage will be displayed accordingly. Employees will open the cabinet from within the restricted access area and place product into exit packaging at the cash register before handing it to the customer. Once a customer's transaction is complete, they will be instructed by an employee to exit the store as shown in the premises diagram. In order to ensure Thunder Cloud 9 will only allow access to persons over the age of 21, the retail establishment will check the ID of every person attempting to enter the retail store. Anyone under the age of 21 or who does not produce a valid form of photo ID issued by a federal or state agency authorized to issue ID cards will be asked to leave the premises. Any employee checking ID's will have a valid marijuana handler permit and be trained to recognize altered/forged photo ID's.

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Exhibit A

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Floor, security, and lighting plans are on file with CDD.

JENSEN YORBA LOTT, Inc.
522 WEST 10th STREET
JUNEAU, AK 99801

CODE SUMMARY

NORTH STAR GARDENS MARIJUANA CULTIVATION and
5310 Commercial Blvd, Suite 2A
CLOUD 9 MARIJUANA RETAIL
5310 Commercial Blvd, Suite 2B

CODE EDITION: 2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY (

OCCUPANCY:	GROUP	AREA	# OCC	EXITS
FIRST FLOOR				
CLEANING BUSINESS*	B	1300 SF	13	1
NORTH STAR CULTIVATION	F1	920 SF	9	1
MINING SUPPLY BUSINESS*	B	2600 SF	26	1
SUBTOTAL		4820 SF	48	1
SECOND FLOOR				
CLOUD 9 MARIJUANA RETAIL	X	SF 450 SF	8	1
SUBTOTAL		450 SF	8	1
TOTAL		5270	56	

* EXISTING BUSINESSES

TYPE OF CONSTRUCTION: VB - SPRINKLERED

BUILDING HEIGHT:
ACTUAL OF BUILDING: 23 FT
ALLOWABLE HEIGHT: 60 FT

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SITE DESCRIPTION:	FIRE SEPARATION	FIRE RATING
NORTH SIDE	45' TO 60' ROW	0 HOURS
EAST SIDE	10' TO PROP LINE	0 HOURS
SOUTH SIDE	55' TO PROP LINE	0 HOURS
WEST SIDE	10' TO PROP LINE	0 HOURS

PERIMETER FRONTING ON PUBLIC WAY OR OPEN SPACE: 80'

WEIGHTED AVERAGE WIDTH OF FRONTAGE: 105'

ALLOWABLE AREA INCREASE DUE TO FRONTAGE: 5.17%

ALLOWABLE AREA	AREA	ALLOWED	RATIO	STATUS
FIRST FLOOR				
CLEANING BUSINESS*	1300 SF	25940 SF	0.050116	OK
NORTH STAR CULTIVATION	920 SF	25940 SF	0.035466	OK
MINING SUPPLY BUSINESS*	2600 SF	25940 SF	0.100231	OK
SUBTOTAL	4820 SF	77820 SF	0.061938	OK
SECOND FLOOR				
CLOUD 9 MARIJUANA RETAIL	450 SF	25940 SF	0.017348	OK
SUBTOTAL	450 SF	25940 SF	0.017348	OK
TOTAL	5270 SF	103760	0.05079	OK

OCCUPANCY SEPARATIONS: NONE

ZONING REQUIREMENTS:

ZONING DISTRICT: INDUSTRIAL (I)

SETBACKS: NOT APPLICABLE-EXISTING BUILDING

PARKING:

	AREA	RATIO	TOTAL
CLEANING BUSINESS*	1300	0.003	4
NORTH STAR CULTIVATION	920	0.003	3
MINING SUPPLY BUSINESS*	2600	0.003	8
CLOUD 9 MARIJUANA RETAIL	450	0.003	1
TOTAL			16

STATE OF ALASKA
49TH
WAYNE K. JENSEN
JUL. 17, 18
NO. A 4007
REGISTERED PROFESSIONAL ARCHITECT

Wayne Jensen
Architect
Alaska A-4007

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Exhibit B

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Portland Police Bureau

A Guide to Robbery Prevention and Response to Robbery

Tom Potter Mayor
Rosanne M. Sizer Chief of Police

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Portland Police Bureau
Robbery Prevention

Robbery is a crime against your person rather than against your property. If someone breaks into your home or business and takes property from the premises, the crime is called a burglary. However, if you are confronted by an individual on the street or in your home, car or business and force is used or threatened against you, you have become the victim of a robbery.

It is important to remember two things:

- **Robbers want one thing – your money or property – and they want it quickly.**
- **Robbery is a risky business and robbers are usually nervous. You do not want to delay a robbery in any way and increase the potential for violence. Give the robber what he or she wants and do it quickly. Do not risk your life, or another person's life, for property.**

Be Alert

- **Robberies occur at predictable times.** Opening and closing periods are particularly vulnerable times due to low staffing and large amounts of cash on hand. Lunch hours are primary times for the same reasons. Robberies increase during the holiday season due to the increased cash volume and the presence of large crowds that distract and preoccupy store and company personnel.
- **Report suspicions activity.** If you observe an individual, or occupied vehicle, lingering around your business for a time, or in a manner that makes you suspicious or uncomfortable, write down the license number, color of the car and description of the individual(s) and call the police non-emergency number (503-823-3333). Be sure to inform other employees of your suspicion.

Visibility

- **Good visibility allows employees to be aware of suspicious activities outside the store.** It also increases the chance passerbys will observe robberies taking place inside the store.
- **Keep doors and windows clear.** Post any necessary signs to the side, top or bottom of the display windows to allow maximum visibility into and out of the store. This will help customers see your merchandise too.
- **Locate the cash register in a central place.** Keep it in clear view of the door, with the customer's back to the entrance. The register should be visible from the outside.
- **Keep counter displays low.** This allows employees to see over the top. You can also rearrange displays to allow surveillance up and down both sides of each aisle.
- **Place wide-angle mirrors in strategic locations.** This will assist with visibility in blind areas of the store.
- **Make sure interior lighting provide good visibility in the store at all times.** Outdoor lighting should be even and directed toward the sides of the building, not outward where glare can create hiding places for robbers.

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Cash Control

- **Do not keep unnecessary amounts of money in the till.** Keep only the amount you will need to conduct normal business, and transfer the rest to the bank or a safe. Provide an anchored drop-vault for employees and do not provide them with the key to the safe. Post the fact that you use a drop-vault and, therefore, cannot make change for large denominations.
- **Drop all checks and food stamps.** Allow customers to see you do this and explain why. Ask customers for exact change or the smallest bills possible.
- **During the evening, take even greater precautions.** Check to see that outside lights are on and working. In money order sales, collect money and make your drop before printing the money order. Open unused register drawers and tip them for display.
- **Make trips to the bank often, varying travel times and routes to reduce predictability.** Carry money in a disguised container and have someone accompany you when possible. Do not transport money at the same time every day and do not use the same route every time. If you are making a night deposit, do not approach the deposit unless it is clear of other people. For high risk areas, or when transferring considerable amounts of cash, consider employing an armored car service.
- **List some serial numbers from larger bills before going to the bank.** Be aware of any suspicious persons lingering near the store. Call 9-1-1 if necessary.
- **Drive or walk directly to an open business, police precinct or fire station, if you feel you are being followed while transporting money.**
- **Prepare marked money.** Record non-consecutive serial numbers and series dates of five and ten-dollar bills. Do not use these bills in normal transactions; rather place the money in a till to be included in the money given to the robber. Keep the record of the marked bills in a secure location other than the till or the safe.
- **Post store policy that no more than some pre-determined amount (often $25 to $50) is kept in the register at one time and that the store will accept no larger than $20 denominations.** When the clerk receives the $20 bill it should be dropped immediately. Never place large bills in the drawer under the tray. Robbers know this practice.

Building Security and Security Devices

- **Control access to the building.** Keep all doors locked except the main entrance. Ask employees to use the main entrance.
- **Install a lock on the back room door that can be unlocked from the inside.** Supply this room with an extra key, a phone and a panic button. This will enable an employee to summon help if locked in during a robbery.
- **Create a sense of territoriality.** People should feel they are on your turf when they enter the store and not free to do as they wish.
- **Install a door signaling system like a buzzer/bell.** This will alert staff of new arrivals.
- **Use signs inside and outside the store to emphasize your security policy on limited cash on hand and employee inaccessibility to the safe.**

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- **Silent "hold-up" alarms should be considered.** Alarm signaling devices can be installed on the floor and tripped by foot, wired to a money clip in the till, hidden under the counter or inside an office or freezer, among other possibilities.

- **Install a "buddy alarm" system.** A simple bell or buzzer connected to the neighboring business can be an effective and inexpensive "panic" alarm. It should not be hooked to lights, for a flicker could warn the robber that an alarm has been sent. It should not be loud enough to be heard by the robber. The alarm should be activated only if there is no possibility of detection. A slight movement or sound could trigger a panicking robber into violence.

Identification

- **Greet each customer.** Establish eye contact and remember their general appearance. Good customer service discourages hesitant robbers as well as other thieves. This attention to detail conveys control and puts people on notice they have been observed and can be identified later.

- **Place height markings along the vertical frame at the entrance.** This allows employees the ability to tell how tall the robber is at a glance so employees can tell at a chance how tall the robber is.

- **Consider installing a quality video camera and recorder kept high on the wall but visible.** Don't use fake cameras. Robbers know the difference. Have several cameras connected to the system, some visible, some not. Only the managers should have access to the tape.

Policy Considations

- **Recognize your potential of being held up.** Work closely with the Police Bureau and Office of Neighborhood Involvement's Crime Prevention Program at 503-823-4519 to get a perspective on the robbery threat for your business and location. Preventive strategies are as much their concern and responsibility as apprehension of criminals.

- **Check references of prospective employees.** Do a background check of previous employers. Additionally, consider contacting the Police Bureau to have a job applicant's criminal history examined. For a criminal history background check, write to: Portland Police Bureau, Records Division, 1111 SW 2nd Ave., Room 1126, Portland, OR 97204. Please note that by law, the Bureau cannot disclose what a particular crime was. Also, a criminal history check through the Portland Police Bureau will not include anything outside the City of Portland. There is a $5.00 fee for each background check. The request must be on business letterhead. You can also contact the State Bureau of Identification (503) 378-3070 for a more thorough criminal history background check.

- **Keep a file on all employees, including their pictures.** Past employees know store procedure and where money is kept. They sometimes share this information with others who use it to plan robberies at the store. Pictures of suspects are much more useful than verbal descriptions.

- **Re-key locks and alter safe combinations or codes when employees are dismissed for cause.**

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- **Establish clear and consistent policies regarding money in the till.** Establish how much money will be kept in the till, what bill denominations employees will accept, how to respond to "suspicious" inquires and how to handle loiterers. All employees should be trained and given a written description of store policy. Stress that their commitment to security procedures will reduce their risk of criminal confrontation and physical harm.

- **Staff should never admit customers to premises after closing hours, particularly when the employee is alone.**

- **Always maintain adequate staff levels.** Be especially careful during opening and closing periods, lunch hours and holiday seasons when there is more money on the site and more distractions.

- **Store clerks should remain alert to what is going on outside their shop.** Carefully observe phone booths, parked cars with people inside and loiterers in the vicinity. Many robbers like to watch and wait for the right opportunity. If a parked car containing several people has been noticed on many occasions, get the license number and a general description of the occupants. Notify the police. A discreet investigation can be made and no one embarrassed in case the situation is an innocent one. Be sure to notify the individual(s) following your shift of suspicious circumstances.

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Portland Police Bureau
Robbery Prevention

When to Call Emergency and Non-Emergency Numbers

It is important to know how to identify and report crimes and suspicious activity.

The following are guidelines for deciding whether an incident is an emergency or non-emergency, and if it should be reported to emergency (9-1-1) or non-emergency (503-823-3333). (Note: Multnomah County is the only county in the metropolitan area that has a non-emergency number. Clackamas, Clark and Washington counties call 9-1-1 for emergency and non-emergency situations.)

Call emergency 9-1-1 when:

- A crime is in progress
- A situation is about to escalate into an emergency (endangering life or major property)
- A crime has just occurred (especially if you can describe the suspect and the direction in which he or she fled)

Call the non-emergency number (503-823-3333) when:

- Your business was burglarized last night
- Your business car was broken into last night
- You need to add additional information to a report you made last week
- Your business received a bad check last Tuesday

The non-emergency number can be accessed 24-hours a day for non-emergency police help. Using the non-emergency number keeps 9-1-1 available for true emergencies. When dialing the non-emergency number you will go into a voicemail system. By selecting the correct options you will be able to speak to an operator.

Some suspicious activity may not be obvious, and what is considered suspicious activity in one building may be common in another. Keep in mind that behavior or activity that is not normal for your building could be an indication that a crime is about to happen. It is important that tenants are familiar with their neighbors so when asking strangers if they need assistance they will be able to evaluate the answer.

Watch for people wandering around aimlessly, trying to open closed doors, loitering in restrooms, and selling or pretending to sell something. Someone wandering around the common areas of your floor or building might be a client of another tenant, but they could also be someone "casing" the floor or building for hiding places or under-monitored offices.

Tell solicitors that soliciting is against the building management's or your company's policy. If you are really suspicious of someone who is soliciting, ask for the salesperson's supervisor's phone number and call to ask that the employee be verified and/or told to leave the building.

Using the non-emergency number keeps 9-1-1 available for true emergencies.

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Robbery Prevention

Guidelines for "Challenging" Strangers

Having policies and procedures in place for the whole building, as well as each individual organization helps tenants take responsibility for challenging strangers in their workplace. A company policy to have guests check-in with the receptionist and a policy to escort guests to their destination will make unescorted individuals stick out. All employees should be prepared to approach people who are not connected to the company or building and escort them to their destination. If this is standard policy supported by managers, employees will feel more comfortable in approaching and assisting unfamiliar people.

When you "challenge" a stranger, you do not have to be rude or threatening. Remember to be polite but assertive. The best thing to do is to ask the person, "can I help you find someone?"

If the person seems calm, and answers you directly with a name or destination you recognize, you might offer to escort the person, or call their destination and have someone come accompany the person to the appropriate office. A legitimate client will appreciate the assistance, while the potential thief will probably look for an easier target.

If you approach a stranger, asking if they need assistance, and the stranger says he or she does not remember the person's name or company name, or gives vague or partial answers like, " the guy in accounting" or "Jennifer something" encourage him or her to return to the lobby and consult the directory or return to the receptionist for assistance. You could also tell the person that you are calling security to assist him or her in finding the appropriate office or person. This will let the individual know that wandering around is not acceptable and that help is available if he or she needs it.

We strongly encourage you to not allow anyone to wander around your area, floor, or building unescorted, especially if their answers do not seem legitimate.

The best thing to do is to ask the person, "Can I help you find someone?"

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Robbery Prevention

Office Building Security

Be Alert

Pay attention to who is in your work area and know who belongs in your work area. Become familiar with the faces of people who belong in your building. Pay attention to people who behave suspiciously, i.e. someone who loiters in the area with no apparent purpose. Be particularly aware of a person you have seen loitering more than once.

Establish a Security Committee

A security committee can provide insight into areas in your office that are a potential security risk. They can function as a policy recommendation body, looking into what policies should be established or changed in order to maximize the safety of everyone in the office. The security committee should periodically pass on crime prevention tips to fellow employees through memos, bulletin boards, and/or newsletters. The committee should meet only as needed to review the status of recommendations and provide recommendations regarding any new safety concerns.

Question Strangers

Make a habit of politely asking strangers if you may help them find someone or something. This technique can allow you to determine the individual's reason for being in the area and will often deter or discourage potential criminals. Most criminals are opportunists. If the opportunity is not there, or is too difficult, they will move on. They do not want to be spotted, especially by alert people who will report and identify them. A polite offer of assistance will not offend customers, clients or others with a legitimate reason to be on the premises. It will put the individual looking to steal on notice that he or she has been seen and could be recognized or described.

Watch for the Con Artist/Petty Thief

Keep purses, coats and other valuables safely locked in a storage area or desk. Most thieves know you keep your purse in the bottom drawer or under your desk or that your wallet is in your inner jacket pocket. If no secure place for valuables exists, and none can be created, remove money, credit cards, and other valuable items from purses and coats and keep them on your person. Reduce the amount of cash you carry and don't discuss how much money you are carrying – someone may listen. Don't leave keys lying out in the open.

Design Considerations

- **Use gates and counters to separate clients from employees when appropriate.** These devices can prevent the potential thief from gaining access to areas where cash or checks are kept or employees store personal belongings. These physical barriers aid in defining public spaces for general use.

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- **Post signs to designate restricted areas.** For example: "Private" or "Employees Only".
- **Install an information desk and staff it during business hours.** It should be in a prominent location to assist customers and provide some surveillance of the main entrance or entrances of the floor or building.
- **Create transition zones.** These can be steps up or down, screened or partitioned off areas, different levels of lighting or carpeting in a given space. These methods subtly indicate a change in usage from public to private.
- **Provide adequate staff.** The most vulnerable time for office thefts are early morning, lunch hours, and near or after closing time, especially on Fridays or holidays. It is important to have enough personnel to provide proper surveillance. Adequate staffing levels also ensure that clients receive timely assistance and service.
- **Report any broken or flickering lights,** dimly lit corridors, doors that don't lock properly, broken windows, or broken pay phones to building management or security immediately. Not attending to these items can create an environment conducive to crime. The faster they are repaired the safer the environment feels.

Office Security Procedures

Develop company security procedures. The procedures should state the company's policy and dedication to a crime-free workplace. Including procedures for the following will help empower employees to make their workspace safe and crime-free:

- Dealing with trespassers and/or difficult people
- Opening and closing the office
- Using the office during off hours
- Recommendations for personal and personal property security
- Who to report crimes and suspicious activities to within the office
- Emergency exit plan

Become familiar with the faces of people who belong in your building.

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Robbery Prevention

Office Security Survey

There is no way to completely "burglarproof" your office. However, you can make your office less appealing for opportunity-seeking burglars by improving security. Ideally, you will be able to answer "yes" to all these questions.

Lighting and signs

- Are common areas (halls, elevators, lobbies, and stairways) well lit?
- Are "employee only" areas clearly marked and/or closed off from the public?

Doors and windows

- Are exterior doors secured using a deadbolt lock, with a minimum one-inch throw?
- Are sliding doors and windows secured against forced locks and/or lifting out their frames?
- Are all fire exits securely locked from the inside?
- Do employees secure office, building and fire exits behind them?
- Are double-hung windows and doors secured with a pin or extra lock to discourage jimmying?

Employees

- Does each employee have access to a secure place to store personal belongings (such as coats, purses, and gym bags, etc.)?
- Does your company publicly thank employees who report problems that might contribute to crime?
- Are phone numbers to report crime emergencies and suspicious activity posted throughout the office and distributed to all employees?
- Are emergency numbers for building management and security posted throughout the office?
- If something suspicious or threatening happened – a stranger loitering near the door, a burglary, a telephone threat – do staff know the telephone numbers for the security, police and fire departments?
- Is there a staffed reception desk or information desk at the entrance of your office?
- Does all staff know which areas are restricted access only areas?
- Does staff insist on identification from repairpersons who come to work in the office? Is staff alert while they are in the office?
- Does all staff know what a normal day's business activities are?
- Does someone keep track of all keys distributed? Does staff immediately report lost or stolen keys to security or building management?
- Is all valuable office equipment marked with the firm's Oregon Employer Tax Firm number?
- Does the firm keep a current list of property serial numbers and descriptions?
- Are employees familiar with other companies on the floor or in the building? Does your firm have a list of contacts for companies on your floor and/or other floors.
- If your company has a security committee, does it periodically pass on crime prevention tips to the rest of the firm through memos, a bulletin board or newsletter?
- Do all employees notify security when they are working late or coming in early?

Now, implement changes to correct any "no" answers.

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Robbery Prevention

Key Control

Without a system ensuring the proper distribution, use and return of office keys, companies increase their risk of losing property through internal theft and burglary. Use the suggestions listed below as guidelines for establishing your own key control plan.

- Assign a trusted employee to be responsible for overseeing key control policies including issuance, use, duplication and return.
- Systematically store all unassigned keys in a sturdy locked cabinet. Keep a record showing the issuance and return of every key, including name of user, date and time so that it is immediately apparent who has a key to any given lock.
- Restrict office keys to those who actually need them.
- Devise a coding system for each lock and its key that will not be obvious to someone finding the key. Keys should be stamped with this code.
- Alarm keys should be separately marked and coded. Limit their use to the fewest people possible.
- Periodic inspections should be made to assure employees possess the keys they are assigned and that none are lost.
- Insist that keys not be left unguarded. Remove filing cabinet keys from their locks after opening cabinets and place them in a secure location.
- Restrict duplication of office keys except those specifically ordered by management in writing. Consider dismissal for unauthorized duplication.
- Require all keys to be marked "Do not duplicate" to prevent legitimate locksmiths from making copies without authorization.
- Maintain a strict policy of collecting keys from terminated employees.
- Change the key cylinder of all locks affected when employees are discharged for cause or when departing employees do not immediately surrender keys.
- Written policy should mandate the immediate reporting for all lost or stolen keys. If a key is lost or stolen, its lock should immediately be replaced or re-keyed.

Assign a trusted employee to be responsible for overseeing key control policies.

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Response to Robbery

During the Robbery

- **Remain calm.** Most robbers do not wish to harm their victims. They are only interested in getting money or property. The calmer you are, the less chance there is of the robber becoming agitated or dangerous. This also increases your chances of getting a more accurate description of the robber and being of greater assistance in the robber's apprehension.

- **Do not argue, fight, surprise or attempt to use weapons against a robber.** He has already taken a major risk by entering your store and is usually as frightened as you are. Because of this, additional provocation on your part could make the situation worse. Therefore, give the robber exactly what he or she wants and do it quickly. Don't take unnecessary chances with your life.

- **While you should cooperate with robbers, don't volunteer any assistance.** Don't give all the money if the robber only asks for $10's. Don't give checks voluntarily.

- **Activate silent alarms or other security devices if you can do this without detection.**

- **Watch the robber's hands.** If the robber is not wearing any gloves, anything he touches might leave good fingerprints.

- **Give the robber your "bait" money.** Be sure to inform the investigating officer that you did so.

- **Be systematic in your observations.** Look the robber over carefully. Mentally note as many details as possible until you can write them down. Compare the robber with yourself. Is he taller, heavier, older…and so on.

- **Notice the type and description of any weapons used.** Glance at the weapon only long enough to identify it. Look at the robber from then on. Make no sudden moves and don't be heroic.

- **If it can be done safely, observe the direction the thief takes in leaving the scene.** Where a vehicle is involved, concentrate on the make, model, year, color, license plate number and issuing state.

After the Robbery

- **Telephone police immediately.** If you act quickly, police might be able to catch the suspect and recover your money. When you dial 9-1-1, the procedure is always the same. You will be asked if your emergency involves police, fire or medical. Request police. Then briefly indicate to the call taker what the problem is, when it happened, where you are, who did it, who needs help and whether there were injuries or weapons involved. Remember to stay on the phone with the emergency call taker. After calling the police, keep your telephone line clear until the police arrive. The officers may need to call you.

- **Lock all doors and allow no one in.** Ask witnesses to remain on the premises until police arrive. Do not touch anything the robber may have touched.

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- **Do not discuss what happened with any other witnesses.** Your own impressions should be kept untainted until you have talked with authorities.

- **Complete your incident-suspect-vehicle description form while waiting for police to arrive.** The responding officer will want this information immediately to broadcast to other police cars in the area. Be as complete as possible. Consider keeping a portable tape recorder nearby to preserve your first impressions. Sometimes you will be trembling too much to write quickly or may feel more comfortable verbalizing the episode than writing about it.

- **Finally, remember that robbery response strategies require planning and coordination between employees and management.** Give some thought to how you might react in a robbery situation and discuss your concerns with co-workers and employers. Common sense, caution and adherence to established policies and procedures can reduce the amount of money stolen and minimize the chance for injury and loss of life.

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Portland Police Bureau
1111 S.W. 2nd Avenue
Portland, OR 97204

Detective Division
503-823-0400

www.portlandpolicebureau.com

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Exhibit C

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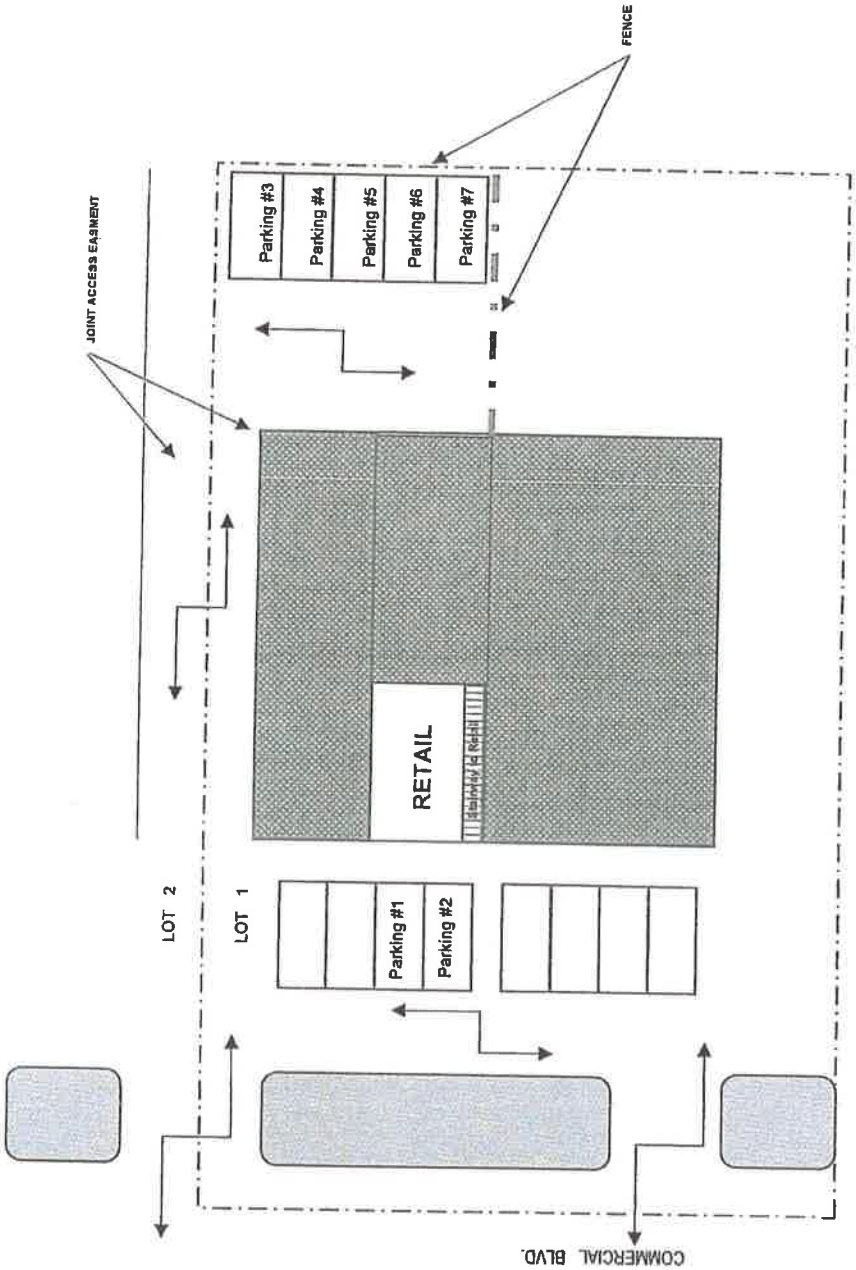

Attachment E - Parking

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Exhibit D

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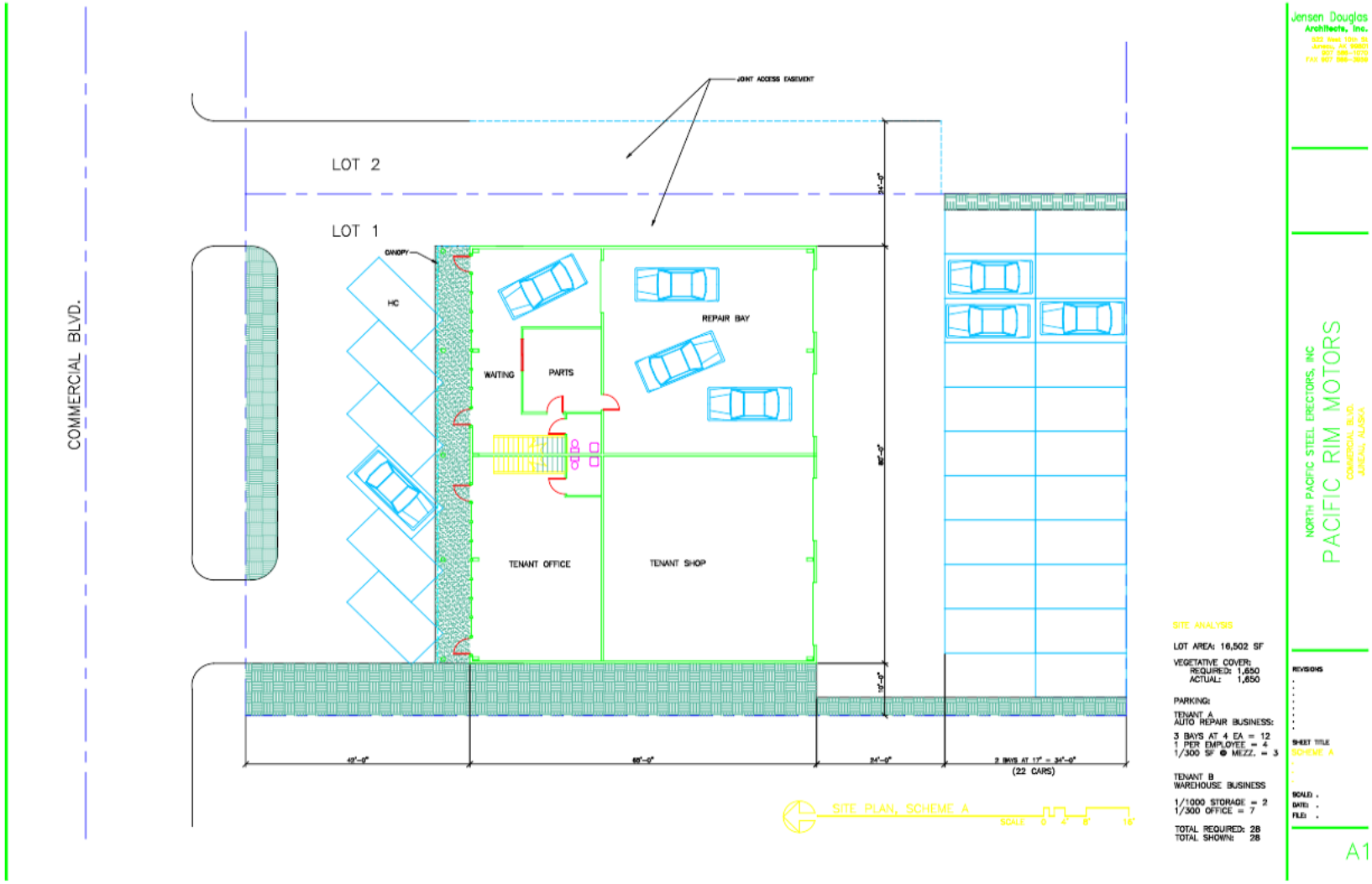

AUTODESK VIEWER

Attachment F - Vegetation Plan

exterior lighting

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Hi-Lite 8" To 16" Emblem Shade (Black Finish, shown with goose neck)

Hi-Lite 8" To 16" Emblem Shade (Black Finish, shown with goose neck)

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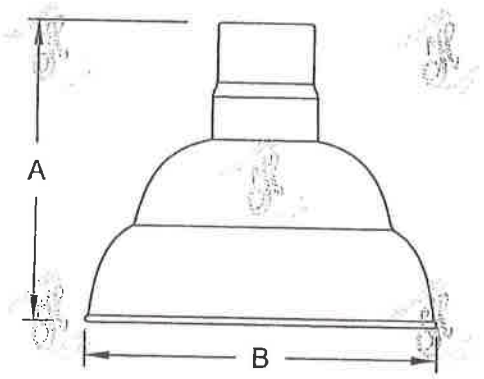
HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Emblem Shade Collection



Item Number	Height (A)	Width (B)
H-EMC-8	8"	8"
H-EMC-10	9"	10"
H-EMC-12	12"	12"
H-EMC-16	12"	16"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	Ballast	Voltage
H-EMC-8 **H-EMC-10** **H-EMC-12** **H-EMC-16**	Standard (1) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes. **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.** For finish specs see pages 344-348.	Mounting Options **1/2"** **3/4"** Cord Options(2) **CB8** (8' Blk Cord) **CW8** (8' Wht Cord) **CG8** (8' Gray Mesh Cord) Custom Cord Options (2) **CB___** (Black) **CW___** (White) **CG___** (Gray Mesh) Specify length. Stem Options (Stem 1/2") **___ST** Specify length and canopy. **HSC** (Canopy) **SMC** (Canopy) Flush Mount Options **FHSC** **FSMC** Arm Options **B-1** **HL-K** **HL-A** **HL-U** **HL-H** **P-1** **HL-C** **P-3** **HL-D** For all arms and specs see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) **SK** (Swivel knuckle) **FX** (Flexible tubing for cord mounted fixtures only) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (Fixture is standard 200W. Do not specify.) CFL(3) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID (3) (High Intensity Discharge) MH (3) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS (3) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED **20W** **30W**	Ballast option not available for INC. **RB** (4) (Remote) **BCM** (Canopy Mount) **PLB** (5) (Postline) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V) PLB **1** (120V) **2** (277V) LED See specifications for complete part number.

H-EMC-10	-	91	/	1/2"	-	91	/	CGU-CLR	-	91	/	13/CFL	-	BCM	-	M

ORDER EXAMPLE
(USE THIS FORMAT TO PLACE ORDER)

RECEIVED
AUG 2 0 2018
PERMIT CENTER/CDD

Notes:

(1) For interior finish of fixture refer to color chart on pages 344-348.

(2) Cord Mounting wattage not to exceed 100 for HID.
Gray Mesh Cord not available for HID.

(3) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are
100W INC, 32W CFL and 100W HID.
Max Wattages for ARN, LARN, LWGU and LCGU are
200W INC, 42W CFL and 175W HID.

(4) (RB) Remote Ballast not available for Fluorescent Lamping.

(5) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.

Suitable for wet location.
(Except when cord mounted)

From: Robin Potter
To: Amy Liu
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation
Date: Tuesday, September 25, 2018 11:47:42 AM
Attachments: image003.png
image004.png

I don't foresee this project having any adverse effect on neighboring properties. The zoning is appropriate and the project appears to meet the CBJ regulations for use as this type of facility.
I do anticipate a saturation point at some time regarding the quantity of local cultivation facilities which may result in more competition and lower profit margins. This could impact leasing income rates.

Robin Potter ACAA V
Assessor, Finance Department
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
907.586.0333
http://www.juneau.org/financeftp/assessor_main.php

From: Amy Liu
Sent: Tuesday, September 25, 2018 11:33 AM
To: Robin Potter
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation

Robin,

Yes, sorry about that. Here they are!

From: Robin Potter
Sent: Tuesday, September 25, 2018 11:32 AM
To: Amy Liu
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation

Amy,

Were there supposed to be attachments to review?

Robin Potter ACAA V
Assessor, Finance Department
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
907.586.0333
http://www.juneau.org/financeftp/assessor_main.php

From: Amy Liu
Sent: Tuesday, September 25, 2018 8:56 AM
To: Robin Potter
Subject: Review Conditional Use Permit for Marijuana Retail/Cultivation

Good morning,

I would like to know how the following proposed development will affect neighboring property values. Development includes marijuana retail and cultivation at 5310 Commercial Blvd. Both facilities will be in the same building. Details are described in the attached applications. Let me know if you have questions.

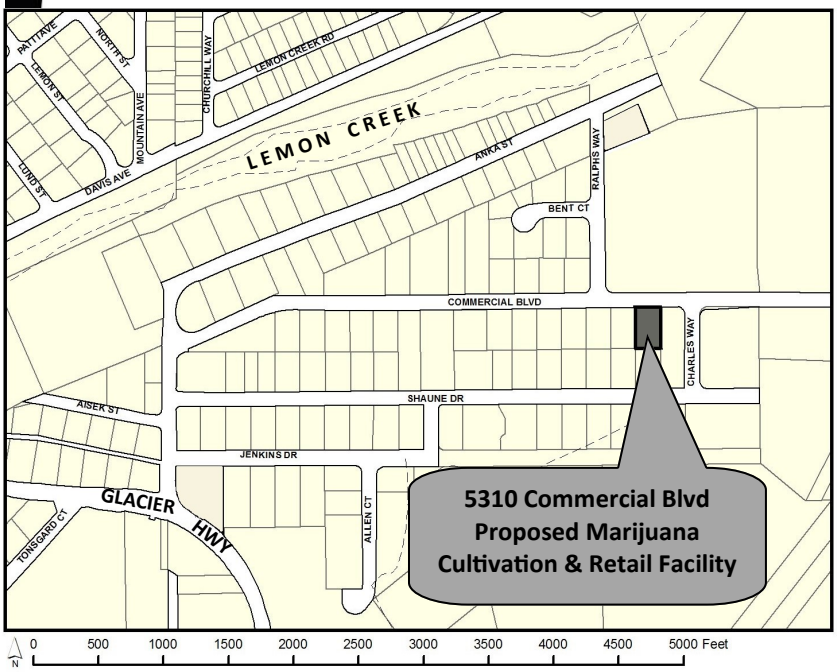
Please let me know your comments by October 3. Thank you!

Amy Liu | Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **2 Conditional Use Permits** for **marijuana cultivation and retail** to be located at **5310 Commercial Blvd** in an **Industrial zone.**

TIMELINE

Staff Report expected to be posted **Monday, October 15,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through October 1, 2018

Comments received during this period will be sent to the Planner, **Amy Liu**, to be included in the staff report.

October 2 through 12 noon, October 19

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, October 23, 2018

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

October 24

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed September 21, 2018

Case Nos.: USE2018 0013; USE2018 0014
Parcel No.: 5B1201410091
CBJ Parcel Viewer: http://epv.juneau.org

USE2018-0013, USE2018-0014
Conditional Use Permit For Marijuana Retail and Marijuana Cultivation

CBJ Planning Commission Presentation

October 23, 2018

Amy Liu

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ALASKA'S CAPITAL CITY

Vicinity Map

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Site Zoning

Meets Industrial zone dimensional and design requirements

- The lot is 16,502 square feet; the minimum lot size is 2,000 square feet.
- Lot exceeds both the minimum lot width and depth.
- According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line , 9 feet from the west side lot line, and 3 feet from the east side lot line.
- Building is 23 feet high.

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Proposal

The applicant requests a Conditional Use Permit for the development of a marijuana retail facility (USE18-13) and marijuana cultivation facility (USE18-14)

- Retail facility is located on the second floor
- Cultivation will be on the first floor.

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Background

- The lot was created in 1996 through SUB-MS96-42, a subdivision of Tract G into 4 new lots.
- The building was permitted and constructed in the same year. The space was previously used as a warehouse, auto repair business, and office space.
- The building is currently occupied by a cleaning business and mining supply business on the first floor.

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Comments

- No comments from the public were received.
- No comments were received from CBJ Building, Engineering, and Fire departments.

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Site Description

Subject lot meets all current dimensional standards for the zoning district

- Lot is 16,502 square feet; the minimum lot size is 2,000 square feet. Subject lot exceeds both the minimum lot width and depth
- Required setbacks are 10 feet from the front and rear lot lines and zero from the side lot lines. According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line, 9 feet from the west side lot line, and 3 feet from the east side lot line.
- Maximum building height in the Industrial zone is 60 feet and this buildings 23 feet high

Location of the proposed marijuana retail facility meets State distance requirements from schools, recreation or youth centers, buildings in which religious services are regularly conducted, and correctional facilities.

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Project Design

Exterior of the building will be unchanged. Higher level security doors, locks, and exterior video surveillance cameras will be installed.

Total area of the retail facility is 360 square feet.

- Minor modifications include cabinets, display cases, security cameras, and alarm systems.

Total area of the cultivation facility is 450 square feet.

- Minor modifications include shelves, security cameras, alarm systems, and non-weight bearing partitions.

5-7 employees for the full operation of both the marijuana retail and cultivation.

- 3-4 employees for the retail
- 2-3 employees for the cultivation

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Security

Cameras will capture all exterior and interior doors, parking lot, restricted areas, and any area where marijuana will be stored.

- Recording will be continuous, kept for the most recent 40 days, and include time and date stamps.
- Commercial grade door locks will be installed at all exterior entry points into the license's premises. Each window and exterior door will be connected to an alarm system.

The facility will restrict access to any space where marijuana is stored, stocked, packaged, or displayed.

- Each entrance to restricted areas will be denoted with a sign that states, "Restricted Access Area. Visitor Must Be Escorted".
- Visitation will limited to no more than five individuals per employee.
- Individuals under the age of 21 are prohibited, and visitors will be prompted to show identification that will be recorded by staff.

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Ventilation, Filtration, and Odor

Retail

- Marijuana will be in sealed containers and air sanitizer will be used when transporting products to and from the facility.

Cultivation

- Applicants plan to prevent odor being detectable from outside premises, as required in CBJ 49.65.1260 and 3 AAC 306.420(a)(2)(F)
- Exhaust air from cultivation operations will be filtered through charcoal prior to being released outside.
- Applicants may use an ozone generator if charcoal is insufficient for controlling odor. Staff will check outside odor daily.
- The HVAC system will be reviewed as part of the required Building Permit process.

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Waste Disposal

Retail

- Products will be pre-packaged before arriving at the retail store. Any marijuana waste will be returned to the supplying cultivation facility for disposal according to State regulations.

Cultivation

- Owners will ensure that discarded roots, stalks, leaves, stems, wastewater, and other waste determined by the Marijuana Compliance Board will be stored and disposed in accordance with 3 AAC 306.740.
- Waste will be weighed and recorded in an electronic inventory to provide the required three day notice of the Marijuana Control Board in preparation for rendering marijuana unusable.
- After three days have passed, waste will be consolidated with an equal or greater amount of compostable or non-compostable product.

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Screening

Retail

- CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The retail facility will have perforated decals across all windows to prevent outside public from seeing the interior of the facility, as required by CBJ 49.5.1245(a)(4). The facility's second story location also reduces visibility from the right-of-way.

Cultivation

- CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The cultivation facility will not have any windows. Marijuana entering or exiting the facility will be packaged in opaque, tamper proof containers.

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Traffic

Traffic to and from the site will consist of customers, employees, and supply delivery.

- The applicant anticipates a total of 5-7 employees for the full operation of marijuana retail and cultivation.
- Traffic generated by cultivation consists of employees coming to and from the site, supply deliveries, product being shipped out of the facility, and occasional mandatory inspections.

CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. The expected traffic generated is considerably less than typical uses in the Industrial zoning district.

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Parking and Circulation

The existing onsite parking meets the requirements of all the existing uses and the two proposed marijuana businesses.

- The parking plan for the entire site shows a total of 13 parking spaces. A total of five parking spaces are needed for the existing uses on site.
- One ADA space is required for the site. Applicants added one ADA space on site.

Use	Use parking space requirement	Size of use (sf)	Parking spaces required
Marijuana retail	1 per 300 sf	386	2
Marijuana cultivation	1 per 1,000 sf	450	1
Mining supply	1 per 1,000 sf	4,820	4
Cleaning business	1 per 1,000 sf	920	1
Total			10

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Public Health and Safety

In addition to security and surveillance measures, applicants plan to train staff to ensure that regulations and best practices are followed.

- Hiring begins with working under a probationary period and training. The latter covers federal, state, and local regulations, safety, marijuana handling, customer care, and emergency response.
- The proposed facility will be restricted to employees with a State issued marijuana-handler's permit, persons with official documentation, or to visitors with a visitor's pass.
- An ID badge will be worn by all on site.

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Property Value and Neighborhood Harmony

The area is zoned Industrial and the proposed use is in keeping with permitted activities in this district and with surrounding land uses.

The Assessor's Office does not foresee USE2018-0013 or USE2018-0014 having any adverse effect on neighboring properties.

- The Assessor expressed concern for businesses collectively reaching a saturation point, which could result in more competition and lower profit margins, and impact leasing income rates.

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Conformity With Adopted Plans

The subject site is located in Subarea 5 of the 2013 Comprehensive Plan and has a land use designation of Light Industrial (LI). The proposed marijuana cultivation facility is a similar type of use and less intensive than LI uses.

The proposed facility would provide for a diverse economy and encourage entrepreneurship within Juneau. The project has been found consistent with the 2013 Juneau Comprehensive Plan, as discussed below.

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

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Staff's Findings

1. Staff finds the application contains the information necessary to conduct full review of the proposed operations.

2. The requested permit is appropriate according to the Table of Permissible Uses. The use is listed at CBJ 49.25.300, Section 2.300 for the Mixed Use zoning district.

3. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 1, 2018, and June 11, 2018 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way. Further, the proposal, with conditions, has been found to meet the requirements of CBJ 49.65.1245 related to marijuana retail.

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Staff's Findings

4. With the recommended conditions, the subsequent building permit review process, and CBJ License process, the public health and safety will not be materially endangered.

5. With the recommended conditions, the approval of the subject permit will not be out of harmony with property in the neighboring area.

6. The proposal is consistent with the policies and land use designation of the Comprehensive Plan and the Juneau Economic Development Plan and complies with the Land Use Code, Title 49.

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Staff's Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permits (USE18-13 and USE18-14).

The permit s would allow the development and operation of a marijuana retail business and marijuana cultivation respectively.

The approval is subject to the following conditions:

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Staff's Recommendation

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
   *Applicants emailed picture of ADA painted space on 10/19

2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.

3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.

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Staff's Recommendation

4. Conditional use permits issued to marijuana establishments under this chapter shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.

PC brought to staff's attention that this should be reworded to follow more standardized language. As such, staff recommends the following:

The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.

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ALASKA'S CAPITAL CITY

Planning Commission

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

PLANNING COMMISSION
NOTICE OF DECISION

Date: October 26, 2018
File No.: USE2018 0013

Jamie Letterman
8513 Mendenhall Loop Road
Juneau, AK 99801

Proposal: A Conditional Use Permit for a marijuana retail facility

Property Address: 5310 Commercial Blvd

Legal Description: Williams Lot 1

Parcel Code No.: 5B1201410091

Hearing Date: October 23, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 11, 2018, and approved the marijuana retail facility to be conducted as described in the project description and project drawings submitted with the application and with the following modified conditions:

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.

3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to issuance of CBJ marijuana license.

Attachments: October 11, 2018, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2018 0013.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, October 23, 2018.

Expiration Date: The permit will expire 18 months after the effective date, or April 23, 2020. If no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Conditional use permits issued to marijuana establishments under CBJ chapter 49.65.1245(e) shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title.

Project Planner:

Amy Liu, Planner
Community Development Department

Paul Voelckers, Acting Chair
Planning Commission

Filed With Municipal Clerk

10-30-2018
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. 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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: October 12, 2018

TO: Planning Commission

FROM: Amy Liu, Planner,
Community Development Department

FILE NO.: USE2018 0014

PROPOSAL: A Conditional Use Permit for a marijuana cultivation facility

GENERAL INFORMATION

Applicant:	Jamie Letterman
Property Owner:	James George Williams
Property Address:	5310 Commercial Blvd
Legal Description:	Williams Lot 1
Parcel Code Number:	5B1201410091
Site Size:	16,502 sq. ft.
Comprehensive Plan Future Land Use Designation:	Light Industrial
Zoning:	I (Industrial)
Utilities:	Public water and sewer
Access:	Commercial Blvd
Existing Land Use:	Commercial businesses
Surrounding Land Use:	
North	- Lemon Creek
South	- Industrial/Southeast Furniture
East	- Industrial/O'Reilly Auto Parts, Costco
West	- Industrial/Vacant, warehouse

VICINITY MAP

ATTACHMENTS

Attachment A – Narrative
Attachment B – Security plans
Attachment C – Parking
Attachment D – Building description
Attachment E – Lighting
Attachment F – Vegetation plan
Attachment G – Assessor's comments

PROJECT DESCRIPTION

The applicant requests a Conditional Use permit for the development of a marijuana cultivation facility in the Industrial zoning district at 5130 Commercial Boulevard. The applicant also requests a Conditional Use Permit, USE2018-0013 for marijuana retail.

BACKGROUND

The lot was created in 1996 through SUB-MS96-42, a subdivision of Tract G into 4 new lots. The building was permitted and constructed in the same year. The space was previously used as a warehouse, auto repair business, and office space. The building is currently occupied by a cleaning business and mining supply business on the first floor.

AGENCY REVIEW

No comments were received from CBJ Building, Engineering, and Fire departments.

ANALYSIS

A Conditional Use permit is required for operation of a marijuana retail establishment per the CBJ Land Use Code Table of Permissible Uses (CBJ 49.25.300). The Planning Commission can impose conditions on the proposed development per the standard Conditional Use Permit process (CBJ 49.15.330(g)), and require additional conditions per CBJ 49.65.1245 (c).

> *49.65.1245 Marijuana establishment conditional use permits*
> …
> *(c) In addition to any conditions imposed under CBJ 49.15.330(g), the commission may impose any conditions necessary to ensure compliance with this chapter or state law or designed to mitigate impacts of the development on surrounding residences.*

In addition to the operational requirements outlined in 49.65 Article XI, one specific condition is required for all marijuana establishment Conditional Use Permits. This has been added as a condition of approval for this application.

> *(d) The commission shall impose as a condition of any permit issued by the commission under this title a requirement that the applicant submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.*

Marijuana establishment conditional use permits must also be reviewed by the Planning Commission every 5 years. This has been added to the project description should the development be approved by the Planning Commission

> *(e) Conditional use permits issued to marijuana establishments under this chapter shall be*

subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.

Project Site - The proposed marijuana cultivation facility is located on the first floor of an existing building located on and accessed from Commercial Boulevard. The building is currently occupied by a cleaning business and mining supply business on the first floor. The location of the proposed retail facility by USE2018-0013 will be on the second floor.

The building and subject lot are conforming to CBJ design and dimensional standards for the Industrial district. The lot is 16,502 square feet; the minimum lot size is 2,000 square feet. The subject lot exceeds both the minimum lot width and depth. In the Industrial zone, the required setbacks are 10 feet from the front and rear lot lines, zero from the side lot lines. According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line , 9 feet from the west side lot line, and 3 feet from the east side lot line. Maximum building height in the Industrial zone is 60 feet and this building is 23 feet high.

The location of the proposed marijuana cultivation facility meets State distance requirements from schools, recreation or youth centers, buildings in which religious services are regularly conducted, and correctional facilities.

Project Design – A floor plan of the proposed facility is depicted in the security plans. (Attachment B) The total area of the cultivation facility is 450 square feet. The exterior of the building will be unchanged. Higher level security doors, locks, and exterior video surveillance cameras will be installed. Applicants will also not make substantial changes to the interior of the building. Minor modifications include shelves, security cameras, alarm systems, and non-weight bearing partitions. The applicant anticipates a total of 5-7 employees for the full operation of both the marijuana retail and cultivation. There will be 2-3 employees for the cultivation alone. (Attachment A) Employees will enter through an entrance at the rear of the building. There are no windows. Screening and surveillance will be discussed later in this report.

Ventilation, Filtration, and Odor – The applicants plan to prevent odor being detectable from outside premises, as required in CBJ 49.65.1260 and 3 AAC 306.420(a)(2)(F) Exhaust air from cultivation operations will be filtered through charcoal prior to being released outside. Applicants may use an ozone generator if charcoal is insufficient for controlling odor. Staff will check outside odor daily. The HVAC system will be reviewed as part of the required Building Permit process. (Attachment A)

Fungicides, pesticides, fertilizers, and harmful molds –The applicant has provided a mold control plan as part of their application. (Attachment A)

Security – According to CBJ 49.65.1245(a)(2) applicants are required to submit a security plan. State regulations require exterior lighting, alarm systems, video monitoring and commercial grade door locks. The applicants will maintain a comprehensive security plan that addresses surveillance and restricts access through security, alarms, and signage.

Security cameras will capture a 360 degree view of outside and inside premises. Per 3 AAC 306.720, cameras will be positioned to have a full view of all exterior and interior doors, parking lot, restricted areas, and any area where marijuana will be stored. Recording will be continuous, kept for the most recent 40 days, and include time and date stamps. Footage will be accessible to law enforcement, Peace Officers, and staff of the Marijuana Control Board. Lighting is designed to facilitate exterior and interior surveillance.

Commercial grade door locks will be installed at all exterior entry points into the licenses premises. Each window and exterior door will be connected to an alarm system. Applicants intend to respond and notify law enforcement immediately in the event of an unauthorized breach. Display cases will be locked as well.

The facility will restrict access to any space where marijuana is stored, stocked, packaged, or displayed. Each entrance to restricted areas will be denoted with a sign that states, “Restricted Access Area. Visitor Must Be Escorted”. Visitation will limited to no more than five individuals per employee. Individuals under the age of 21 are prohibited, and visitors will be prompted to show identification that will be recorded by staff. (Attachment A)

Waste Disposal – Owners will ensure that discarded roots, stalks, leaves, stems, wastewater, and other waste determined by the Marijuana Compliance Board will be stored and disposed in accordance with 3 AAC 306.740. Waste will be weighed and recorded in an electronic inventory to provide the required three day notice of the Marijuana Control Board in preparation for rendering marijuana unusable. Electronic records will track the description of the waste, date of disposal, confirmation whether the waste has been authorized for disposal, method of disposal, and ID of the agent handling disposal. After three days have passed, waste will be consolidated with an equal or greater amount of compostable or non-compostable product. In the event of pests, molds, or similar accidents, plant waste will be separated from other waste and sequestered in a separate container until the Marijuana Control Board authorizes disposal. Staff recommends as a condition of approval that all waste containing marijuana product shall be stored in a locked enclosure. (Attachment A)

Screening – CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The cultivation facility will not have any windows. Marijuana entering or exiting the facility will be packaged in opaque, tamper proof containers. (Attachment A)

Traffic – Traffic to and from the site will consist of customers, employees, and supply delivery. The applicant anticipates a total of 5-7 employees for the full operation of marijuana retail and cultivation. Traffic generated by cultivation consists of employees coming to and from the site, supply deliveries, product being shipped out of the facility, and occasional mandatory inspections. (Attachment A)

CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. The expected traffic generated is considerably less than typical uses in the Industrial zoning district.

Parking and Circulation – Per 49.40.210 one parking space is required for every 1,000 square feet of industrial area. The proposed cultivation facility is required to have one parking space for the cultivation facility. The narrative and parking plan confirm that five spaces are reserved exclusively for the cultivation facility. Combined parking for the cultivation and retail facility is three spaces total. Seven spaces have reserved for the applicant's use. (Attachment C)

The parking plan for the entire site shows a total of 13 parking spaces. A total of five parking spaces are needed for the existing uses on site. The existing onsite parking meets the requirements of all the existing uses and the two proposed marijuana businesses. (Attachment D)

Use	Use parking space requirement	Size of use (sf)	Parking spaces required
Marijuana retail	1 per 300 sf	386	2
Marijuana cultivation	1 per 1,000 sf	450	1
Mining supply	1 per 1,000 sf	4,820	4
Cleaning business	1 per 1,000 sf	920	1
Total			**10**

One ADA space is required for the site. There is currently no ADA space on site. Staff recommends as a condition of approval that one ADA space be provided. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

According to CBJ 49.40.210(c) (1) and (2), the site requires 1 off-street loading space. The off-street loading area is required to be a minimum of 30 feet by 12 feet and 14 feet high. The parking plan demonstrates that the loading space may be accommodated at the rear of the building.

Noise – Noise is not expected to be a concern. The proposed use will not significantly increase noise or create noise inconsistent with surrounding industrial uses. There are no residences in the vicinity.

Public Health or Safety –In addition to security and surveillance measures described above, the applicants plan to train staff to ensure that regulations and best practices are followed. Hiring begins with working under a probationary period and training. The latter covers federal, state, and local regulations, safety, marijuana handling, customer care, and emergency response. Examples of educational materials addressing safety are included in the application. The proposed facility will be restricted to employees with a State issued marijuana-handler's permit, persons with official documentation, or to visitors with a visitor's pass. An ID badge will be worn by all on site. (Attachment A)

Habitat – No habitat regulated by Title 49 is affected by this proposal.

Vegetative Cover – CBJ 49.50.300 requires that 5% of the site be maintained with live vegetative cover in the Industrial zoning district. The subject parcel is 16,502 square feet, therefore 825.1 square feet of vegetative cover is required. The vegetative cover plan and recent pictures show that 1,650 square feet of live vegetative cover is provided. Staff recommends as a condition of approval that the vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover. (Attachment F)

Property Value or Neighborhood Harmony – The area is zoned Industrial and the proposed use is in keeping with permitted activities in this district and with surrounding land uses. At the time of the writing of this staff report, no comments were received from the public. There is no evidence to suggest the use will have an impact on property value or be out of harmony with the neighborhood. The Assessor's Office does not foresee USE2018-0013 or USE2018-0014 having any adverse effect on neighboring properties. The Assessor expressed concern for businesses collectively reaching a saturation point, which could result in more competition and lower profit margins, and impact leasing income rates. (Attachment G)

Conformity with Adopted Plans – The subject site is located in Subarea 5 of the 2013 Comprehensive Plan and has a land use designation of Light Industrial (LI). According to the LI land use designation definition found on page 148 of the Comprehensive Plan, small to medium-scale food processing; printing and other business services; wholesale trade; research and development laboratories; light manufacturing processes; metal fabrication; warehousing, trucking; animal kennels; crematoria; indoor and outdoor storage; car, boat, and heavy equipment sales; and repair and maintenance activities should be allowed on these lands. The proposed marijuana cultivation facility is a similar type of use and less intensive than many uses described. The proposed facility would provide for a diverse economy and encourage entrepreneurship within Juneau. The project has been found consistent with the 2013 Juneau Comprehensive Plan, as discussed below.

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,

3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested conditional use permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 14.240 for the Industrial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the October 12th and October 23rd issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public right-of-way. Further, the proposal, with conditions, has been found to meet the requirements of CBJ 49.65.1245 related to marijuana cultivation.

4. Will the proposed development materially endanger the public health or safety?

No. With staff's recommended conditions and the subsequent building permit review process the public health and safety will not be materially endangered

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Surrounding uses have similar or more intense off-site impacts such as noise and traffic. The proposed marijuana retail establishment, with recommended conditions, is not expected to decrease the value of or be out of harmony with property in the neighborhood.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. The proposal is consistent with the policies and land use designation of the Comprehensive Plan, and complies with the Land Use Code, Title 49.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a marijuana cultivation facility.

The approval is subject to the following condition:

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.
3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.
4. Conditional use permits issued to marijuana establishments under this chapter shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.

CULTIVATION MARIJUANA FACILITY CONDITIONAL USE PERMIT NARATIVE

North Star Gardens – a locally owned and operated business

Submitted: _____, 2018
Hearing Date: _____, 2018
Prepared by:

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On behalf of:
North Star Gardens, Inc.

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NARRATIVE

Jamie Letterman and Robert Lonsdale, both long time Alaskans and local business owners, are venturing into the new Alaska commercial marijuana industry. The pair will be opening a new marijuana cultivation facility located in Juneau dba North Star Gardens.

As part of Jamie and Robert's commitment to follow state and local regulations, the facility will have an inventory tracking system, maintain health and safety protocols according to industry standards, maintain high level security and video surveillance, provide an employee training program, and follow efficient operating procedures. Storage functions and waste disposal processes will be carried out in the most prudent way allowed by regulation.

Jamie and Robert are both committed to giving back to the community and making Juneau a thriving and vibrant place to live, work, and play. The duo's objective is to provide a compliant, compassionate, and quality-focused environment where employees feel secure and comfortable in their surroundings, respect their community's wishes and input, and provide the unrivaled quality necessary to satisfy the needs of Alaska's adult recreational consumers.

BACKGROUND

The proposed marijuana cultivation facility is located in an existing industrial building. The existing space was previously used for as shop for workspace and tool storage of a construction company.

The application was submitted to the State of Alaska Marijuana Control Board ("MCB") on December 19, 2017 which is still currently under review by the AMCO staff.

ANALYSIS

A Conditional Use Permit is required under CBJ 49.65.1205. Jamie and Robert shall be eligible to obtain a CBJ Marijuana License if the CBJ approves this CUP.

PROJECT SITE

The site is located **at 5310 Commercial Blvd., in suite 2A, Juneau, Alaska 99801**. Access to the facility will be via Commercial Blvd., as shown on the parking lot layout and traffic flow diagram attached as **Exhibit A** of this Conditional Use application. The property is zoned Industrial and the entire building is approximately 5,200 square feet, of which 920 square feet will be utilized as the proposed cultivation facility. Please review **Exhibit B** for the diagram that reflects the minimal changes to the interior of the facility that will house the proposed cultivation license. The proposed use will comply with all state and CBJ requirements for such facilities.

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PROJECT DESIGN

A floor plan of the proposed facility has been attached. North Star Gardens does not intend to make any structural or permanent changes or updates to the interior of the building. The facility will not need much remodeling, the power is sufficient to support this small cultivation, the layout is small enough for minimal non-structural modifications such as non-weight bearing light blocking walls, cameras, and shelves. Please review **Exhibit B** for the diagram that reflects the minimal changes to the interior of the facility that will house the proposed cultivation license. Such changes include but are not limited to the following: building out two internal grow rooms, a small dry rooms, and minor shelving and workspace improvements. There are no structural changes to the facility at all. Other than adding a few exterior cameras on the building – no changes to the exterior will be made to the building.

The meter that serves the suite where the retail and the cultivation co-locate is separately metered and is a separate power source. The current electrical capabilities of the Electrical usage for the proposed cultivation facility is sufficient for this small size grow.

EMPLOYEE'S

Jamie and Robert intend to have 2-3 total employees (of which two will likely be Robert and Jamie, who will also be employees of the retail store) to begin their operation. North Star Gardens intend to employ both an Operations Manager as well as a Cultivation Technician as the nature of the business grows, Jamie and Robert intend to hire additional Cultivation Technician as needed.

Qualified candidates will be hired on a probationary period during which time they will receive training and evaluation specific to their position. Training will include marijuana industry topics; safety precautions and procedures; legal issues; and state, local, and federal regulations. Training will take place throughout the year, as well as when topics arise that need further explanation. Jamie and Robert will personally present or arrange training and education to employees. Within the probationary period, all new employees will be required to meet with Robert and Jamie to learn the company's business approach and to adopt the standard of service. Educational packets will be provided to each cultivation employee to be read and reviewed. The educational packets will discuss relevant cannabinoids in the marijuana plant, strain ratios, marijuana benefits and risks, and general Alaska marijuana law. Packets will also include safety procedures that specifically address the facility's security measures and controls for the prevention of diversion, theft, and loss of marijuana such as emergency response procedures and state and federal statutes regarding confidentiality. As proper safety and security procedures are of the utmost importance to Jamie and Robert, the most up-to-date reading materials will be available to employees at all times. Management will conduct quarterly staff meetings with the purpose of updating all employees on new state and local regulations, assuring that each employee is performing within company procedure, assessing any procedural changes that are needed, and addressing any comments or concerns from the staff. Prior to beginning work, employees will be expected to understand: (1) Alaska laws, regulations, and codes governing the marijuana industry and marijuana establishments; (2) all of the permitting requirements to act as a marijuana handler (including obtaining a Marijuana Handler card from state

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approved course provider prior to commencing employment) and to work in a marijuana establishment; (3)North Star Gardens standards, operational protocol, and best practices with regard to all phases of the cultivation and sale of marijuana; (4) general safety procedures and security protocol; (5) how to think defensively if threatening situations occur, and how to recognize the signs of impairment, drug abuse, and instability in co-workers; (6) in-depth information about our particular strains and marijuana related products; (7) in-depth information on the requirements of each room, task, and system; (8) the general federal, state, and local employment regulations by which North Star Gardens, is governed; and (9) cultivation-specific education. To ensure full coverage for each position, all employees will be cross-trained on the requirements of each job. North Star Gardens, will encourage staff to attend seminars, conferences, and workshops, and Management will maintain a library of resources on marijuana topics, available to employees at all times. The state and local marijuana regulations and laws will be posted in the facility for reference. All new hires will be required to meet with the general manager to go over employment documents, specific tasks, educational materials, facility features, security, position-specific training.

SECURITY

As part of our commitment to the security of our employees, community and overall public safety (as outlined in the Cole Memorandum, 2013), North Star Gardens will abide by CBJ 49.65.1245(a)(2) and will maintain a comprehensive security plan that will focus on ensuring the overall premises, restricted access areas as outlined in 3 AAC 306.710(a) and parking areas are under video surveillance and safe and secure at all times.

North Star Gardens will restrict access to any part of the licensed premises where marijuana is grown, stored, stocked or processed. Each restricted access area will be marked with a sign that says "Restricted Access Area. Visitors Must Be Escorted." Visitors will be limited to not more than five per each authorized employee. Individuals under the age of 21 are not allowed and visitors will show identification as outlined in 3 AAC 306.710, obtain a visitor pass and be escorted at all times.

Video surveillance will maintain a 360' view of the exterior premises and interior of the premises including restricted access areas as outlined in 3 AAC 306.720 (1) and 3 AAC 306.430(d). Cameras will be placed with a full view of the entrance and exit of all interior and exterior doors as well as in restricted access areas to provide a clear view of regular activity without blockage of lighting hoods, fixtures or other equipment in order to be able to identify individuals in the restricted access areas at all times per 3 AAC 306.720(b).

Video surveillance monitors will be located in the restricted access area office and will ensure that the last 40 days are recorded (including time & date) and stored in order to comply with regulatory requirements (3 AAC 306.720(d)(e)). All security records will be accessible to law enforcement, Peace Officers, and staff and/or Director of the Marijuana Control Board as requested.

The North Star Gardens cultivation facility has exterior lighting to help facilitate surveillance, a security alarm system on all exterior doors, and has continuous video monitoring. North Star Gardens will utilize motion detectors to further monitor for unauthorized access. Commercial grade, non-residential door locks are used on all exterior entry points into the licensed premises. In the case of an unauthorized breach of the premises, local law enforcement and the owner/licensee will be notified immediately. North Star

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Gardens will enforce strict policies and procedures to prevent diversion of marijuana, prevent loitering (3 AAC 306.715), and ensure methods are put in place and maintained to ensure that marijuana cannot be observed by the public from outside the facility.

During transport, product will be in a sealed package or locked, safe and secure storage compartment in a transporting vehicle (3 AAC 306.750). North Star Gardens will keep records of all products in the electronic inventory tracking system to ensure overall compliance with state and local laws/regulations.

SCREENING

Pursuant to 49.65.1245(a)(4), North Star Gardens will not have any windows on the building, prohibiting the publics ability to see into the facility and view any marijuana. There is no ability to see into the facility from the public right-of-way. All transportation of marijuana or marijuana products out of the facility will not allow for public viewing of marijuana or marijuana product. Marijuana and marijuana product will be first packaged in a sealed opaque container, that is locked and tamper proof, before exiting the facility and loaded into a transportation vehicle.

ODOR CONTROL

Pursuant to CBJ 49.65.1260, Jamie and Robert will abide by a strict no odor policy that will ensure no odor is detectible by the public from outside the facilities as required by 3 AAC 306.420(a)(2)(F). And 3 AAC 306.430(c)(2). Odor control methods will consist of a number of methods meant to eliminate odors by utilizing methods including sealed containers and air sanitizers throughout the building and when transporting marijuana to/from the premises.

Exhaust air from cultivation operations will be filtered through charcoal prior to exiting the facility. Charcoal filters will be replaced regularly to ensure optimum performance. Should additional odor control be required, an ozone generator may be introduced in the exhaust if charcoal filters are not sufficient to control the smell. Every day, Jamie, Robert or an identified employee will be responsible for walking around the facility to check for the smell of marijuana outside the facility every day.

WASTE DISPOSAL

In accordance with CBJ 49.65.1245(a)(3), North Star Gardens will store, manage and dispose of any solid or liquid waste, including wastewater and other waste determined by the Board in compliance with applicable federal, state and local laws and regulations as outlined in 3 AAC 306.740(a).

North Star Gardens will ensure that health and safety standards are met, and reasonable precautions are taken while storing, managing and disposing of solid or liquid waste as outlined in 3 AAC 306.740.

Waste is defined as marijuana plant waste, including, stalks, leaves, and stems that have not been processed with a solvent, solid marijuana sample plant waste in the possession of a marijuana testing facility and other waste as determined by the Marijuana Control Board.

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Solid Waste

Waste will be weighed using an industrial scale as outlined below and in compliance with 3 AAC 306.745 and logged into the electronic inventory tracking system which will provide the required three (3) day notice to the Board in preparation for rendering it unusable and disposing of it (3 AAC 306.745(b)(1)). After the required three (3) day waiting period and the Board has approved for disposal, waste material will be combined with a compostable or non-compostable product. Marijuana solid waste will be mixed with at least an equal amount of one of the compostable or non-compostable materials. Management will ensure that the final disposal mixture is composed of no more than fifty percent (50%) marijuana waste by volume.

Unusable solid waste will be taken to a solid waste facility or transfer station or incinerator and a record of the final destination will be maintained as part of the business record (3 AAC 306.470(c)(2). Testing samples returned to the cultivation facility after required testing will be disposed of in the same manner as listed above.

In the case of a waste disposal emergency such as pests, molds, accidents or other comparable situations, the solid plant waste will be separated from all other waste and stored in a separate bin until a Marijuana Control Board staff and/or Director authorizes an immediate disposal as outlined in 3 AAC 306.740(c)(1).

TRAFFIC

Due to the proposed use being a commercial cultivation facility, the only traffic generation will consist of employees, and delivery vehicles receiving product from North Star Gardens to deliver to commercial marijuana retail and manufacturing facilities. Traffic to and from the site will consist of employees coming to and from work, supply deliveries into the facility, shipments of product out of the facility, the occasional AMCO Enforcement Officer visits, and any CBJ staff visits/inspections. Jamie and Robert will not be selling any product onsite and anticipates weekly or biweekly reoccurring deliveries/shipments to be made to the facility.

PARKING AND CIRCULATION.

There are seven (7) parking spaces specifically reserved for both the retail (co-located) and the cultivation facility. See **Exhibit A.** There are six other spaces in the parking lot that are not specifically reserved for the proposed retail and cultivation. The traffic flow is shown on **Exhibit A.**

PROPERTY VALUE OR NEIGHBORHOOD HARMONY.

The proposed use is compatible with adjacent properties and fits perfectly into the neighborhoods industrial purpose both in size and design. All of the immediately surrounding properties are zoned as Industrial which is compatible with the proposed property and its proposed use. Nearby properties focus on industrial services and range in size from small buildings to medium/large. Adjacent lots are similarly

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set up with a building, parking area, side yards and storage areas as is seen on the proposed property. Please see attached aerial photo showing existing uses by the proposed facility. **Exhibit C.**

The cultivation facility will not be open to the public and appointments will be set for visitors, vendors, deliveries/transports and other allowable activities between the hours of 8am-6pm, Monday through Sunday. Since the proposed use operates on limited business hours it is not overextending its presence with adjacent properties and it will not be open to the public which will help to minimize any impact in the surrounding area.

NOISE

The proposed use will have limited noise compared to adjacent properties. North Star Gardens does not anticipate any noise to come from the cultivation facility, and if any noise is to be produced it will be comparable to surrounding industrial land uses.

HABITAT

No habitat regulated by CBJ Title 49 is affected by this proposal.

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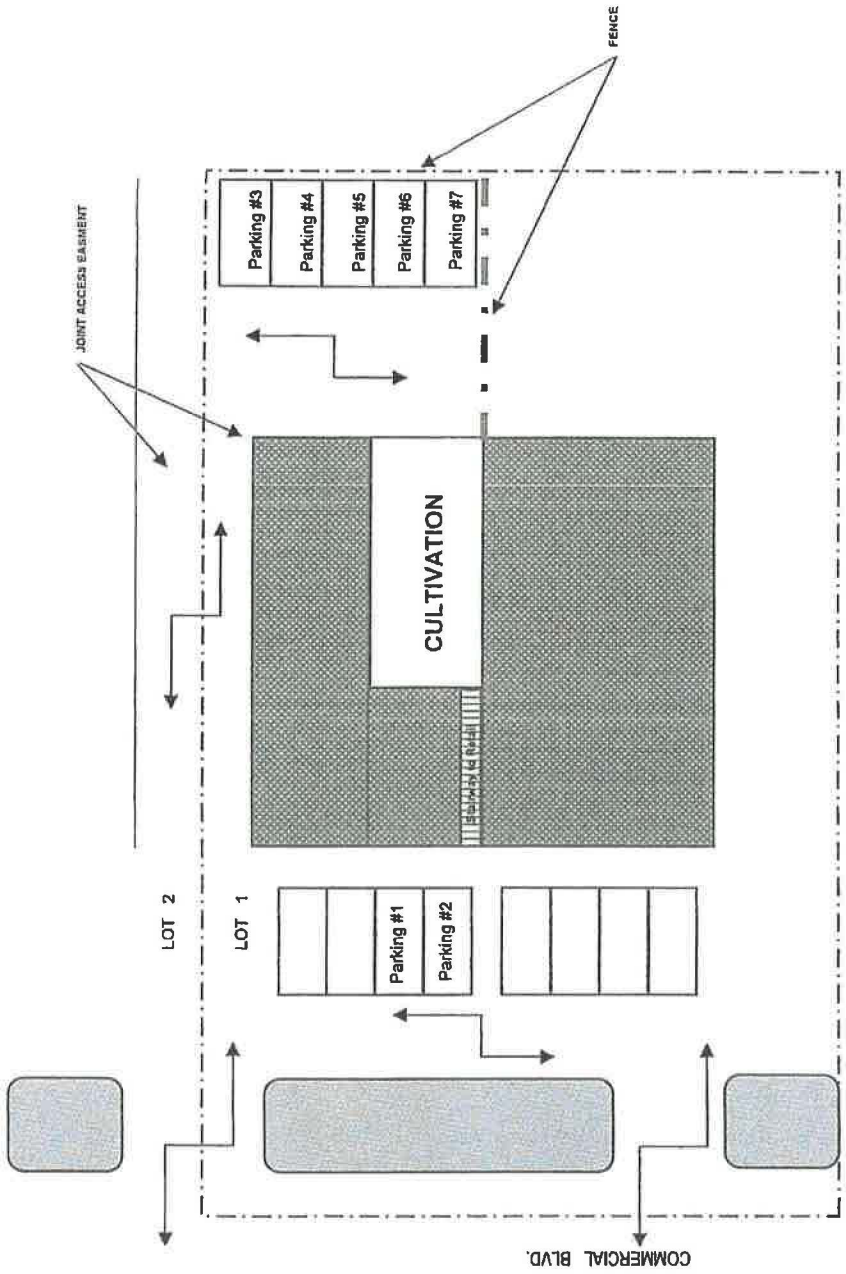
Floor, security, and lighting plans are on file with CDD.



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Attachment C - Parking

JENSEN YORBA LOTT, Inc.
522 WEST 10th STREET
JUNEAU, AK 99801

CODE SUMMARY

NORTH STAR GARDENS MARIJUANA CULTIVATION and
5310 Commercial Blvd, Suite 2A
CLOUD 9 MARIJUANA RETAIL
5310 Commercial Blvd, Suite 2B

CODE EDITION: 2012 INTERNATIONAL BUILDING CODE AS ADOPTED BY (

OCCUPANCY:	GROUP	AREA	# OCC	EXITS
FIRST FLOOR				
CLEANING BUSINESS*	B	1300 SF	13	1
NORTH STAR CULTIVATION	F1	920 SF	9	1
MINING SUPPLY BUSINESS*	B	2600 SF	26	1
SUBTOTAL		4820 SF	48	1
SECOND FLOOR		SF		
CLOUD 9 MARIJUANA RETAIL	X	450 SF	8	1
SUBTOTAL		450 SF	8	1
TOTAL		5270	56	

* EXISTING BUSINESSES

TYPE OF CONSTRUCTION: VB - SPRINKLERED

BUILDING HEIGHT:
ACTUAL OF BUILDING: 23 FT
ALLOWABLE HEIGHT: 60 FT

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SITE DESCRIPTION:	FIRE SEPARATION	FIRE RATING
NORTH SIDE	45' TO 60' ROW	0 HOURS
EAST SIDE	10' TO PROP LINE	0 HOURS
SOUTH SIDE	55' TO PROP LINE	0 HOURS
WEST SIDE	10' TO PROP LINE	0 HOURS

PERIMETER FRONTING ON PUBLIC WAY OR OPEN SPACE: 80'

WEIGHTED AVERAGE WIDTH OF FRONTAGE: 105'

ALLOWABLE AREA INCREASE DUE TO FRONTAGE: 5.17%

Attachment D - Building Description

ALLOWABLE AREA	AREA	ALLOWED	RATIO	STATUS
FIRST FLOOR	1300 SF	25940 SF	0.050116	OK
CLEANING BUSINESS*	920 SF	25940 SF	0.035466	OK
NORTH STAR CULTIVATION	2600 SF	25940 SF	0.100231	OK
MINING SUPPLY BUSINESS*	4820 SF	77820 SF	0.061938	OK
SUBTOTAL				
SECOND FLOOR				
CLOUD 9 MARIJUANA RETAIL	450 SF	25940 SF	0.017348	OK
SUBTOTAL	450 SF	25940 SF	0.017348	OK
TOTAL	5270 SF	103760	0.05079	OK

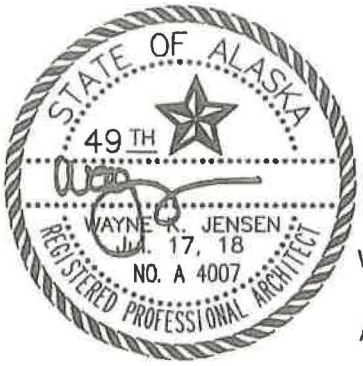
OCCUPANCY SEPARATIONS: NONE

ZONING REQUIREMENTS:

ZONING DISTRICT: INDUSTRIAL (I)

SETBACKS: NOT APPLICABLE-EXISTING BUILDING

PARKING:	AREA	RATIO	TOTAL
CLEANING BUSINESS*	1300	0.003	4
NORTH STAR CULTIVATION	920	0.003	3
MINING SUPPLY BUSINESS*	2600	0.003	8
CLOUD 9 MARIJUANA RETAIL	450	0.003	1
TOTAL			16



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Wayne Jensen
Architect
Alaska A-4007

exterior lighting

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Hi-Lite 8" To 16" Emblem Shade (Black Finish, shown with goose neck)

Hi-Lite 8" To 16" Emblem Shade (Black Finish, shown with goose neck)

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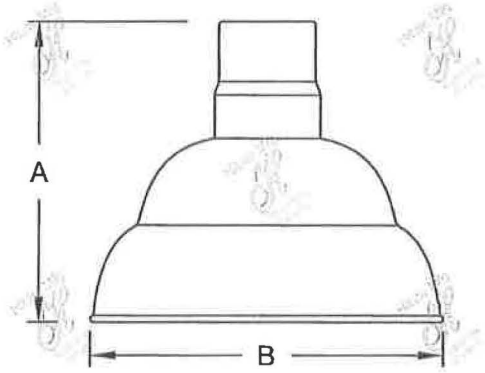
HI-LITE MFG. CO., INC.
13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Fax: (909) 465-0907

Job Name:

Type:

Quantity:

Emblem Shade Collection



Item Number	Height (A)	Width (B)
H-EMC-8	8"	8"
H-EMC-10	9"	10"
H-EMC-12	12"	12"
H-EMC-16	12"	16"

Fixture No.	Fixture Color	Mounting	Mounting Color	Optional Accessories	Accessory Color	Wattage/ Lamp options	Ballast	Voltage
H-EMC-8 **H-EMC-10** **H-EMC-12** **H-EMC-16**	Standard (1) **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) **BK01, GN20.** Upgraded Finishes. **29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.** For finish specs see pages 344-348.	Mounting Options **1/2"** **3/4"** Cord Options (2) **CB8** (8' Blk Cord) **CW8** (8' Wht Cord) **CG8** (8' Gray Mesh Cord) Custom Cord Options (2) **CB___** (Black) **CW___** (White) **CG___** (Gray Mesh) Specify length. Stem Options (Stem 1/2") **___ST** Specify length and canopy. **HSC** (Canopy) **SMC** (Canopy) Flush Mount Options **FHSC** **FSMC** Arm Options **B-1** **HL-K** **HL-A** **HL-U** **HL-H** **P-1** **HL-C** **P-3** **HL-D** For all arms and specs see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	**CGU** (Cast guard & glass) **LCGU** (Large cast guard & glass) **WGU** (Wire guard & glass) **LWGU** (Large wire guard & glass) **ARN** (Acorn globe) **LARN** (Large acorn globe) **WGR** (Wire guard) **SK** (Swivel knuckle) **FX** (Flexible tubing for cord mounted fixtures only) For specs and glass color see pages 321-344.	Standard **91** (Black) **93** (White) **95** (Dk. Grn) **96** (Galv.) **BR47** (Rust) For all finishes see pages 344-348.	Incandescent (Fixture is standard 200W. Do not specify.) CFL (3) (Compact Fluorescent) **13/CFL** **18/CFL** **26/32/42/CFL** **26/CFL** **32/CFL** **42/CFL** **57/CFL** **DMB** (Dimmable Ballast for CFL. Add to Part No.) HID (3) (High Intensity Discharge) MH (3) (Metal Halide) **35/MH** **50/MH** **70/MH** **100/MH** **150/MH** **175/MH** HPS (3) (High Pressure Sodium) **50/HPS** **70/HPS** **100/HPS** **150/HPS** LED **20W** **30W**	Ballast option not available for INC. **RB** (4) (Remote) **BCM** (Canopy Mount) **PLB** (5) (Postline) For specs see pages 341-343. LED See specifications for complete part number.	Incandescent (Fixture is standard 120V. Do not specify.) CFL **M** (Multi 120/277V) HID RB and BCM **M** (Multi 120/208/240/277V) PLB **1** (120V) **2** (277V) LED See specifications for complete part number.

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AUG 2 0 2018
PERMIT CENTER

H-EMC-10	-	91	/	1/2"	-	91	/	CGU-CLR	-	91	/	13/CFL	-	BCM	-	M

ORDER EXAMPLE
(USE THIS FORMAT TO PLACE ORDER)

Notes:

(1) For interior finish of fixture refer to color chart on pages 344-348.

(2) Cord Mounting wattage not to exceed 100 for HID.
Gray Mesh Cord not available for HID.

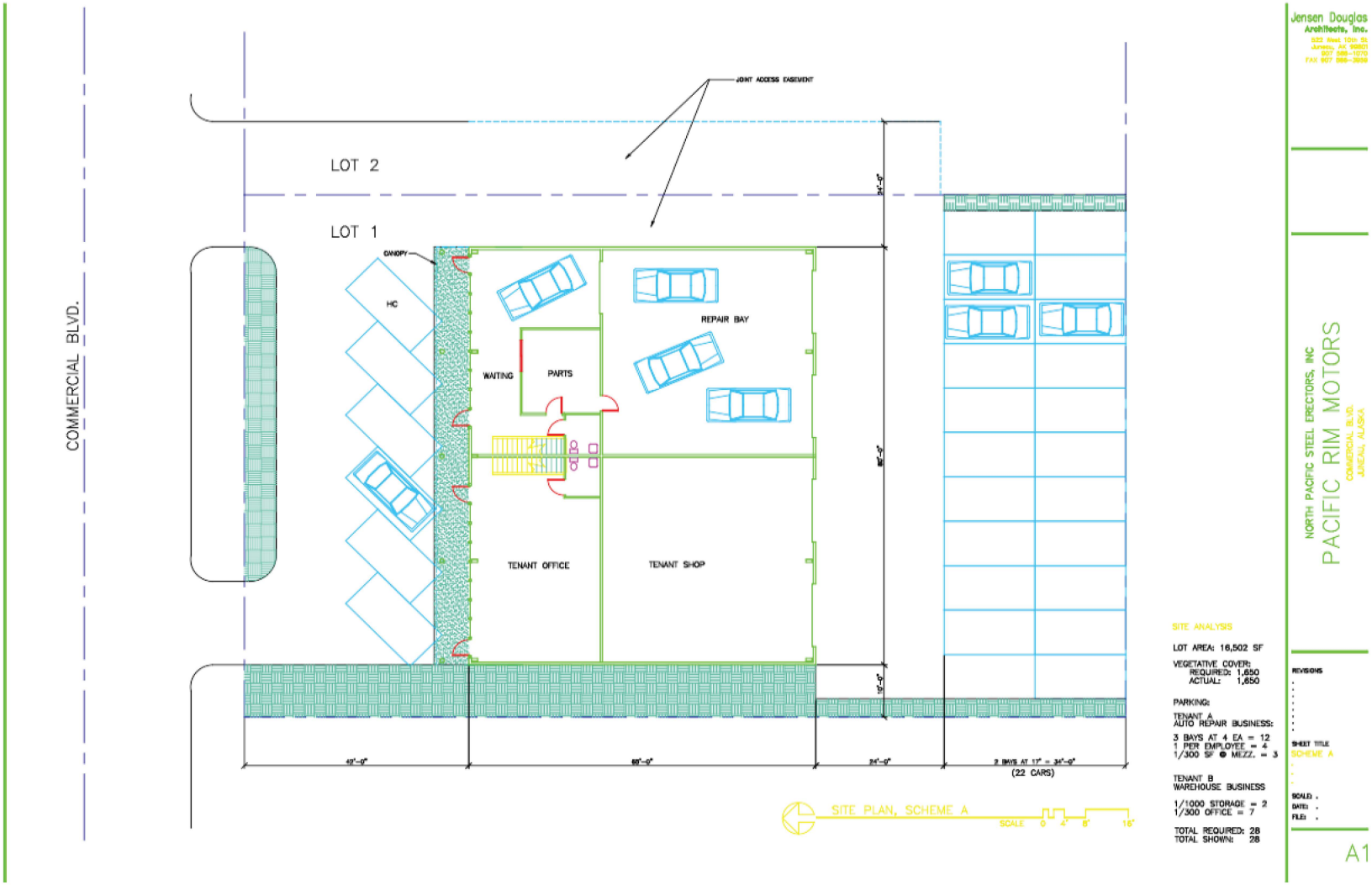
(3) Requires Globe Option. (See pages 339-341 for Globe Options)
Max Wattages for CGU and WGU are
100W INC, 32W CFL and 100W HID.
Max Wattages for ARN, LARN, LWGU and LCGU are
200W INC, 42W CFL and 175W HID.

(4) (RB) Remote Ballast not available for Fluorescent Lamping.

(5) (PLB) Post Line Ballast must specify 120V or 277V.
(PLB) 50W MH requires a 3" dia. pole.
(PLB) 70W and 100W MH require a 4" dia. pole.
(PLB) 50W, 70W, 100W and 150W HPS require a 3" dia. pole.

Suitable for wet location.
(Except when cord mounted)

A1.DWG



AUTODESK VIEWER

Attachment F - Vegetation Plan

From: Robin Potter
To: Amy Liu
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation
Date: Tuesday, September 25, 2018 11:47:42 AM
Attachments: image003.png
image004.png

I don't foresee this project having any adverse effect on neighboring properties. The zoning is appropriate and the project appears to meet the CBJ regulations for use as this type of facility.
I do anticipate a saturation point at some time regarding the quantity of local cultivation facilities which may result in more competition and lower profit margins. This could impact leasing income rates.

Robin Potter ACAA V
Assessor, Finance Department
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
907.586.0333
http://www.juneau.org/financeftp/assessor_main.php

From: Amy Liu
Sent: Tuesday, September 25, 2018 11:33 AM
To: Robin Potter
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation

Robin,

Yes, sorry about that. Here they are!

From: Robin Potter
Sent: Tuesday, September 25, 2018 11:32 AM
To: Amy Liu
Subject: RE: Review Conditional Use Permit for Marijuana Retail/Cultivation

Amy,

Were there supposed to be attachments to review?

Robin Potter ACAA V
Assessor, Finance Department
City & Borough of Juneau
155 S. Seward Street
Juneau, AK 99801
907.586.0333
http://www.juneau.org/financeftp/assessor_main.php

From: Amy Liu
Sent: Tuesday, September 25, 2018 8:56 AM
To: Robin Potter
Subject: Review Conditional Use Permit for Marijuana Retail/Cultivation

Good morning,

I would like to know how the following proposed development will affect neighboring property values. Development includes marijuana retail and cultivation at 5310 Commercial Blvd. Both facilities will be in the same building. Details are described in the attached applications. Let me know if you have questions.

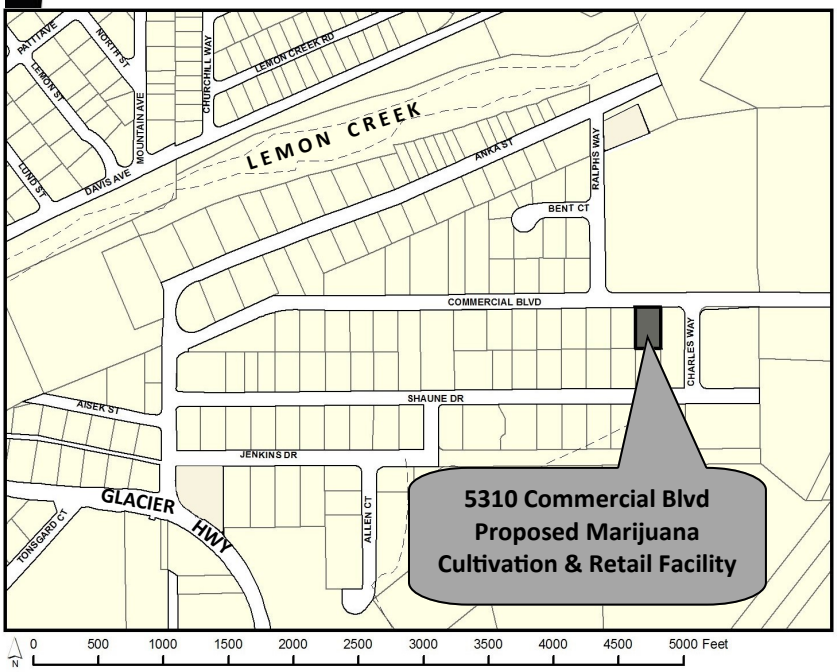
Please let me know your comments by October 3. Thank you!

Amy Liu | Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0764

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **2 Conditional Use Permits** for **marijuana cultivation and retail** to be located at **5310 Commercial Blvd** in an **Industrial zone.**

TIMELINE

Staff Report expected to be posted **Monday, October 15,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through October 1, 2018

Comments received during this period will be sent to the Planner, **Amy Liu**, to be included in the staff report.

October 2 through 12 noon, October 19

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, October 23, 2018

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

October 24

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed September 21, 2018

Case Nos.: USE2018 0013; USE2018 0014
Parcel No.: 5B1201410091
CBJ Parcel Viewer: http://epv.juneau.org

USE2018-0013, USE2018-0014
Conditional Use Permit For Marijuana Retail and Marijuana Cultivation

CBJ Planning Commission Presentation

October 23, 2018

Amy Liu

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Vicinity Map

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Site Zoning

Meets Industrial zone dimensional and design requirements

- The lot is 16,502 square feet; the minimum lot size is 2,000 square feet.
- Lot exceeds both the minimum lot width and depth.
- According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line , 9 feet from the west side lot line, and 3 feet from the east side lot line.
- Building is 23 feet high.

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Proposal

The applicant requests a Conditional Use Permit for the development of a marijuana retail facility (USE18-13) and marijuana cultivation facility (USE18-14)

- Retail facility is located on the second floor
- Cultivation will be on the first floor.

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Background

- The lot was created in 1996 through SUB-MS96-42, a subdivision of Tract G into 4 new lots.
- The building was permitted and constructed in the same year. The space was previously used as a warehouse, auto repair business, and office space.
- The building is currently occupied by a cleaning business and mining supply business on the first floor.

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Comments

- No comments from the public were received.
- No comments were received from CBJ Building, Engineering, and Fire departments.

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Site Description

Subject lot meets all current dimensional standards for the zoning district

- Lot is 16,502 square feet; the minimum lot size is 2,000 square feet. Subject lot exceeds both the minimum lot width and depth
- Required setbacks are 10 feet from the front and rear lot lines and zero from the side lot lines. According to CBJ Parcel Viewer, the subject building is setback approximately 42 feet from the front lot line, 42 feet from the rear lot line, 9 feet from the west side lot line, and 3 feet from the east side lot line.
- Maximum building height in the Industrial zone is 60 feet and this buildings 23 feet high

Location of the proposed marijuana retail facility meets State distance requirements from schools, recreation or youth centers, buildings in which religious services are regularly conducted, and correctional facilities.

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Project Design

Exterior of the building will be unchanged. Higher level security doors, locks, and exterior video surveillance cameras will be installed.

Total area of the retail facility is 360 square feet.

- Minor modifications include cabinets, display cases, security cameras, and alarm systems.

Total area of the cultivation facility is 450 square feet.

- Minor modifications include shelves, security cameras, alarm systems, and non-weight bearing partitions.

5-7 employees for the full operation of both the marijuana retail and cultivation.

- 3-4 employees for the retail
- 2-3 employees for the cultivation

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Security

Cameras will capture all exterior and interior doors, parking lot, restricted areas, and any area where marijuana will be stored.

- Recording will be continuous, kept for the most recent 40 days, and include time and date stamps.
- Commercial grade door locks will be installed at all exterior entry points into the license's premises. Each window and exterior door will be connected to an alarm system.

The facility will restrict access to any space where marijuana is stored, stocked, packaged, or displayed.

- Each entrance to restricted areas will be denoted with a sign that states, "Restricted Access Area. Visitor Must Be Escorted".
- Visitation will limited to no more than five individuals per employee.
- Individuals under the age of 21 are prohibited, and visitors will be prompted to show identification that will be recorded by staff.

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Ventilation, Filtration, and Odor

Retail

- Marijuana will be in sealed containers and air sanitizer will be used when transporting products to and from the facility.

Cultivation

- Applicants plan to prevent odor being detectable from outside premises, as required in CBJ 49.65.1260 and 3 AAC 306.420(a)(2)(F)
- Exhaust air from cultivation operations will be filtered through charcoal prior to being released outside.
- Applicants may use an ozone generator if charcoal is insufficient for controlling odor. Staff will check outside odor daily.
- The HVAC system will be reviewed as part of the required Building Permit process.

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Waste Disposal

Retail

- Products will be pre-packaged before arriving at the retail store. Any marijuana waste will be returned to the supplying cultivation facility for disposal according to State regulations.

Cultivation

- Owners will ensure that discarded roots, stalks, leaves, stems, wastewater, and other waste determined by the Marijuana Compliance Board will be stored and disposed in accordance with 3 AAC 306.740.
- Waste will be weighed and recorded in an electronic inventory to provide the required three day notice of the Marijuana Control Board in preparation for rendering marijuana unusable.
- After three days have passed, waste will be consolidated with an equal or greater amount of compostable or non-compostable product.

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Screening

Retail

- CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The retail facility will have perforated decals across all windows to prevent outside public from seeing the interior of the facility, as required by CBJ 49.5.1245(a)(4). The facility's second story location also reduces visibility from the right-of-way.

Cultivation

- CBJ 49.65.1245(a)(4) prohibits marijuana product being visible to the public from the right-of-way. The cultivation facility will not have any windows. Marijuana entering or exiting the facility will be packaged in opaque, tamper proof containers.

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Traffic

Traffic to and from the site will consist of customers, employees, and supply delivery.

- The applicant anticipates a total of 5-7 employees for the full operation of marijuana retail and cultivation.
- Traffic generated by cultivation consists of employees coming to and from the site, supply deliveries, product being shipped out of the facility, and occasional mandatory inspections.

CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 average trips in a day. The expected traffic generated is considerably less than typical uses in the Industrial zoning district.

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Parking and Circulation

The existing onsite parking meets the requirements of all the existing uses and the two proposed marijuana businesses.

- The parking plan for the entire site shows a total of 13 parking spaces. A total of five parking spaces are needed for the existing uses on site.
- One ADA space is required for the site. Applicants added one ADA space on site.

Use	Use parking space requirement	Size of use (sf)	Parking spaces required
Marijuana retail	1 per 300 sf	386	2
Marijuana cultivation	1 per 1,000 sf	450	1
Mining supply	1 per 1,000 sf	4,820	4
Cleaning business	1 per 1,000 sf	920	1
Total			10

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Public Health and Safety

In addition to security and surveillance measures, applicants plan to train staff to ensure that regulations and best practices are followed.

- Hiring begins with working under a probationary period and training. The latter covers federal, state, and local regulations, safety, marijuana handling, customer care, and emergency response.
- The proposed facility will be restricted to employees with a State issued marijuana-handler's permit, persons with official documentation, or to visitors with a visitor's pass.
- An ID badge will be worn by all on site.

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Property Value and Neighborhood Harmony

The area is zoned Industrial and the proposed use is in keeping with permitted activities in this district and with surrounding land uses.

The Assessor's Office does not foresee USE2018-0013 or USE2018-0014 having any adverse effect on neighboring properties.

- The Assessor expressed concern for businesses collectively reaching a saturation point, which could result in more competition and lower profit margins, and impact leasing income rates.

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Conformity With Adopted Plans

The subject site is located in Subarea 5 of the 2013 Comprehensive Plan and has a land use designation of Light Industrial (LI). The proposed marijuana cultivation facility is a similar type of use and less intensive than LI uses.

The proposed facility would provide for a diverse economy and encourage entrepreneurship within Juneau. The project has been found consistent with the 2013 Juneau Comprehensive Plan, as discussed below.

POLICY 5.1. TO DEVELOP AND SUSTAIN A DIVERSE ECONOMY, PROVIDING OPPORTUNITIES FOR EMPLOYMENT FOR ALL RESIDENTS.

POLICY 5.18. TO ENCOURAGE AND SUPPORT ENTREPRENEURSHIP AND INNOVATION IN THE ECONOMY OF JUNEAU AND SOUTHEAST ALASKA.

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Staff's Findings

1. Staff finds the application contains the information necessary to conduct full review of the proposed operations.

2. The requested permit is appropriate according to the Table of Permissible Uses. The use is listed at CBJ 49.25.300, Section 2.300 for the Mixed Use zoning district.

3. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the June 1, 2018, and June 11, 2018 issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way. Further, the proposal, with conditions, has been found to meet the requirements of CBJ 49.65.1245 related to marijuana retail.

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Staff's Findings

4. With the recommended conditions, the subsequent building permit review process, and CBJ License process, the public health and safety will not be materially endangered.

5. With the recommended conditions, the approval of the subject permit will not be out of harmony with property in the neighboring area.

6. The proposal is consistent with the policies and land use designation of the Comprehensive Plan and the Juneau Economic Development Plan and complies with the Land Use Code, Title 49.

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Staff's Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permits (USE18-13 and USE18-14).

The permit s would allow the development and operation of a marijuana retail business and marijuana cultivation respectively.

The approval is subject to the following conditions:

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Staff's Recommendation

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.
   *Applicants emailed picture of ADA painted space on 10/19

2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.

3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to operating. If the director determines there are substantive inconsistencies between the state license application and the conditional use permit application, the commission shall review the development for consistency with this title.

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Staff's Recommendation

4. Conditional use permits issued to marijuana establishments under this chapter shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title. If an appeal challenging the amendments to a conditional use permit is filed, the new conditions shall be stayed and the existing permit shall govern the operations of the marijuana establishment until the conclusion of the appeal. The scope of review on appeal is restricted solely to the amended conditions.

PC brought to staff's attention that this should be reworded to follow more standardized language. As such, staff recommends the following:

The Conditional Use Permit shall be reviewed by the commission every five years from the date of issuance.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Planning Commission

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

PLANNING COMMISSION
NOTICE OF DECISION

Date: October 26, 2018
File No.: USE2018 0014

Jamie Letterman
8513 Mendenhall Loop Road
Juneau, AK 99801

Proposal: A Conditional Use Permit for a marijuana cultivation facility

Property Address: 5310 Commercial Blvd

Legal Description: Williams Lot 1

Parcel Code No.: 5B1201410091

Hearing Date: October 23, 2018

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 11, 2018, and approved the marijuana cultivation facility to be conducted as described in the project description and project drawings submitted with the application and with the following modified conditions:

1. One ADA space total is provided on site. CBJ-approved signage shall be posted for the accessible parking space prior to commencement of the proposed use.

2. The vegetative cover areas shown on the plans submitted shall be maintained with live vegetative cover.

3. The applicant must submit a complete copy of the applicant's approved state license application to the department for review prior to issuance of CBJ marijuana license.

Attachments: October 11, 2018, memorandum from Amy Liu, Community Development, to the CBJ Planning Commission regarding USE2018 0014.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

Effective Date: The permit is effective upon approval by the Commission, October 23, 2018.

Expiration Date: The permit will expire 18 months after the effective date, or April 23, 2020. If no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Conditional use permits issued to marijuana establishments under CBJ chapter 49.65.1245(e) shall be subject to review by the commission every five years from the date of issuance. Such review shall be subject to CBJ 49.15.330 except that the commission may only amend or add conditions if necessary to ensure compliance with this title.

Project Planner:

Amy Liu, Planner
Community Development Department

Paul Voelckers, Acting Chair
Planning Commission

Filed With Municipal Clerk

10-30-2018
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. 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.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

Date: October 12, 2018

TO: Benjamin Haight, Planning Commission Chair

FROM: Laura A. Boyce, AICP, Senior Planner

CASE NO.: AME2018 0007

RE: *Blueprint Downtown* Steering Committee Recommendations

Attachment A – Applicant Summary Matrix
Attachment B – Steering Committee Applications
Attachment C – Area Plan Guidelines

Blueprint Downtown is Juneau's downtown area planning effort. The *Blueprint* approach differs from other area plans because many plans have already been undertaken for downtown Juneau since the 1980s. What is missing is a cohesive vision for the downtown area. Consultants have been hired to conduct extensive public outreach to determine that vision. The resulting *Blueprint Downtown* plan will incorporate the vision and the work from the existing plans into an action-oriented strategy that will enhance downtown, leverage assets, create place-making opportunities, and update zoning. A steering committee of volunteers will help CBJ staff through the plan development process.

The Community Development Department along with the consultants, MRV Architects, Barb Sheinberg of Sheinberg and Associates, and Pat Race with Lucid Reverie, hosted the *Blueprint Downtown* kick-off meeting on August 30, 2018. The meeting, held at the Juneau Arts & Culture Center, included more than 120 people. Attendees shared their visions for downtown Juneau over the next twenty years. At that meeting and through ongoing outreach efforts, staff notified the public that steering committee applications were being sought.

The Community Development Department received a total of 24 applications, all from well-qualified applicants. Pursuant to the area plan guidelines created in 2016 (see Attachment C); the steering committee may consist of up to 11 members, depending on the planning initiative. Because the downtown Juneau area and its issues are so expansive and diverse, we recommend a steering committee of 13 members. These recommended members, included below, offer a broad and comprehensive area of knowledge, expertise, and interests that we think would best align with the emerging issues and topics for downtown Juneau. These emerging issues and topics come from the surveys collected to date and the information from the August 30th kick-off meeting. These issues include tourism, safety, housing, recreation, sustainability, historic and cultural preservation, neighborhood character and identity, traffic, homelessness, and downtown revitalization, to name a few.

Collectively, the thirteen people recommended below work, live, own businesses downtown, represent organizations that have downtown interests, and themselves have interests in downtown issues. They are able

to commit the time to meet. The applications are provided in Attachment B. Key information about each applicant, as represented in their application, is compiled in a summary matrix in Attachment A.

Staff recommends that the Planning Commission appoint the following 13 applicants to the *Blueprint Downtown* Steering Committee listed below:

1. Betsy Brenneman
2. Kirby Day
3. Daniel Glidmann
4. Michael Heumann
5. Wayne Jensen
6. Laura Martinson
7. Lily Otsea (Youth Representative)
8. Karena Perry
9. Jill Ramiel
10. Meilani Schivens
11. Patricia (Patty) Ware
12. Christine Woll
13. Ricardo Worl

Although not everyone can be on the steering committee, CDD encourages all those interested to attend the public meetings and steering committee meetings to stay involved and be an active part of the process. The next Blueprint Downtown public meeting is scheduled for October 30, 2018.

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

BLUEPRINT DOWNTOWN STEERING COMMITTEE APPLICANTS – *UPDATED October 12, 2018*

Note: The information in this matrix has been taken directly from the information represented by the applicants in their applications. Please see individual applications for more details.

		BASIS FOR QUALIFICATION						OTHER INFORMATION					
	Applicant	**Property Owner within Downtown Juneau**	**Business Owner within Downtown Juneau**	**Tenant/Resident within Downtown Juneau**	**Youth Representative (16 to 24 years old)**	**Employee within Downtown Juneau**	**Other Community Representative**	**Location of Employment**	**Community Organizations You Are a Member Of**	**Commercial/ Business Interests You Have in the Area**	**Personal/ Recreational Interests You Have in the Area**	**Are There Other Interests or Concerns you will be representing during this planning process?**	**Statements Supporting Application**
1	**Christine Woll**			X (527 Nelson Street)		X (The Nature Conservancy)	X (JCOS)	The Nature Conservancy, 416 Harris St.	Juneau Commission on Sustainability (commissioner), The Nature Conservancy (employee), The Sustainable Southeast Partnership (steering committee)				I am interested in representing the Juneau Commission on Sustainability's interests and perspectives as part of this planning process. I also hope to leverage my experience in bringing resources to triple-bottom line sustainability planning as an employee with The Nature Conservancy and a steering committee member of the Sustainable Southeast Partnership. I also will bring my perspectives as a downtown resident and downtown employee.
2	**Jill Ramiel**	X (120 2nd St.)	X (Silver Bow Inn)	X (526 Seward St.)				Silverbow Inn	DBA, Gastineau Rotary	Silverbow Inn	I just bought another piece of property downtown	I'd like to make sure the work the city asked us to do with the Main St. America program is incorporated into this process.	I have already volunteered hundreds of hours working on this issue.
3	**Laura Martinson**					X (Caribou Crossings, 387 S. Franklin)		Caribou Crossings	DBA, Travel Juneau	Tourism (Caribou Crossings & Alaska Coach Tours)	As a lifelong resident of Juneau, I have a genuine interest in our downtown … I spend most of my days here on S. Franklin Street … working or enjoying with my family.		I began working in the tourism industry in 1999 as a high school student. I have worked here in downtown Juneau since then – every single summer while getting my business degrees – and then year round for the last ten years. I have watched our community grow and evolve from the center of it all – and would love the opportunity to be a part of the process.
4	**Chris Peloso**	X (533 Main Street)	X (Law Offices of Chris Peloso)					Self-employed	Board of Directors, Juneau International Airport				Attorney with experience in commercial law, tax law, environmental law
5	**Suzanne Curtin**			X (326 4th Street, Mendenhall Towers)					I came to Alaska as a Jesuit volunteer. Currently I am a member of DIG, Holiday POPS, Gospel Choir, former SLAM board member		Music, especially singing. Was in the 2017 King Island production.	This steering committee will be my first priority. (see next question)	I am a retired high school teacher and school social worker with 10 years' experience with disabled peoples. I worked with American Indians and Native Alaskans for 6 years. I minored in art history in college and have a passion for city planning, architecture, and social planning. I am also passionate about alleviating homelessness. I have a really interesting idea for a downtown shuttle I'd like to share.
6	**Karena Perry**		X (K-M Perry Photos, Mastery Edge, 326 4th Street)	X (326 4th Street)				Self-employed - home	49 Writers, Strategies for Trauma and Resiliency, Tlingit Language Group	Professional writer, photographer, business consultant	Writer, photographer, hiking, traveling, hockey, snowshoeing	Homeless advocate, Tlingit language revitalization	
7	**Patricia Hickok ***	X (285 & 369 S. Franklin St.)	X (Hickok's Trading & Hickok's Rentals, 285 S. Franklin)	X (Ewing Way)		X (285 S. Franklin St.)		Self-employed – Auke Bay and downtown	Crime Line Board, DIG, DBA	2 commercial buildings, 1 duplex, retail store, residence	Live downtown	Crime and parking	

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

BLUEPRINT DOWNTOWN STEERING COMMITTEE APPLICANTS – *UPDATED October 12, 2018*

Note: The information in this matrix has been taken directly from the information represented by the applicants in their applications. Please see individual applications for more details.

		BASIS FOR QUALIFICATION						OTHER INFORMATION					
	Applicant	**Property Owner within Downtown Juneau**	**Business Owner within Downtown Juneau**	**Tenant/Resident within Downtown Juneau**	**Youth Representative (16 to 24 years old)**	**Employee within Downtown Juneau**	**Other Community Representative**	**Location of Employment**	**Community Organizations You Are a Member Of**	**Commercial/ Business Interests You Have in the Area**	**Personal/ Recreational Interests You Have in the Area**	**Are There Other Interests or Concerns you will be representing during this planning process?**	**Statements Supporting Application**
8	**Patricia (Patty) Ware ****	X (800 F Street)		X (800 F Street)				N/A, Retired	KTOO Community Advisory Board Member, JAHC Member, Cathedral of the Nativity Catholic Church, Juneau Interfaith Council	N/A	Living in the Willoughby District (Parkshore) I walk into town 2-3 times a day, both for exercise and to frequent local businesses, the library, and downtown eateries. In summer, I am a frequent (informal) "dockside guide" to tourists seeking directions or recommendations.	No	I've lived in downtown Juneau for most of my 29 years in Juneau and am very invested in our downtown remaining walkable, vibrant and livable year-round. As someone not working a day job, I'd like to be able to contribute my dedication to Juneau and my good communication skills to benefit this process. Thank you for your consideration. P.S. I have also participated in several of the D.I.G. meetings as an interested citizen.
9	**Dana Herndon**			X (404 1st Ave., Unit 4)		X (612 W. Willoughby St./JEDC)	X (Downtown Business Association)	Juneau Economic Development Council			Live + play + recreate	DBA + JEDC	
10	**Lily Otsea**	X (family owns property – 215 and 223 Gastineau Ave.)		X (215 Gastineau Ave.)	X (JDHS High School Student)			Student – JDHS	In school: student council, National Honor Society, cross country team, soccer team, Juneau Nordic Ski team		Running and being outdoors in the downtown area, dining, shopping, movies, art and culture events/performances	I believe that I could give a good representation of youth in our town and what will benefit them.	I have grown up in downtown Juneau and have been able to experience all the aspects of it, from schools to parks to community events and much more. I have interests with many different groups in and out of schools and would be able to bring those voices to the table.
11	**Kristin Cox**						X (Target of my work is to improve policies for healthy downtown community.)	JAMHI Health + Wellness, Salmon Creek Campus	JAMHI, NCADD, DIG, Juneau Clean Air Coalition, Juneau Opioid Workgroup, Litter Free		I live in West Juneau and frequent downtown. I have a 15 yr. old daughter who frequents downtown.	I previously lived and worked downtown for 20 yrs. I'm familiar with the issues. I want a vibrant, healthy community for myself and my child.	I love Juneau. I moved here 24 years ago as an Americorps volunteer and chose to stay. Downtown has changed a lot during that time. I ran a small business downtown for a decade. I have lived downtown. I have always been involved in improvement efforts. I want downtown to be a healthy, safe, vibrant, year-round community. Juneau is my daughter's home-town.
12	**Daniel Glidman**	X (Commercial Property, W 7th Street)				X (Goldstein Improvement Co., 130 Seward St.)		Goldstein Improvement Company		Commercial property near Foodland Center			I have worked in downtown Juneau for the past 42 years, retail for 10, property management for 32. It may be time for me to share some history and experience for my home's future.

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

BLUEPRINT DOWNTOWN STEERING COMMITTEE APPLICANTS – *UPDATED October 12, 2018*

Note: The information in this matrix has been taken directly from the information represented by the applicants in their applications. Please see individual applications for more details.

		BASIS FOR QUALIFICATION						OTHER INFORMATION					
	Applicant	**Property Owner within Downtown Juneau**	**Business Owner within Downtown Juneau**	**Tenant/Resident within Downtown Juneau**	**Youth Representative (16 to 24 years old)**	**Employee within Downtown Juneau**	**Other Community Representative**	**Location of Employment**	**Community Organizations You Are a Member Of**	**Commercial/ Business Interests You Have in the Area**	**Personal/ Recreational Interests You Have in the Area**	**Are There Other Interests or Concerns you will be representing during this planning process?**	**Statements Supporting Application**
13	**Ricardo Worl**		X (Trickster Company, 224 Front St.)	X (224 Front St./Trickster Co.)				224 Front Street	Big Brothers Big Sisters Local Advisory Council, St. Vincent De Paul Board Member, Spruce Root Loan Committee, Kootznoowoo Permanent Fund Settlement Trust Board	Trickster Company	Skiing, running, boating, biking, hiking		I would like to see downtown Juneau evolve into something meaningful, modern and reflective of the wide diversity of our community and state. Juneau is the capital of an oil-wealthy state yet we lack character and stature of our success.
14	**Frances Houston**						X						
15	**Shannon Crossley**					X (126 Seward St./North Wind Architects)	X (Historic Resources Advisory Committee member)	NorthWind Architects LLC	HRAC			Historic preservation, walkable local planning, green space	I am a designer and preservationist, so my interest is in how we adapt to maintain relevance and maintain the historic fabric at the same time.
16	**Wayne Jensen**	X (West 10th Street)	X (Jensen Yorba Lott, Inc.)					522 W. 10th Street	Juneau Rotary, Juneau Chamber of Commerce, Alaska Committee, Gastineau Channel Historical Society	Principal – Jensen Yorba Lott, Inc. Architects	Hiking, fishing, Treadwell Mine Historic Society		
17	**William Andrews**	X						Downtown Juneau Sealaska Plaza	Community Council Juneau Tlingit and Haida	Management of Sealaska Property	Softball, basketball, youth sports, fishing, hunting, boating, hiking	Parking, upkeep of private and commercial properties, tobacco free streets, pet rest areas, cleanliness of streets	Sealaska maintains a beautiful property and is a good neighbor maintaining its landscaping and offers free parking during non-business hours that benefit local businesses. We are interested in participating in this forum to offer insight and offer knowledge and experience in strategic planning for future projects and initiatives for the development and management of the Juneau community, as well as learn and bring knowledge from these meetings to provide information for our own internal planning and strategizing in the management of our property.
18	**Michael Heumann**					X (432 S. Franklin St. – Polar Properties)		Polar Properties	N/A	I help to manage my family's retail rental property	I frequent restaurants, parks, and trails found in the downtown area.		Last spring I graduated with my MBA from Rice University, where I focused on real estate and finance. When I was faced with the decision of what opportunity to pursue next it was clear that returning to Juneau was my best choice. Juneau has always been home to me and since returning I've made significant investment in this city. I'm committed to seeing it continue to thrive as both a great place to live and to visit.
19	**Kirby Day**					X (704 S. Franklin St./Princess Dock/Miners Cove)	X (Tourism Industry)	704 S. Franklin Street, Princess Dock/Miners Cove	Bartlett Hospital Foundation, Travel Juneau, TBMP, JEDC, AK Travel Industry Assoc.			Not only tourism, but local concerns as a 31-year resident	

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

BLUEPRINT DOWNTOWN STEERING COMMITTEE APPLICANTS – *UPDATED October 12, 2018*

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		BASIS FOR QUALIFICATION						OTHER INFORMATION					
	Applicant	**Property Owner within Downtown Juneau**	**Business Owner within Downtown Juneau**	**Tenant/Resident within Downtown Juneau**	**Youth Representative (16 to 24 years old)**	**Employee within Downtown Juneau**	**Other Community Representative**	**Location of Employment**	**Community Organizations You Are a Member Of**	**Commercial/ Business Interests You Have in the Area**	**Personal/ Recreational Interests You Have in the Area**	**Are There Other Interests or Concerns you will be representing during this planning process?**	**Statements Supporting Application**
20	**Ke Mell**	X (850 S. Basin Road)	X (Ke Mell Architects)	X (850 Basin Road)				University of Alaska Southeast		Shopping, banking	Hiking/Running/Walking		I'm interested in identity issues, which are a large component of this endeavor.
21	**Gary Gillette**			X (1001 Basin Road)		X (CBJ)		76 Egan Drive, Juneau	Gastineau Channel Historical Society, Friends of Juneau-Douglas City Museum			Historic preservation	I have many years experience working with the public on community related development issues through employment with CBJ as a planner, project architect and port engineer. I am experienced with reaching community consensus on a variety of issues.
22	**Meilani Schivens**	X (610 W 11th Street)	X (Rain Coast Data, 105 S. Seward)	X			X (Flats Families Neighborhood Association - founder/head)	Downtown Juneau (Soboleff Center Building)	Juneau Chamber, Southeast Conference, KTOO Summit Club, Flats Families Neighborhood Association	In additional to my business Rain Coast Data, my husband and I own Wostmann Associates – another business located in downtown Juneau	I run a summer soccer league that uses the downtown turf. I own a boat moored in Harris Harbor. I play bocce ball with my family in Cope Park. I run on Basin Road/Perseverance/Flume. I bike to work. I walk the docks at lunch.	I will be representing the Flats Families Neighborhood Association, as well as my own interests.	My Master's thesis was entitled, "Juneau, Alaska: A Town Forged by Gold," and looked at the long lasting impacts of the AJ Mine on downtown Juneau. I've lived in downtown Juneau on and off my entire life.
23	**Iris Matthews**	X (717 Dixon Street)	X (The Stellar Group, 130 Seward Street, Ste 217)					The Stellar Group	Rainbow Crosswalk Committee, Flats Families Juneau	The Stellar Group	Walking, hiking, biking, taking kids to the park, shopping each night	No	As a downtown resident, and business owner, I am committed to a vibrant downtown core. Downtown is one of Juneau's strengths, and attracted me to own a house and business here. I know it can continue to grow and thrive, and offer enjoyment to residents, visitors all alike.
24	**Betsy Brenneman**	X (1703 Willow Drive)	X (Brenneman's Communications & Consulting)	X (1703 Willow Drive/The Highlands)				I am currently working from a home office.	Friends of JD City Museum, Friends of SLAM, KTOO, Juneau League of Women Voters, Friends of Juneau Public Libraries, Alaska Public Media, New JACC Capital Campaign Committee and communications committee, Moms Demand Action for Gun Sense, Northern Light United Church	Other than my business, none. My husband has several and a downtown office.	I shop downtown. I bank downtown and enjoy the restaurants, movie theatres, and other amenities. I use JRC, practice yoga at downtown studio, and play soccer on the downtown field and run and hike downtown.	I am especially interested in the well-being of the character of our downtown and the maintenance and preservation of historic homes and commercial buildings.	Please see my accompanying letter. Thanks! (It's attached with her application and is transcribed below.) Dear CBJ Planning Department: I am enthusiastically applying to be a volunteer member of the Blueprint Downtown Juneau Steering Committee to represent other downtown residents. My application is attached. I have lived in downtown Juneau since December of 1977, first as a renter of Telephone Hill, then as a homeowner on Seatter St. across from Evergreen Cemetery and now in the Highlands area. I feel familiar with almost every nook and cranny of downtown. Over the years, I have worked almost exclusively in downtown locations including the Capitol building, KTOO, Hearthside Books and Big Brothers Big Sisters, among others. My son attended Capital School, Harborview School and JDHS and I was very involved in each. I often run on the flume and hike trails accessible from downtown. I have watched and experienced first-hand the transformation of downtown over 41 years; some of it thrilled me and some dismayed me. Years ago, as a reporter, I covered both the Planning Commission and the Assembly and am well

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

BLUEPRINT DOWNTOWN STEERING COMMITTEE APPLICANTS – *UPDATED October 12, 2018*

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	Applicant	**Property Owner within Downtown Juneau**	**Business Owner within Downtown Juneau**	**Tenant/Resident within Downtown Juneau**	**Youth Representative (16 to 24 years old)**	**Employee within Downtown Juneau**	**Other Community Representative**	**Location of Employment**	**Community Organizations You Are a Member Of**	**Commercial/ Business Interests You Have in the Area**	**Personal/ Recreational Interests You Have in the Area**	**Are There Other Interests or Concerns you will be representing during this planning process?**	**Statements Supporting Application**
													acquainted with the workings of city government and the public process involved in planning, zoning, variances, design decisions, etc. I currently have the time to give to this important project and I believe my experience in communications could be especially helpful when it comes to hearing from and communicating with the public and government agencies. As the heart of our city, downtown is a very special place geographically, architecturally, culturally, historically, and socially as well as its obvious commercial vibrancy. I would like to be a part of maintaining and enhancing all these qualities while helping create a plan to guide what downtown could become in the future. Please contact me if you have any questions, and thank you for considering my application.

*** Applicant states they leave two to three months in the winter**

**** Applicant states they will be gone for the month of November**

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/10/2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Christine Woll

MAILING ADDRESS: 527 Nelson Street, Juneau AK 99801

PHYSICAL RESIDENCE: See above

TELEPHONE: (home) 339 793 1835 (work)

E-MAIL: christine.L.woll@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☒ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 527 Nelson Street
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☒ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☒ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: Commisioner on the Juneau Commission on Sustinability

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: The Nature Conservancy; 416 Harris Street, Suite 301

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Juneau Commission on Sustainability (Commissioner)
The Nature Conservancy (employee)
The Sustainable Southeast Partnership (steering committee)

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ] I travel ~1 week a month out of town for work on a non-regular schedule. Usually know my travel schedule atleast 1 month in advance

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ] This is the nature of my work and have a lot of experience with collaborative solutations

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I am interested in representing the Juneau Commission on Sustainability's interests and perspectives as part of this planning process. I also hope to leverage my experience in bringing resources to triple-bottom line sustainability planning as an employee with The Nature Conservancy and a steering committee member of the Sustainable Southeast Partnership. I also will bring my perspectives as a downtown resident and downtown employee

SIGNATURE: Christian L. Woll

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:
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COMMUNITY DEVELOPMENT DEPARTMENT
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PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/31/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Jill Ramiel

MAILING ADDRESS: 120 2nd St
Juneau, AK 99801

PHYSICAL RESIDENCE: Same

TELEPHONE: (home) 907 321-8787 (work) 907 586-4146
E-MAIL: jill.ramiel@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- [x] PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: Same
- [x] BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  Same
- [x] TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 526 Seward St 99801
- [ ] YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- [ ] EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- [ ] OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☐ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:
Silverbow Inn

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Downtown Business Association, Gastineau Rotary (downtown)

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
Silverbow Inn

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
I just bought another piece of property downtown

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
I'd like to make sure the work the city asked us to do with the Main St America program is incorporated into this process

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
I have already volunteered hundreds of hours working on this issue

SIGNATURE: [signature]

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

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COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
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RE
SEP 1 7 2018
PERMIT CENTER/CDD

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 09/01/2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Laura Martinson

MAILING ADDRESS: 900 1st Street #10
Douglas, AK 99824

PHYSICAL RESIDENCE: SAME

TELEPHONE: (home) 907-723-6397 (work) 907-586-5008
E-MAIL: MARTINSON.LAURA@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: _____
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- ☒ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: CARIBOU CROSSINGS (for 18 years) 387 S. Franklin St.
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:
CARIBOU CROSSINGS

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Downtown Business Association, Travel Juneau

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
Tourism (CARIBOU CROSSINGS & Alaska coach tours)

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
As a lifelong resident of Juneau, I have a genuine interest in our downtown... I spend most of my days here on S. Franklin Street... working or enjoying w/ my family.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
I began working in the tourism industry in 1999 as a high School Student. I have worked here in downtown Juneau since then — every single summer while getting my business degree — and then year round for the last ten years. I have watched our community grow and evolve from the center of it all — and would love the opportunity to be a part of the process.

SIGNATURE: [signature]

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

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COMMUNITY DEVELOPMENT DEPARTMENT
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JUNEAU, AK 99801
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CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 8-31-18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): CHRIS PELOSO

MAILING ADDRESS: 533 MAIN ST
JUNEAU AK 99801

PHYSICAL RESIDENCE: SAME

TELEPHONE: (home) 703-403-0247 (work)
E-MAIL: chris@pelosolaw.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- [x] PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: 533 MAIN ST
- [x] BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  LAW OFFICES OF CHRIS PELOSO, BIZ LICENSE: 1073942
- [ ] TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- [ ] YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- [ ] EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- [ ] OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

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155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: SELF EMPLOYED

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

BOARD OF DIRECTORS, JUNEAU INTERNATIONAL AIRPORT

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

ATTORNEY WITH EXPERIENCE IN COMMERCIAL LAW, TAX LAW, ENVIORMENTAL LAW

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: August 28, 2018 - yesterday was my 6 year anniversary in Juneau.

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): SUZANNE CURTIN

MAILING ADDRESS: 326 4th St - Apt 1210 (Mendenhall Tower apartments)
Juneau, 99801

PHYSICAL RESIDENCE: Same

TELEPHONE: (home) 781-835-0937 (~~work~~)
E-MAIL: SUZNRAF@hotmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☑ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 326 4th St - Apt 1210 - Mendenhall Tower apartments
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Currently I am a member of:
- DIG - Downtown Improvement Group
- Holiday POPS
- Gospel Choir
- former SLAM Board member

I came to Alaska as a Jesuit volunteer

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Music - especially singing. Sang in the 2017 King Island gospel choir

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

yes - see below

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

This planning committee would be my first priority

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

- I am a retired ~~social worker~~ high school teacher and school social worker with 10 years experience with handicapped people.
- I worked with American Indian / Native students for 6 years
- I earned a BA in ART HISTORY in college + have a passion for city planning, architecture + social planning
- I am also passionate ~~about~~ about alleviating homelessness
- I have a really interesting idea for a downtown shuttle I'd like to share

SIGNATURE: Eugene M. Curtin

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

Curtin

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 8/30/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Karena Perry

MAILING ADDRESS: PO Box 22433
Juneau AK 99802

PHYSICAL RESIDENCE:

TELEPHONE: (home) 907-635-1472 (work)
E-MAIL: wtt karenamurice@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☒ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  K.M-Perry Photos, Masteny Edge, 326-4th St, photographer/writer
- ☒ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 326-4th St
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:
self-employed - home

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
49 Writers, Strategies for Trauma + Resiliency, Tlingit language Group

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
professional writer, photographer, business consultant

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
writer, photographer, hiking, traveling, hockey, snowshoeing

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
Homeless advocate, Tlingit language revitalization

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: [signature]

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

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CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 8/30/2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Patricia L. Hickok

MAILING ADDRESS: 285 S. Franklin Street

PHYSICAL RESIDENCE: 369 S. Franklin Street

TELEPHONE: (home) 907-463-4475 (work) 907-463-4877
E-MAIL: patsylee11@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☑ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
LIST PROPERTY ADDRESS: 285 + 369 Franklin

☑ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: 285 S. Franklin
Hickok's Trading - And Hickok's Rentals

☑ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS: Ewing Way - Duplex

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:

☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS: 285 S. Franklin

☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT Leave 2-3 months winter
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:
Self Employed Auke Bay And downtown

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Crimeline Board
Digg- DBA

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
2 Commercial Buildings-
1 Duplex- Retail Store - Residence -

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
Live downtown -

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
Crime And Parking -

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ] when I am in town About 9 month a year

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: Patricia L. Hickok

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/24/2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Patricia (Patty) Ware

MAILING ADDRESS: 800 F St., H-3
Juneau, AK 99801

PHYSICAL RESIDENCE: SAME

TELEPHONE: (home) 520-508-3490 (work) N/A
E-MAIL: patty-ware@msn.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

(Jointly owned with husband George White)

☒ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
LIST PROPERTY ADDRESS: 800 F St., H-3

☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:

☒ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS: SAME AS ABOVE

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:

☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS:

☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: n/A Retired

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: KTOO Community Advisory Board member, J.A.H.C. member, Cathedral of the Nativity Catholic Church, Juneau Interfaith Council,

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
n/A

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: Living in the Willoughby District (Parkshore) I walk into town 2-3x a day, both for exercise and to frequent local businesses, the library, and downtown eateries. In summer, I am a frequent (informal) "dockside guide" to tourists seeking directions or recommendations.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS? No

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL* meetings during the planning effort?
YES [x] * NO [ ] * I already KNOW (have tickets) for a trip and will miss the October 30 meeting. Will be out of town from 10/17 through 12/1.

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT
I've lived in downtown Juneau for most of my 29 years in Juneau and am very invested in our downtown remaining walkable, vibrant and liveable, year-round. As someone not working a day job, I'd like to be able to contribute my dedication to Juneau and my good communication skills to benefit this process. Thank you for your consideration.

SIGNATURE: _____

P.S. I have also attended/participated in several of the D.I.G. (downtown improvement group) meetings as an interested citizen.

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/26/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Dana Herndon

MAILING ADDRESS: 2921 Blueberry Hills Rd S.

PHYSICAL RESIDENCE: " Same

TELEPHONE: (home) _____ (work) 2069723431

E-MAIL: dana@higherimagemanagement.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: _____
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____
- ☒ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 612 W. Willoughby Ave. Ste. A
  404 1st Ave,
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- ☒ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 612 W. Willoughby Ave.
- ☒ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: Downtown Biz. Association

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:
LOCATION OF EMPLOYMENT: Juneau Eco- Development Council

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
Live + play + recreate

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
DBA + JEDC

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE:

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 10/10/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Lily Otsea

MAILING ADDRESS: 215 Gastineau Ave Juneau Ak 99801

PHYSICAL RESIDENCE:

TELEPHONE: (home) (907) 500-4329 (work)
E-MAIL: simoneak29@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- [x] PROPERTY OWNER WITHIN DOWNTOWN JUNEAU family owns property
  LIST PROPERTY ADDRESS: 215 and 223 Gastineau Ave Juneau Ak 99801
- [ ] BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- [x] TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: JDHS STUDENT
- [x] YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: 215 Gastineau Ave Juneau Ak 99801
- [ ] EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- [ ] OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: student – JDHS

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

In school: student council, National Honor Society, Cross country team, soccer team, Juneau Nordic Ski team.

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

running and being outdoors in the downtown area, dining, shopping, movies, art and culture events/performances.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

I beleive that I could give a good representation of youth in our town and what will benefit them.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort? *

YES [x] NO [ ] * I am a senior this year so I may possibly be leaving next school year but I am commited up till then.

Will you consider compromises that help to manage conflict between competing interests in the community?

YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?

YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I have grown up in downtown Juneau and been able to experience all the aspects of it, from schools to parks to community events and much more. I have interested with many different groups in and out of schools and would be able to bring those voices to the table.

SIGNATURE: [signature]

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/25/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Kristin Cox

MAILING ADDRESS: 2703 David St.
Juneau AK 99801

PHYSICAL RESIDENCE: Same

TELEPHONE: (home) 907-723-6857 (work) 907-463-3363
E-MAIL: KristinC@JAMHI.ORG

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: _____
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☒ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: Target of my work is to improve policies for healthy downtown community.

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: JAMHI Health & Wellness. Salmon Creek Campus

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
NCADD D16, Juneau Clean Air Coalition, Juneau Opioid Workgroup, Litterfree

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
I live in W. Juneau and frequent downtown. I have a 15 yr. old daughter who frequents downtown.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
I previously lived and worked downtown for 20 yrs. I'm familiar with the issues. I want a vibrant, healthy community for myself and my child.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
I love Juneau. I moved here 24 years ago as an Americorps volunteer and chose to stay. Downtown has changed a lot during that time. I ran a small business downtown for a decade. I have lived downtown. I have always been involved in improvement efforts. I want downtown to be a healthy, safe, vibrant, year-round community. Juneau is my daughters home-town.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9/29/2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): DANIEL GLIDMANN

MAILING ADDRESS: P.O. BOX 240713
DOUGLAS, ALASKA 99824

PHYSICAL RESIDENCE: 1312 2ND ST
DOUGLAS, ALASKA

TELEPHONE: (home) — (work) 907 321 0790
E-MAIL: GLIDMANN@GMAIL.COM

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☑ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
LIST PROPERTY ADDRESS: COMMERCIAL PROP. 611 W 7TH ST

☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:

☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS:

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:

☑ EMPLOYEE WITHIN DOWNTOWN JUNEAU GOLDSTEIN PROPERTIES
PHYSICAL ADDRESS: 130 SEWARD ST SUITE 001

☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

GOLDSTEIN IMPROVEMENT COMPANY

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

COMMERIAL PROPERTY NEAR FOODLAND CENTER

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I HAVE WORKED IN DOWNTOWN JUNEAU FOR THE PAST 42 YEARS. RETAIL FOR 10. PROPERTY MANAGEMENT FOR 32. IT MAY BE TIME FOR ME TO SHARE SOME HISTORY AND EXPERIANCE FOR MY HOMES FUTURE.

SIGNATURE: [signature]

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 4/25/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Ricardo Worl

MAILING ADDRESS: 9159 Wolfram Way
Juneau, AK 99801

PHYSICAL RESIDENCE: SAME

TELEPHONE: (home) 790-4522 (work) 780-4000
E-MAIL: rworl2014@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☑ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  Trickster Company, 224 Front Street
- ☑ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: Trickster Company, 224 Front Street
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: 224 Front Street

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: Big Brothers Big Sisters Local Advisory Council, St. Vincent de Paul Board, Spruce Root Committee, Kootznoowoo Permanent Fund Settlement Trust Board

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

Trickster Company

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: Skiing, running, boating, biking, hiking

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I would like to see downtown Juneau evolve into something meaningful, modern and reflective of the wide diversity of our community + State. Juneau is the capital of an oil-wealthy state yet we lack character and stature of our success.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 02/26/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): FRANCES A. HOUSTON

MAILING ADDRESS: 9241 EMILY WAY
JUNEAU, AK 99801

PHYSICAL RESIDENCE: SAME AS ABOVE

TELEPHONE: (~~home~~ Cell) 907-723-3800 (work)
E-MAIL: francashoustonall@yahoo.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☒ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:
LOCATION OF EMPLOYMENT: N/A

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: Frances A Houston

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 27 Sept 2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Shannon Crossley

MAILING ADDRESS: 126 Seward St
Juneau, AK 99801

PHYSICAL RESIDENCE: 8523 Jennifer Dr. Unit B
Juneau, AK 99801

TELEPHONE: (home) 510 229 9452 (work) 907 586 6150
E-MAIL: Shannon@northwindarch.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: In the future
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: In the future
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ■ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 126 Seward St Juneau, AK
- ■ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: Member of Historic Resources Advisory Committee

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:
NorthWind Architects LLC

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
HRAC

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
Historic Preservation, walkable local planning, greenspace

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
I am a designer and a preservationist, so my interest is in how we adapt to maintain relevance and maintain the historic fabric at the same time.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: 522 W. 10th

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Juneau Rotary, Juneau Chamber of Commerce, Alaska Committee
Gastineau Channel Historical Society,

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
Principal - Jensen Yorba Lott, Inc. Architects

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
Hiking, Fishing, Treadwell Mine Historic Society

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: October 1, 2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Wayne Jensen

MAILING ADDRESS: 522 W 10th St
Juneau AK 99801

PHYSICAL RESIDENCE: Same (office)

TELEPHONE: (home) 364-2474 (work) 586-1070
E-MAIL: wayne@jensenyorba10th.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☑ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: 522 West 10th
- ☑ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  Jensen Yorba Lott, Inc. Bus Lic. 234843
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9.24.2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Sealaska (William Andrews)

MAILING ADDRESS: One Sealaska Plaza
Suite #400
Juneau AK 99801

PHYSICAL RESIDENCE:

TELEPHONE: (home) 907.723.4730 (work) 907.723.4730
E-MAIL: william.andrews@sealaska.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☒ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: Downtown Juneau Sealaska Plaza

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: Community Council Juneau Tlingit and Haida

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA: Management of Sealaska Property

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
Softball, Basketball, Youth sports, Fishing, Hunting, Boating, Hiking,

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
Parking, upkeep of private and commercial properties, tobacco free streets, pet rest areas, cleanliness of streets

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [X] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [X] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [X] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [X] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [X] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
Sealaska maintains a beautiful property and is a good neigbor maintaining its landscaping and offers free parking during non-business hours that benefit local businesses. We are interested in participating in this forum to offer insight and offer knowledge and experience in strategic planning for future projects and initiatives for the development and management of the Juneau community, as well as learn and bring knowledge from these meetings to provide information for our own internal planning and straegizing in the management of our property.

SIGNATURE: William G. Andrews Jr.

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 9-28-18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Michael Heumann

MAILING ADDRESS: 6000 Thane Rd
Juneau, AK 99801

PHYSICAL RESIDENCE: 6000 Thane Rd
Juneau, AK 99801

TELEPHONE: (home) _____ (work) 971-261-8014

E-MAIL: mpheumann@hotmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: _____
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  _____
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old) PHYSICAL ADDRESS:
  _____
- ☑ EMPLOYEE WITHIN DOWNTOWN JUNEAU PHYSICAL ADDRESS:
  432 S. Franklin St.
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: _____

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: Polar Properties

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: N/A

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA: I help to manage my family's retail rental property.

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: I frequent restaurants, parks, and trails found in the downtown area.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

Last spring I graduated with my MBA from Rice University, where I focused on real estate and finance. When I was faced with the decision of what opportunity to pursue next it was clear that returning to Juneau was my best choice. Juneau has always been home to me and since returning I've made significant investment in this city. I'm committed to seeing it continue to thrive as both a great place live and to visit.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 10-8-18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Kirby Day

MAILING ADDRESS: 1302 TARN CT
Juneau, AK 99801

PHYSICAL RESIDENCE: Same

TELEPHONE: (home) 780-4410 (work) 364-7250
E-MAIL: Kday@hagroup.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS:
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
- ☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- ☒ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 704 S. FRANKLIN ST
- ☒ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: REPRESENTATIVE OF TOURISM INDUSTRY

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: 704 S. FRANKLIN ST.
PRINCESS DOCK / MINERS COVE

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
BARTLETT HOSPITAL FOUNDATION TBMP AK TRAVEL INDUSTRY ASSOCIATION
TRAVEL JUNEAU JEDC

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
NOT ONLY TOURISM, BUT LOCAL CONCERNS AS A 31-YEAR RESIDENT

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: S. Kirby Day III

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

RECEIVED
OCT 0 8 2018
PERMIT CENTER/CDD

DATE: 10/6/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): KE MELL

MAILING ADDRESS: PO BOX 2-1898
JUNEAU, AK 99802

PHYSICAL RESIDENCE: 850 BASIN ROAD

TELEPHONE: (home) 463-3942 (work) —
E-MAIL: kemell@alaskan.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- [x] PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: 850 BASIN ROAD
- [x] BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: #116960
  KE MELL ARCHITECTS, PO BOX 2-1898, JUNEAU, AK 99802
- [ ] TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 850 BASIN ROAD
- [ ] YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS:
- [ ] EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS:
- [ ] OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

UNIVERSITY OF ALASKA SOUTHEAST

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

SHOPPING, BANKING

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

HIKING/RUNNING/WALKING

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☒ NO ☐ TO THE GREATEST EXTENT FEASIBLE.

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I'M INTERESTED IN IDENITY ISSUES, WHICH ARE A LARGE COMPONENT OF THIS ENDEAVOR.

SIGNATURE: Ka Mell

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET
JUNEAU, AK 99801
PH 586-0715; FAX 586-3365

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 8 OCT 18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Gary Gillette

MAILING ADDRESS: 1001 Basin Road
Juneau, AK 99801

PHYSICAL RESIDENCE: Same as Above

TELEPHONE: (home) 907-586-5338 (work) 907-586-0398
E-MAIL: glrrlg@alaska.net

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: _____
- ☐ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____
- ☒ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: 1001 Basin Rd.
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- ☒ EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- ☐ OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

76 Egan Drive, Juneau

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Gastineau Channel Historical Society
Friends of Juneau-Douglas City Museum

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Historic Preservation

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I have many years experience working with the public on community related development issues through employment with CBJ as a planner, project architect and Port Engineer. I am experienced with reaching community consensus on a variety of issues.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: October 9, 2018

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Meilani Schijvens

MAILING ADDRESS: 610 W 11th Street
Juneau, AK 99801

PHYSICAL RESIDENCE: Same

TELEPHONE: (home) 723-0859 (work) 463-9234
E-MAIL: meilani@raincoastdata.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☑ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
LIST PROPERTY ADDRESS: 610 W 11th Street

☑ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
Rain Coast Data. 105 South Seward Street. Juneau, AK 99801 #1003845

☑ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS: 105 South Seward Suite 301 610 W 11th Street

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:

☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS: 105 South Seward Street Suite 301

☑ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: I am the head (and founder) of the Flats Families Neighborhood Association

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☑ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

Downtown Juneau (Soboleff Center Building

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Juneau Chamber, Southeast Conference, KTOO Summit Club, Flats Families Neighborhood Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

In addition to my business Rain Coast Data, my husband and I own Wostmann Associates - another business located in downtown Juneau

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

I run a summer soccer league that uses the downtown turf. I own a boat moored in Harris Harbor. I play bocce ball with my family in Cope Park. I run on Basin Road/Perseverance/Flume. I bike to work. I walk the docks at lunch.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

I will be representing the Flats Families Neighborhood Association, as well as my own interests.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☑ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☑ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☑ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☑ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☑ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

My Master's Thesis was entitled, "Juneau, Alaska: A Town Forged by Gold," and looked at the long lasting impacts of the AJ mine on downtown Juneau. I've lived in downtown Juneau on and off my entire life.

SIGNATURE: Milvin Schivens

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: 10/10/18

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Iris Matthews

MAILING ADDRESS: 717 Dixon Street
Juneau, AK 99801

PHYSICAL RESIDENCE: same

TELEPHONE: (home) 907.440.6418 (work) same
E-MAIL: alaskaniris@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
LIST PROPERTY ADDRESS: 717 Dixon Street, Juneau AK

☒ BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
The Stellar Group, 130 Seward St., Ste 217 license 952163

☐ TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS:

☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:

☐ EMPLOYEE WITHIN DOWNTOWN JUNEAU
PHYSICAL ADDRESS:

☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY:

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
- ☐ SEASONAL RESIDENT
- ☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: The Stellar Group

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:
Rainbow Crosswalk Committee, Flats Families Juneau

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:
The Stellar Group

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:
walking, hiking, biking, taking kids to the park, shopping eating out

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?
NO

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?
YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
As a downtown resident and business owner I am committed to a vibrant downtown core. Downtown is one of Juneau's strengths, and attracted me to own a house and business here. I know it can continue to grow and thrive, and offer ~~[illegible]~~ enjoyment to residents & visitors alike.

SIGNATURE: Chris Matthews

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

October 3, 2018

City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

Dear CBJ Planning Department:
I am enthusiastically applying to be a volunteer member of the Blueprint Downtown Juneau Steering Committee to represent other downtown residents. My application is attached.

I have lived in downtown Juneau since December of 1977, first as a renter on Telephone Hill, then as a homeowner on Seatter St. across from Evergreen Cemetery and now in the Highlands area. I feel familiar with almost every nook and cranny of downtown. Over the years, I have worked almost exclusively in downtown locations including the Capitol building, KTOO, Hearthside Books and Big Brothers Big Sisters, among others. My son attended Capital School, Harborview School and JDHS and I was very involved in each. I often run on the flume and hike trails accessible from downtown. I have watched and experienced first-hand the transformation of downtown over 41 years; some of it thrilled me and some dismayed me.

Years ago, as a reporter, I covered both the Planning Commission and the Assembly and am well acquainted with the workings of city government and the public process involved in planning, zoning, variances, design decisions, etc. I currently have the time to give to this important project and I believe my experience in communications could be especially helpful when it comes to hearing from and communicating with the public and government agencies.

As the heart of our city, downtown is a very special place geographically, architecturally, culturally, historically, and socially as well as its obvious commercial vibrancy. I would like to be a part of maintaining and enhancing all these qualities while helping create a plan to guide what downtown could become in the future.

Please contact me if you have any questions, and thank you for considering my application.

Sincerely,

Betsy Brenneman
1703 Willow Drive, Juneau, AK 99801
betsyabrenneman@gmail.com
(cell) 957-1318 (home) 586-2817

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENT

Blueprint Downtown Juneau
STEERING COMMITTEE
APPLICATION FORM

DATE: Oct. 3, 2018 (I was told I could submit this today. I have been traveling out of town.)

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Betsy Brenneman

MAILING ADDRESS: 1703 Willow Drive
Juneau, AK 99801

PHYSICAL RESIDENCE: same as above

TELEPHONE: (home) 586-2817 (work) 957-1318 (cell)

E-MAIL: betsyabrenneman@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- [x] PROPERTY OWNER WITHIN DOWNTOWN JUNEAU
  LIST PROPERTY ADDRESS: 1703 Willow Drive
- [x] BUSINESS OWNER WITHIN DOWNTOWN JUNEAU
  LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
  Brenneman Communications and Consulting, address above, license #943425
- [x] TENANT/RESIDENT WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: address above
- [ ] YOUTH REPRESENTATIVE (16 TO 24 years old)
  PHYSICAL ADDRESS: _____
- [ ] EMPLOYEE WITHIN DOWNTOWN JUNEAU
  PHYSICAL ADDRESS: _____
- [ ] OTHER COMMUNITY REPRESENTATIVE
  PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- [x] YEAR-ROUND RESIDENT
- [ ] SEASONAL RESIDENT
- [ ] NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: I am currently working from a home office.

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: Friends of JD City Museum, Friends of SLAM; KTOO; Juneau League of Women Voters; Friends of Juneau Public Libraries; Alaska Public Media, New JACC Capital Campaign Committee and Communications Committee, Moms Demand Action for Gun Sense, Northern Light United Church.

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA: Other than my business, none. My husband has several and a downtown office.

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: I shop downtown, I bank downtown and enjoy the restaurants, movie theatres and other amenities. I use JRC practice yoga at a downtown studio and play soccer on the downtown field and run and hike downtown.

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS? I am especially interested in the well-being of the character of our downtown and the maintenance and preservation of historic homes and commercial buildings.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL meetings during the planning effort?
YES [x] NO [ ]

Will you consider compromises that help to manage conflict between competing interests in the community?
YES [x] NO [ ]

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?
YES [x] NO [ ]

Will you commit to develop a plan that will represent the entire planning area?
YES [x] NO [ ]

Will you commit to distribute accurate information to other community members and clarify misunderstandings?
YES [x] NO [ ]

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.
Please see my accompanying letter. Thanks!

SIGNATURE: Bev Brenneman

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: BLUEPRINTDOWNTOWN@JUNEAU.ORG

GUIDELINES FOR THE DEVELOPMENT OR UPDATE OF COMMUNITY-BASED AREA OR NEIGHBORHOOD PLANS

Request for Area or Neighborhood Plan:
The development or update of community-based area or neighborhood plans should be initiated by direction of the Assembly, the City Manager, and/or the Director of the Community Development Department (CDD). The Planning Commission (PC), neighborhood associations, and other interested groups may make recommendations to the Assembly.

Scheduling:
Community-based planning initiatives may be scheduled on an individual, case by case basis, and may be undertaken with consideration of staff availability and workload. Efforts should be made to complete the planning initiatives within 18-to-24-months of commencement, and may vary upon complexity of the issues and the plan.

Staff assistance for the planning effort and boundaries of the affected area should be approved by the Director. The boundaries of the affected area should be drafted by the Planning staff with direction from the Steering Committee and input from the public.

Notification & Planning Team Appointment:
Upon PC approval of the planning initiative, a Steering Committee should be established. The CDD should notify the public via a newspaper of general circulation, the City and Borough's website, social media, and other means appropriate (i.e. external business or agency newsletters) that a steering committee is being formed and that any member of the public fitting the criteria of the affected planning area initiative is encouraged to apply. The Director, with input from Planning staff, should recommend a slate of stakeholders from the affected area representing residents, property owners, business owners, education, youth, and other relevant groups to the PC. The steering committee should be comprised of no more than eleven members depending on the planning initiative. A PC member as well as the Assembly member from the affected district, may act as liaisons to the steering committee, and should not be considered voting members.

The steering committee members should reside in or own property within the affected area, or own a business or other community agency within the affected area; and commit to the following:

- Volunteer their time and commit to attending meetings for the planning initiative;
- Commit to consider compromises that may assist in managing conflict and building consensus;
- Listen to and consider testimony from the public and government agencies;
- Commit to develop a plan that represents the affected study area;
- Commit to distributing accurate information to other community members and clarifying misunderstandings or misperceptions.

Should any steering committee member fail to meet the commitments outlined above, miss 50% of the steering committee meetings, or miss three meetings in a row, the member may be removed by the Director.

Steering Committee & Public Outreach Methods:
Upon approval of a planning initiative, Planning staff may conduct research, inventory resources, and prepare background text, base maps, and other related items that may be useful for the needs of the steering committee. The information may be prepared in draft format and provided to steering committee members in advance of the first steering committee meeting. Planning staff should determine which public engagement methods may be utilized throughout the planning initiative in order to identify issues and concerns within the affected area.

Steering committee meetings and public engagement sessions should be advertised at a minimum with the newspaper of general circulation, and on the City and Borough's website. Property owners, registered voters, registered neighborhood associations, and current residents located within the affected area should be notified by mailing that a planning initiative is being undertaken and public sessions are scheduled. Additional public outreach is strongly recommended, such as notification provided to business owners operating within the affected area, public notification posted on public information boards when available, notification sent home with schoolchildren, notification included in utility bills, PSAs on local radio, and other appropriate methods that may be identified. If specific dates are not known, a general description of the project, a phone number, and email contact should be provided for more information.

Planning staff should hold public sessions within the affected area at locations that are ADA accessible. Planning staff should facilitate all public sessions, including steering committee meetings, and public input should be taken at a designated time during each session. Recommendations may be made by the steering committee, and votes should require a simple majority. This allows the steering committee to hear from the public, discuss issues and concerns, and make recommendations based upon a full and complete understanding of the context.

Public sessions should be held at times and locations determined by Planning staff throughout the public participation process. Public session format and timing may vary depending on the planning initiative, the agenda, and the attempt to engage as many participants as possible. The public sessions allow the community to actively participate in the planning initiative, ensure that their voice is heard, and allows Planning staff and steering committee members to fully understand the needs of the affected area.

Draft Plan Document:
Upon completion of the public engagement process, Planning staff should develop a draft plan that may be available in the Community Development Department office, in the City and Borough public libraries, and on the City and Borough website. A comment period timeframe should be set, and property owners and registered voters located within the affected area should be notified by mailing that the draft plan is complete and that they may submit comment either at the public session or via email or letter. Each planning initiative should have a dedicated webpage and email address.

The draft plan should also be provided to the steering committee no less than two weeks in advance of a publicly advertised session. The steering committee should review and provide comment on the draft

plan at a public session, at which time the public should also be given the opportunity to provide feedback and comments. A two-week public comment period should be established after the draft plan is presented to the steering committee. Upon closing of the comment period, Planning staff should make recommendations to the steering committee, which should address the comments received and whether or not the comment was incorporated.

Steering Committee Review & Recommendation:
The steering committee should review Planning staff's revisions, and should hold a public session (publicly noticed as detailed above) to recommend the plan to the Planning Commission. Planning staff should present and facilitate discussion on the sections of the draft plan, the public comments received, whether or not the comments were incorporated into the draft plan, and the reasoning for incorporating comments or not. Public comments should be included as an appendix to the plan.

The steering committee should vote by simple majority to recommend each section of the draft plan to the PC. Steering committee votes will either recommend each section to the PC or send the section back to Planning staff for further revision. The steering committee should work towards consensus and attempt to minimize voting. If voting occurs, it should be by roll call vote. No proxy voting is allowed; voting via conference call is permitted. If the steering committee determines that further revisions are necessary, the steering committee should review Planning staff's revisions and should hold a public session (public notice as detailed above).

The draft plan should not be forwarded to the PC until the steering committee has made recommendations on all sections of the plan.

Public Hearings:
The PC should hold a public hearing prior to voting on the adoption of an area or neighborhood plan to provide the public with an opportunity to present their support or objections to the draft plan. The PC should hold a second public hearing to make their final recommendation on the draft plan. The PC may recommend revisions to the draft plan prior to submittal to the Assembly. The PC should submit their recommendation to the Assembly.

The Assembly should hold, at a minimum, one public hearing to vote on the adoption of the Planning Commission's recommended draft plan. The plan should be adopted by ordinance as an element of the Comprehensive Plan.

Implementation and Monitoring:
The outcome of the plan should not be the plan, but actions implementing the plan. The actions of the plan should be considered in the budgetary process, Capital Improvement Program, and integrated into the Comprehensive Plan. People who participated in the development of the plan should be encouraged to transform the steering committee and other involved parties into a neighborhood association or other such organization recognized by the CBJ with specific responsibilities for implementation. Further,

monitoring of plans and related activities should be undertaken on a two-year basis, or as otherwise specified.

Blueprint Downtown Steering Committee Appointments

Planning Commission Meeting
October 30, 2018

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

The steering committee recommendation was difficult. There were 24 strong applicants. Staff began with a provisional number of 11 spaces to fill based on previous steering committee policy established with the Lemon Creek Plan. To attempt to provide a committee that adequately covered the diverse range of issues and neighborhoods 13 committee members have been recommended.

Staff is also conscious of trying to keep a manageable number to keep the decision making body effective. Staff would like to thanks all those who have applied and have encouraged anybody not selected to participate in the planning process. They can still have voices but would not be part of the formal voting process.

The review tried to match applicants stated interests with themes addressed at the kick-off meeting. These broad themes have been validated based on the initial survey feedback received from the public.

Recommended Steering Committee Members

13 Recommended Members:

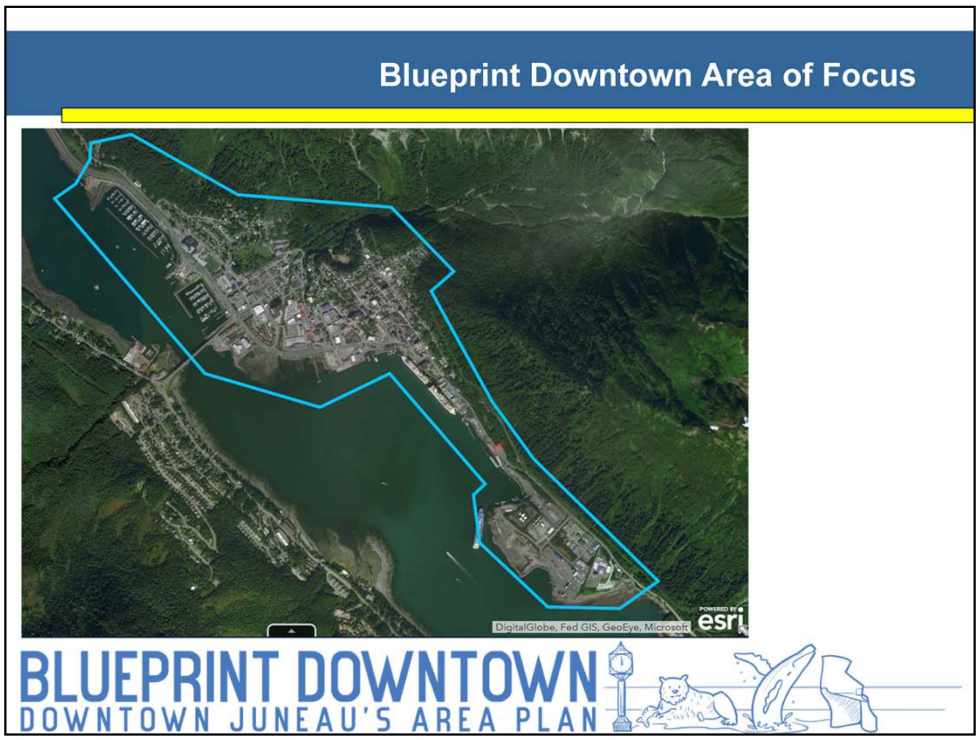
1. Betsy Brenneman
2. Kirby Day
3. Daniel Glidman
4. Michael Heumann
5. Wayne Jensen
6. Laura Martinson
7. Lily Otsea (Youth Representative)
8. Karena Perry
9. Jill Ramiel
10. Meilani Schivens
11. Patricia Ware
12. Christine Woll
13. Ricardo Worl

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

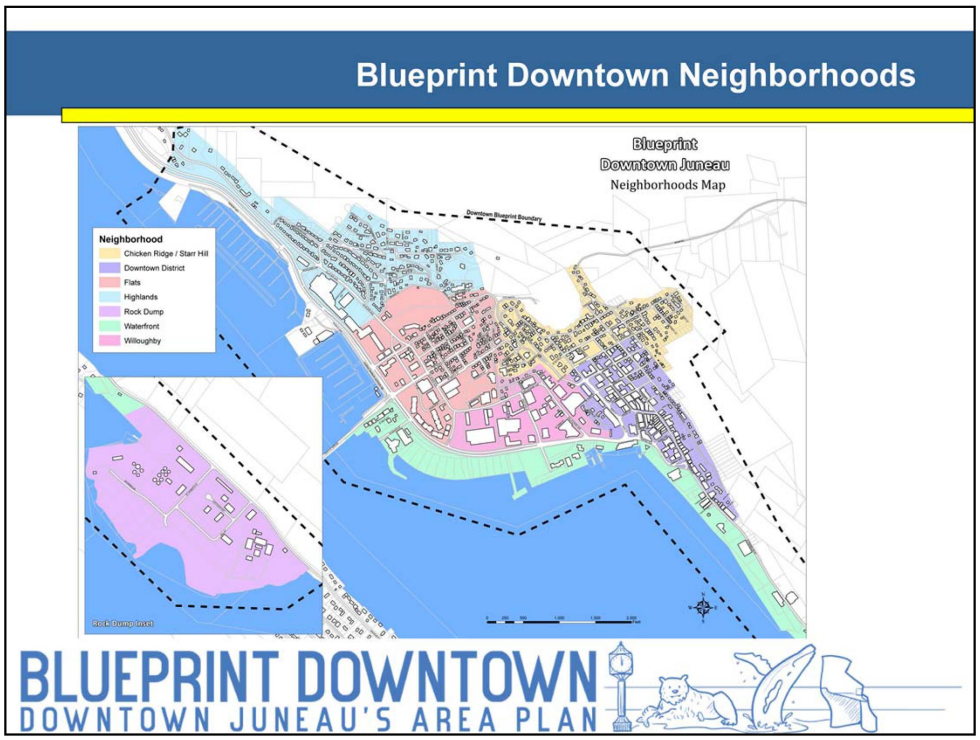
Steering Committee Applicant Matrix

- Attachment A - Applicant Summary Matrix - Updated - October 12, 2018.pdf

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN



As a reminder the area included in the plan is wide from the Rock Dump to Norway Point.



Attempts were made to get some residential representation from the sub-neighborhoods in downtown through residents, business operators or property owners.

Next Public Meeting

Tuesday, October 30th
6:30 to 8:30 p.m.
Elizabeth Peratrovich Hall
320 W. Willoughby Avenue

BLUEPRINT DOWNTOWN
DOWNTOWN JUNEAU'S AREA PLAN

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

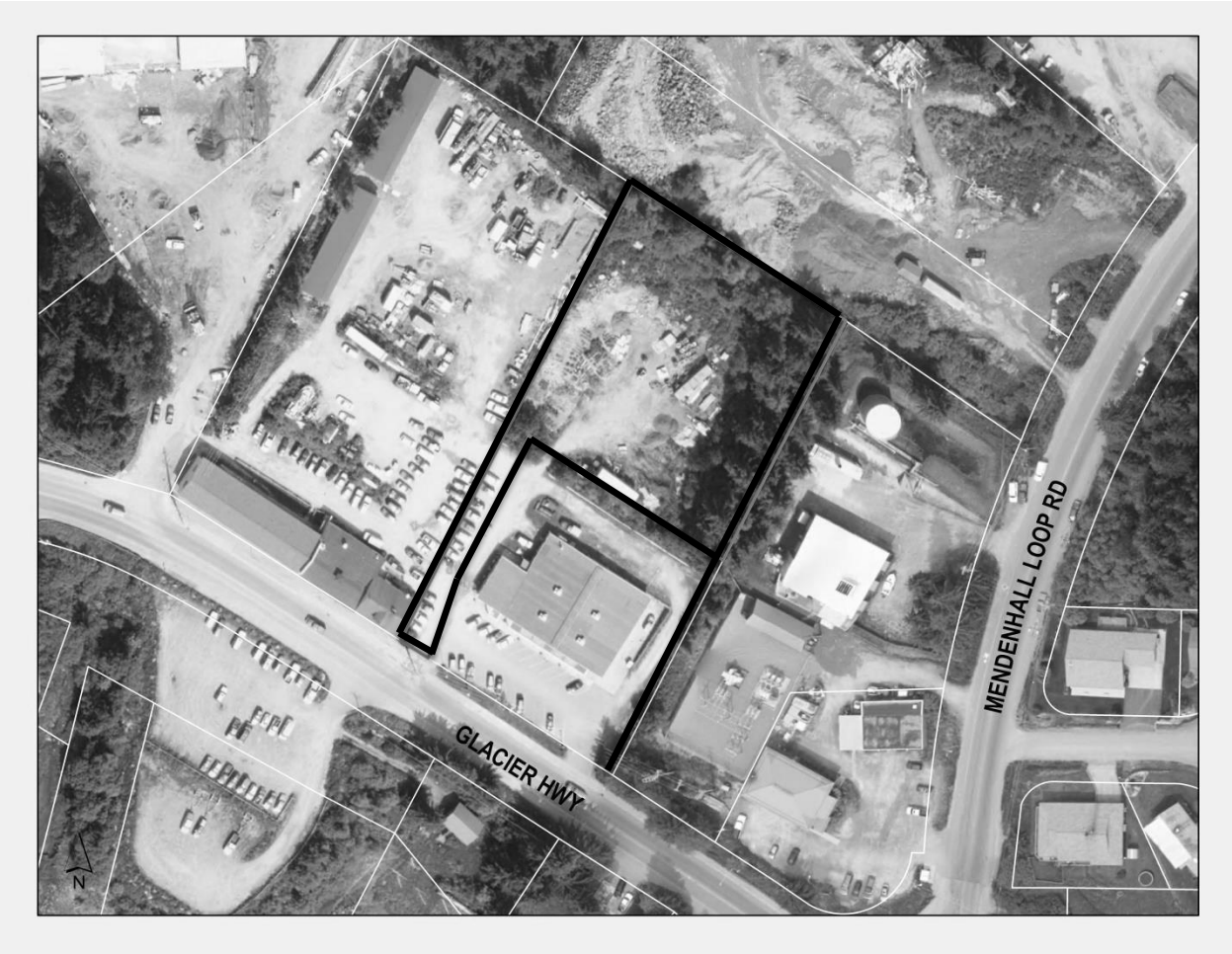
(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE:	October 12, 2018
TO:	Planning Commission
FROM:	Allison Eddins, Planner Community Development Department
CASE NO.:	USE2018 0016
PROPOSAL:	A Conditional Use Permit to allow a 32-unit condominium development

GENERAL INFORMATION

Applicant:	The Jetty LLC
Property Owner:	The Jetty LLC
Property Address:	11798 Glacier Hwy
Legal Description:	Jetty Subdivision, Lot 2
Parcel Code Number:	4B2801030090 (Parent parcel number)
Site Size:	58,160 square feet (1.3 acres)
Comprehensive Plan Future Land Use Designation:	Marine Mixed Use (M/MU)
Zoning:	General Commercial (GC)
Utilities:	City water & sewer
Access:	Glacier Highway
Existing Land Use:	Vacant lot
Surrounding Land Use:	North - 60 unit condo development/Light Commercial South - Glacier Highway; Statter Harbor/Waterfront Commercial East - AEL&P power station/General Commercial West - Restaurants; Retail/General Commercial

VICINITY MAP



ATTACHMENTS

Attachment A – Conditional Use Permit Application

Attachment B – The Jetty Subdivision Plat (2018-29)

Attachment C – Proposed Floor Plan

Attachment D – Site Plan: Parking/Circulation, Vegetative Cover/Landscaping, and Lighting

Attachment E – Building Façade Design

Attachment F – Public Comment Emails (2)

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit for the development of a 32-unit condominium complex on a vacant lot in Auke Bay. The condominiums will be a mixture of two and three bedroom units. The subject lot is located within the Auke Bay Center area, as identified in the Auke Bay Area Plan (ABAP).

BACKGROUND

The development will be located on a 58,160 square foot lot. The lot is the result of a recent subdivision (MIF2018-0011). While the subdivision has been approved, the plat has been recorded (Plat 2018-29), and a new legal description has been created, a new CBJ parcel number has not been assigned. Therefore, the parcel identification number used in this report is for the parent parcel.

The parent lot is East ½ Lot A, USS 2391. US Survey 2391 was platted in 1940. Lot A was created by deed in 1966. The East ½ of Lot A was created by deed in 1973. In 1996, the owner of East ½ Lot A granted an access and utility easement to West ½ Lot A. This access and utility easement is still in place on the subject lot (Jetty Subdivision Lot 2) and is cited on the 2018 Jetty Subdivision plat. The 2018 plat establishes this easement as access to Jetty Subdivision Lot 1. See Attachment B for the Jetty Subdivision plat.

ANALYSIS

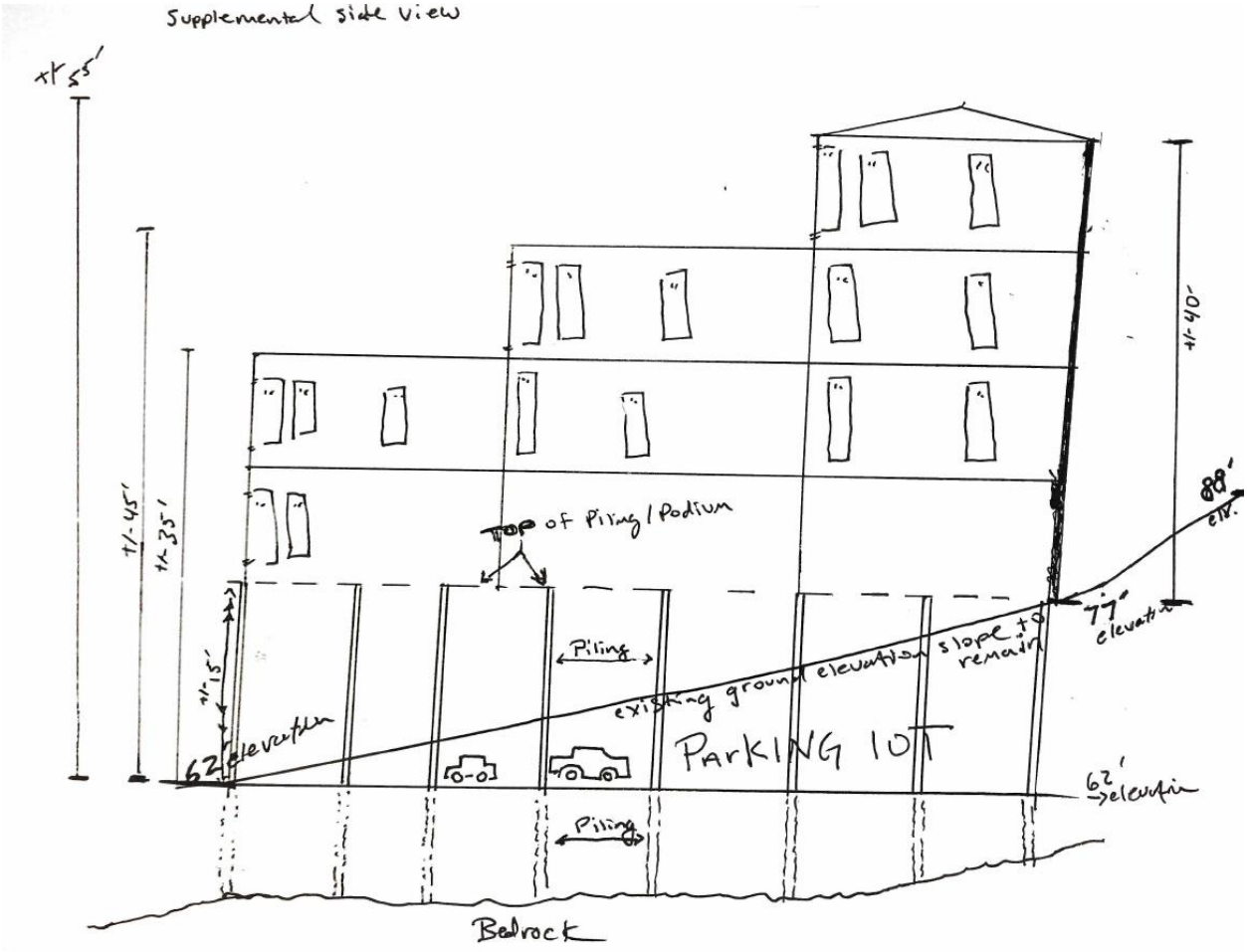
Project Site – The project site is currently vacant and is being used for vehicle storage. The lot has the appearance of a panhandle but meets the minimum dimensional standard for a lot width in the General Commercial (GC) zoning district which is 20 feet. The lot is 454 feet deep and 224 feet wide at the rear. The minimum lot depth in GC is 60 feet and the minimum lot size is 2,000 square feet. As stated above, the lot is 58,160 square feet.

Although this lot is steep in places, this project does not require a Hillside Endorsement. *CBJ 49.70.200 Hillside Development* requires a Hillside Endorsement application for all development that involves excavation of any slope or the creation of any slope in excess of 18 percent. The steepest portion of the lot is in the rear. The rear 70 feet of the lot has as elevation increase of 16 feet, creating a 22 percent slope. This portion of the lot will be left undeveloped, and a retaining wall will be built to stabilize the slope. The remainder of the lot gradually increases in elevation with a 9.8 percent slope.

Project Design – The proposed condominium complex will be built on pilings. There will be at–grade, covered parking. The condominiums will be constructed above the parking. The condominium building will be a “stepped back” design. The front of the building will be two stories. The third and fourth stories will be stepped back. The total height of the building will be

45 feet. The maximum height in the General Commercial zoning district is 55 feet. See the image below for a sketch of the proposed building.

The development will consist of 28 two-bedroom units and 4 three-bedroom units. The proposed floor plans are shown in Attachment C.



Calculating Building Height – CBJ 49.25.420 (a) states that *the height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of a pitched roof.*

CBJ 49.25.420 (b) The reference datum shall be whichever of the following yields the greater height of the building:

(1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point if not more than ten feet above the lowest point within said five feet.

(2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) is more than ten feet above the lowest point.

Using the side view elevation on the previous page and measuring five feet from the exterior of the proposed building provides two reference datum points. Point A, five feet from the front of the building, is approximately 62 feet elevation. Point B, five feet from the rear of the building, is approximately 77 feet elevation. Point B is 15 feet higher than Point A, therefore the method for measuring height described in CBJ 49.25.420 (b) (2) should be used. Below is an image showing how this method is used.

To calculate the height of the proposed condominium building, begin with datum point A at 62 feet elevation. Next, ten feet is added to datum point A. This brings the elevation point to 72 feet. This is where the measurement begins. From this point at 72 feet elevation to the mid-point of the proposed roof line is approximately 45 feet.

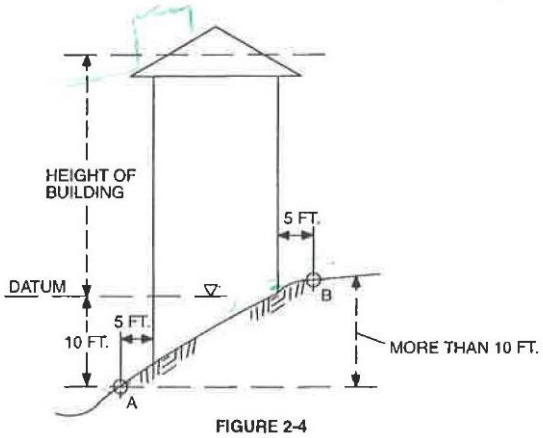


FIGURE 2-4

Traffic –The Institute of Transportation Engineers Manual categorizes condominiums as residential condos/townhouses (Land Use 230) and estimates that each residence will generate 5.81 vehicle trips per day, making the average daily traffic for the entire development to be 186 trips per weekday. CBJ 49.40.300 states that a traffic impact analysis is not required when a development is projected to generate less than 250 vehicle trips per day.

There will be a 24 foot wide two-way access to the condominiums from Glacier Highway. This is an existing access point that will be used by Jetty Subdivision Lot 1 and West ½ Lot A via an access and utility easement. Alaska Department of Transportation and Public Facilities (AKDOT&PF) was asked to comment on this project. DOT&PF responded that they had no concerns with the traffic or access for this development and that they have been working with the applicant on a right of way permit to pave and widen the existing driveway.

Parking and Circulation – The proposed parking and circulation plan is approved as part of the site plan. (See Attachment D) The parking requirement for the condominium development is provided in the table below.

Unit Type	# of units	Parking per unit	Total
2 bedroom	28	1.75	49
3 bedroom	4	2.25	9
Grand Total			**58**

Standard spaces	8.5’ by 17’		**55**
ADA space	13’ by 17’		**3**
ADA Van aisle	8’ by 17’	Shall be located between the 2 ADA spaces	ADA signs must be posted and the spaces must be clearly marked

The development will provide 49 covered parking spaces in the at-grade parking structure and 15 uncovered spaces for a total of 64 parking spaces. The covered parking will be angled at 45° and a circular, one-way traffic pattern is planned for the covered parking area. CBJ 49.40.230 requires one-way traffic aisles for 45° angled parking to be 13 feet wide. The 15 uncovered parking spaces will be angled at 90°, and a two-way traffic aisle is planned. Two-way traffic aisles for 90° angled parking are required to be 24 feet wide. The parking and circulation plan submitted for this project is drawn to scale and shows the required parking space and aisle dimensions. CBJ 49.40.220 requires residential developments of 10 units or more to submit a parking and site circulation plan that has been prepared by a licensed engineer or architect. Prior to the issuance of a Building Permit, the applicant must meet this requirement.

Three ADA compliant parking spaces, with appropriate striping and signage, must be provided on the site including one van accessible space. Prior to the issuance of a Certificate of Occupancy, the parking spaces will need to be striped and properly signed. To ensure that all common parking and circulation areas are adequately maintained, it is recommended as a condition of approval that a Homeowner’s Association (HOA) Agreement address the maintenance of such areas.

Pedestrian Circulation – CBJ 49.40.230 states that pedestrian walkways within a parking area be a minimum of 4 feet wide and must be raised 6 inches or more above the parking area. The site plan shows a raised 5 foot wide pedestrian walkway leading from the building’s main entrance through the center of the parking area. The walkway connects to the abutting lot, Jetty Subdivision Lot 1.

Vegetative Cover and Landscaping – The minimum vegetative cover requirement for General Commercial is 10 percent. For the subject lot, 10% is 5,816 square feet. The steep rear portion of the lot will be left undeveloped and will retain 16,128 square feet of natural vegetation. This meets the minimum vegetative cover requirement.

CBJ 49.40.230 (a) requires parking and circulation areas to be “attractively landscaped”. CBJ 49.430.230 (c) (1) states parking areas “shall be landscaped in accordance with design review standards”. However, Title 4 of the CBJ Administrative Code no longer includes design review standards for parking lot design. Staff can only subjectively assess whether the parking lot design is “attractive”.

CBJ 49.80 defines landscaping as: *lawns, trees, plants or other natural and decorative features to land.*

The site plan shows that a 20 foot wide vegetated strip will be installed along the southeast side of the parking area. Additional vegetation will be installed along the building's façade. The applicant has not specified the type of vegetation and landscaping that will be installed.

Staff recommends as a condition of approval that prior to the issuance of a Building Permit, the applicant provides a detailed landscape plan for the site and parking area. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.

Prior to the issuance of a Certificate of Occupancy, staff recommends that the Homeowners Association Agreement provide for the maintenance of all required vegetation and landscaping.

Drainage and Snow Storage- A detailed drainage and snow storage plan will be required at the time a Building Permit is applied for. The drainage plan must show that permanent storm water best management practices (BMPS) will be in place and must include all easements that have been granted for drainage. As part of the Building Permit review, CBJ General Engineering requires a maintenance schedule agreement for oil/water separators to be recorded to make it clear what a development's maintenance obligations are.

Lighting- CBJ 49.40.230 (d) requires that parking areas be "suitably lighted" and "shall be full cutoff styles that direct light only onto the subject parcel". This is interpreted to mean exterior lighting should be provided in parking areas, along pedestrian walkways, and immediately adjacent or affixed to the exterior of the building. The applicant has proposed lighting fixtures that meet the required full cutoff design. The lighting locations are shown on the site plan that has been submitted (See Attachment D). The lighting shall be designed, located, and installed to minimize off-site glare.

Noise – The proposed condominium development is not expected to generate any noise impacts beyond what would be expected for multifamily use in a General Commercial zoning district.

Public Health or Safety – During the Building Permit review, all structures will be evaluated for compliance with all zoning, building, and fire standards. Neither the CBJ Building Official nor the CBJ Fire Marshal had any concerns with the proposed development.

Habitat – There are no habitats regulated by the CBJ Land Use Code that would be impacted by the development.

Public Comment – At the time this staff report was written, staff had received two emails (See Attachment F) and one in-person comment from neighboring property owners. The two property owners who emailed comments expressed concerns about increased traffic in the

area and suggested that a study be conducted to determine if long-term rental property has a negative impact on the neighborhood. As mentioned above, the proposed 32 unit condominium development is estimated to generate 186 vehicle trips per day - not enough to require a Traffic Impact Analysis. Staff reached out to AKDOT&PF for comment. AKDOT&PF staff reviewed the proposal and did not have any concerns. CDD also received an in-person comment from a neighboring property owner who is concerned about the protection of views from his property, which is located behind the subject lot. As mentioned above, the proposed development will be approximately 45 feet high. The ABAP does encourage the preservation of views from public property, but it does not address protecting views from private property.

Property Value or Neighborhood Harmony – The surrounding land uses are commercial, multifamily residential, and an AEL&P utility station. CBJ 49.25.210 states that commercial zoning districts are established to accommodate commercial activities and, more specifically, that General Commercial zoning districts are:

> *Intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for those few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed and single-use developments in the general commercial district.*

The proposed condominium development is allowed in the zoning district and is consistent with the description of the zoning district. The CBJ Assessors Office has stated that they do not foresee any negative impacts on surrounding property values from the development.

Conformity with Adopted Plans –

<u>CBJ 2013 Comprehensive Plan</u>
The Land Use Designation of the site in the Comprehensive Plan is Marine/Mixed Use (MMU). This land use is described as:

> *…high density residential and non-residential land uses in areas in and around harbors and other water-dependent recreational or commercial/industrial areas. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium and high density residential uses at densities ranging from 10 to 60 units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas.*

The proposed dwelling unit density for this project is 24 units per acre, consistent with the intent of the M/MU district. The maximum allowed density in the General Commercial zoning

district is 50 units per acre. Ideally, lands are developed to their maximum density where possible, but there is no minimum density requirement.

The Comprehensive Plan provides policies to encourage the development of more housing. The following policies are relevant to the proposal:

> POLICY 4.2. TO FACILITATE THE PROVISION OF AN ADEQUATE SUPPLY OF VARIOUS HOUSING TYPES AND SIZES TO ACCOMMODATE PRESENT AND FUTURE HOUSING NEEDS FOR ALL ECONOMIC GROUPS. (p.37)
>
> POLICY 4.8. TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES. (p.41)
>
> POLICY 10.1. TO FACILITATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PROVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS. (p.129)
>
> POLICY 10.3. TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND USES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS. (p.131)

This development is in general conformity with the 2013 Comprehensive Plan.

Juneau Economic Development Plan

The Juneau Economic Development Plan (JEDP) developed eight economic development priorities, including to “Promote Housing Affordability and Availability”. In order to accomplish the priorities set forth, the Plan states Initiatives, Goals, and Actions. The proposed development is providing additional housing albeit not specifically designed to be ‘affordable’ housing.

Area-Wide Transportation Plan

The Area-Wide Transportation Plan (AWTP) addresses land use revisions and enhancements that developments should provide in projects. These enhancements include sidewalks, pathways that eliminate vehicular conflict points, and infill development and redevelopment. The proposed development will feature a raised 5 foot wide pedestrian pathway through the parking area and will provide connectivity to the adjacent lot. This development is in general conformity with the AWTP.

Juneau Non-Motorized Transportation Plan

The purpose of the Juneau Non-Motorized Transportation Plan (JNMTP) is "to promote active transportation by guiding development of a community-wide bicycle and walking network that can be used by all Juneau residents for all types of trips". The location of the development is a walkable distance to public amenities such as restaurants, schools, a post office, a hair salon, and harbor facilities. Transit services operate on Glacier Highway and Mendenhall Loop Road. The pedestrian pathway will help create pedestrian connections between properties and will promote non-motorized transportation. This development is in general conformity with the JNMTP.

Auke Bay Area Plan

The purpose of the Auke Bay Area Plan (ABAP) is to provide a 20 year vision for the Auke Bay neighborhood that will help guide future development. The subject lot is located within the Auke Bay Center, as identified in the plan. The Center is envisioned to be the focal point of the area with multi-story buildings with a mixture of uses, higher density, and pedestrian and road connectivity. The ABAP also recommends design and site features such as canopies, landscaping and screening of parking areas, utility boxes, and trash/recycling receptacles. The proposed density for this development is 24 units per acre which is considered medium-to-high density. The site will feature a pedestrian pathway that will provide connectivity to the neighboring property and the at-grade parking structure will be screened with lattice and vertical planting. The building will have vertical wood siding enclosing an exterior staircase and a covered BBQ/community space for residents. (See Attachment E) This development is in general conformity with the ABAP.

FINDINGS

CBJ 49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete;
2. Whether the proposed use is appropriate according to the Table of Permissible Uses; and,
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ 49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based

upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. Is the application for the requested Conditional Use Permit complete?

Yes. Staff finds the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. Is the proposed use appropriate according to the Table of Permissible Uses?

Yes. The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ 49.25.300, Section 1.300 for the General Commercial zoning district.

3. Will the proposed development comply with the other requirements of this chapter?

Yes. The proposed development complies with the other requirements of this chapter. Public notice of this project was provided in the October 12th and October 22nd issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right of Way.

4. Will the proposed development materially endanger the public health or safety?

No. Based on the above analysis the proposed development, with conditions, will not materially endanger the public health or safety.

5. Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?

No. Based on the above analysis, the use, with conditions, will maintain the values and will be in harmony with the neighboring area.

6. Will the proposed development be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Yes. Based on the above analysis, staff finds that the proposed condominium development is in general conformity with the CBJ Land Use Code, 2013 Comprehensive Plan and other relevant adopted plans referenced in this report.

Per CBJ 49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

7. Will the proposed development comply with the Juneau Coastal Management Program?

N/A.

RECOMMENDATION

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit. The permit would allow the development of a 32 unit condominium development in the General Commercial zoning district.

The approval is subject to the following conditions:

1. Prior to the issuance of a Building Permit, the applicant will provide a detailed landscape plan for the parking area.

2. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.

3. Prior to the issuance of a Certificate of Occupancy, the parking spaces will need to be striped and properly signed.

4. Prior to issuing a Temporary Certificate of Occupancy for the first dwelling, a Homeowners Association Agreement shall be submitted for review and approval by Community Development Department. The HOA agreement shall specify how common facilities such as the parking area and pedestrian walkway and required landscaping and vegetation will be properly maintained.

5. Prior to the issuance of a Building Permit, the applicant shall submit a detailed drainage and snow storage plan.

6. Prior to the issuance of a Building Permit, the applicant shall submit a parking and site circulation plan that has been prepared by a licensed engineer or architect.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address: 11798 Glacier Highway, Juneau, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot): Jetty Subdivision, Lot 2 USS 2391 LTA, East 1/2

Parcel Number(s): TBD 4B2801030090

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner: The Jetty LLC

Contact Person: Garrett Schoenberger

Mailing Address: 2780 Fritz Cove Rd., Juneau, AK 99801

Phone Number(s): Garrett - 602.790.6144
Paul - 949.244.2924

E-mail Address: garrett@alaskalegacypartners.com

LANDOWNER/ LESSEE CONSENT

Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date: 8/23/18

X _____ Landowner/Lessee Signature — Date: 8/23/18

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME"

Applicant

Contact Person

Mailing Address

Phone Number(s)

E-mail Address

X _____ Applicant's Signature — Date of Application: 8/23/18

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

Intake Initials	
AL	
Case Number	Date Received
AME 2018 0016	8/27/18

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

ALLOWABLE/CONDITIONAL USE PERMIT APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

32-unit condo development on a 1.33 acre GC parcel

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

- ○ Accessory Apartment – Accessory Apartment Application (AAP)
- ☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: _____

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL? ○ YES – Case # _____ ☒ NO

UTILITIES PROPOSED WATER: ☒ Public ☐ On Site SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 58,160 square feet Total Area of Existing Structure(s) N/A square feet

Total Area of Proposed Structure(s) 40,800 square feet

EXTERNAL LIGHTING

Existing to remain	○ No	○ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures
Proposed	○ No	☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ **Narrative including:**

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☒ How the proposed use complies with the Comprehensive Plan

☒ **Plans including:**

- ☒ Site plan
- ☒ Floor plan(s)
- ☒ Elevation view of existing and proposed buildings
- ☒ Proposed vegetative cover
- ☒ Existing and proposed parking areas and proposed traffic circulation
- ☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

----------DEPARTMENT USE ONLY BELOW THIS LINE----------

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$ 1000.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50.00			
Pub. Not. Sign Deposit	$ 100.00			
Total Fee	$			

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
AME2018 0016	8/27/18

ALASKA LEGACY
PARTNERS

August 24, 2018

CBJ Community Development Department
230 South Franklin Street
Juneau, AK 99801

RE: Conditional Use Permit Narrative – The Jetty LLC – ***The Jetty Condos***

Alaska Legacy Partners via The Jetty LLC is proposing a four-story, 32-unit condo development in Auke Bay. The project, located at 11798 Glacier Highway in Auke Bay, will be built on a vacant 1.33 acre parcel of land zoned General Commercial (GC). The lot is further defined as Jetty Subdivision, Lot 2.

The Jetty condo project will be accessed from Glacier Highway via panhandle. A 24' wide, two-way driveway will lead up to the Jetty Condo lot. The proposed use fits within the existing Comprehensive Plan. More specifically, it fits nicely within the newly drafted Auke Bay Area Plan.

The project foundation will be built on a podium. The podium construction will be achieved by driving piles into bedrock. This will create covered parking (under the podium) and will allow the development to achieve a more modern, mixed-use feel.

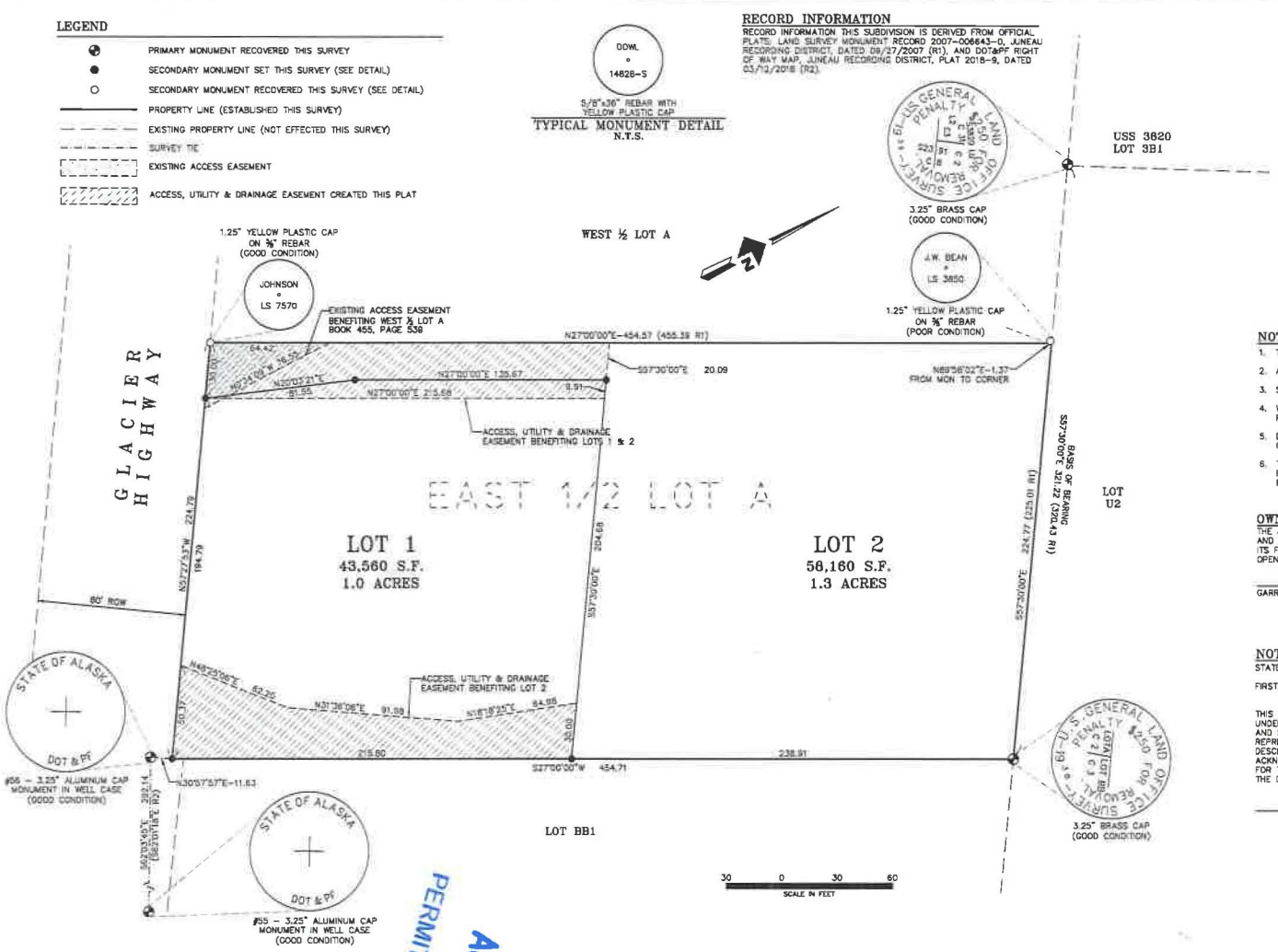
Regards,

Garrett Schoenberger
Managing Member
Alaska Legacy Partners LLC
(602) 790-6144

Paul Simpson
Managing Member
Alaska Legacy Partners LLC
(949) 244-2924

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

PLAT MAP



LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- SECONDARY MONUMENT SET THIS SURVEY (SEE DETAIL)
- SECONDARY MONUMENT RECOVERED THIS SURVEY (SEE DETAIL)
- PROPERTY LINE (ESTABLISHED THIS SURVEY)
- EXISTING PROPERTY LINE (NOT EFFECTED THIS SURVEY)
- SURVEY TIE
- EXISTING ACCESS EASEMENT
- ACCESS, UTILITY & DRAINAGE EASEMENT CREATED THIS PLAT

DOWL 14828-S
5/8"x36" REBAR WITH YELLOW PLASTIC CAP
TYPICAL MONUMENT DETAIL
N.T.S.

RECORD INFORMATION

RECORD INFORMATION THIS SUBDIVISION IS DERIVED FROM OFFICIAL PLATS, LAND SURVEY MONUMENT RECORD 2007-006643-0, JUNEAU RECORDING DISTRICT, DATED 09/27/2007 (R1), AND DOT&PF RIGHT OF WAY MAP, JUNEAU RECORDING DISTRICT, PLAT 2018-9, DATED 03/13/2018 (R2).

VICINITY MAP
SCALE: N.T.S.
SOURCE: CBJ BASEMAP SERIES

NOTES

1. THIS SURVEY CLOSES WITHIN A LIMIT OF ERROR OF ONE FOOT IN 10,000 FEET.
2. ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. WHERE DIFFERENT FROM RECORD OR CALCULATED, RECORD DIMENSIONS ARE SHOWN IN PARENTHESES AND REFERENCED TO A RECORDED PLAT (R#).
5. DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.
6. THE ON-LOT STORMWATER RUNOFF DRAINAGE IS ACCEPTABLE AS EXISTS BETWEEN THE PLATTED LOTS OF THIS SUBDIVISION AND MAY NOT BE MODIFIED UNLESS PERMITTED BY CBJ ENGINEERING PURSUANT TO CBJ 19.12.120.1 BEST MANAGEMENT PRACTICES.

OWNERSHIP CERTIFICATE

THE JETTY HEREBY CERTIFIES THAT THE JETTY IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT IT HEREBY ADOPTS THIS PLAT OF SUBDIVISION WITH ITS FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED:

GARRETT SCHOENBERGER – MANAGING MEMBER DATE

NOTARY ACKNOWLEDGMENT

STATE OF ALASKA }
FIRST JUDICIAL DISTRICT } ss.

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME GARRETT SCHOENBERGER, MANAGING MEMBER, A REPRESENTATIVE OF "THE JETTY", A LIMITED LIABILITY COMPANY KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

COMMUNITY DEVELOPMENT PLAT APPROVAL

I HEREBY CERTIFY THAT THE PLAT HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DIRECTOR, CITY & BOROUGH OF JUNEAU DATE:
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST: _____
MUNICIPAL CLERK, CITY & BOROUGH OF JUNEAU

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS RECORD BEARING OF S57°30'00"E BETWEEN U.S. GENERAL LAND OFFICE SURVEY PRIMARY MONUMENTS AS PER LAND SURVEY MONUMENT RECORD 2007-006643-0, DATED 09/28/2007, JUNEAU RECORDING DISTRICT.

SURVEYOR'S CERTIFICATE

I, HANS E. PEDERSEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.

DATED: JUNE, 2018

STATE OF ALASKA 49th Hans E. Pedersen No. 14828-S PROFESSIONAL LAND SURVEYOR

PLAT OF
JETTY SUBDIVISION
A SUBDIVISION
OF EAST ½ LOT A, U.S. SURVEY 2391
WITHIN CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDERS OFFICE AT JUNEAU

AECL848

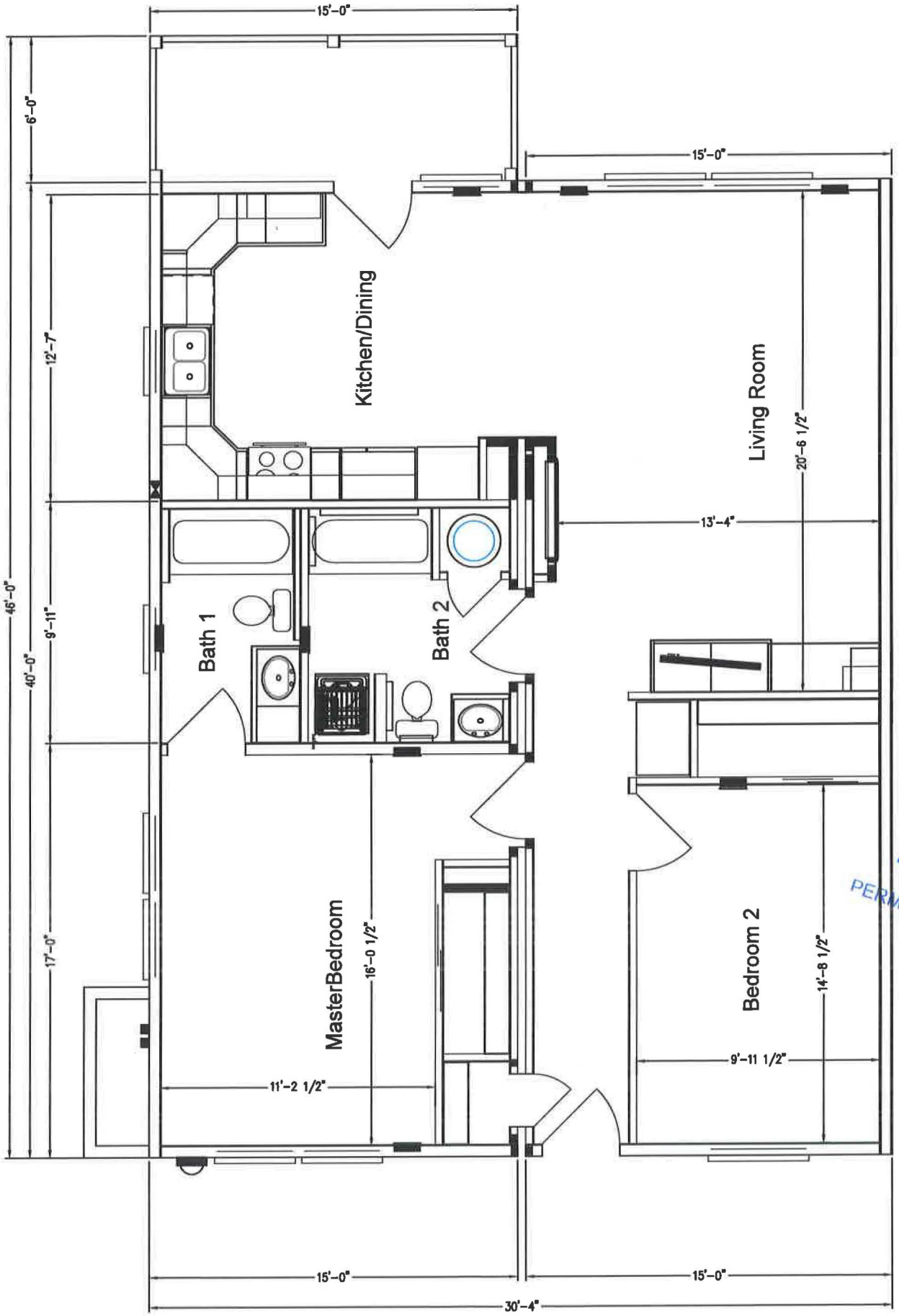
DOWL
CIVIL ENGINEERING–LAND SURVEYING–CONSTRUCTION MANAGEMENT
5388 COMMERCIAL BOULEVARD
JUNEAU ALASKA 99801 907-780-3533

OWNER
THE JETTY
2780 FRITZ COVE ROAD
JUNEAU, ALASKA 99801

SCALE:	DATE:	PROJECT NO:	FILE NO:	SHEET NO:
1"= 30'	JUNE 2018	J71000		1 OF 1

Attachment B - Plat

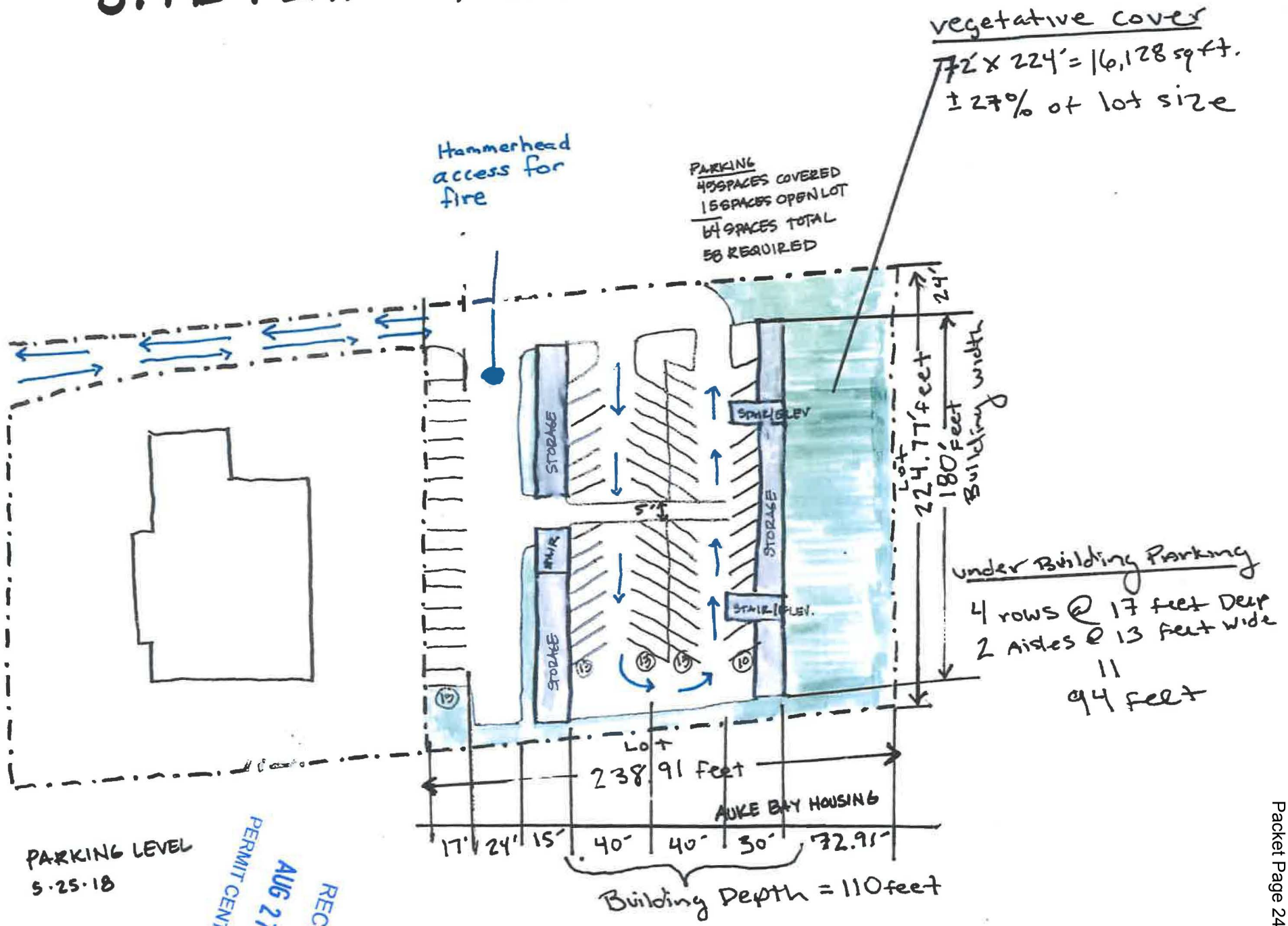
SAMPLE 2B/2B FLOOR PLAN



RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

Attachment C - Floor Plan

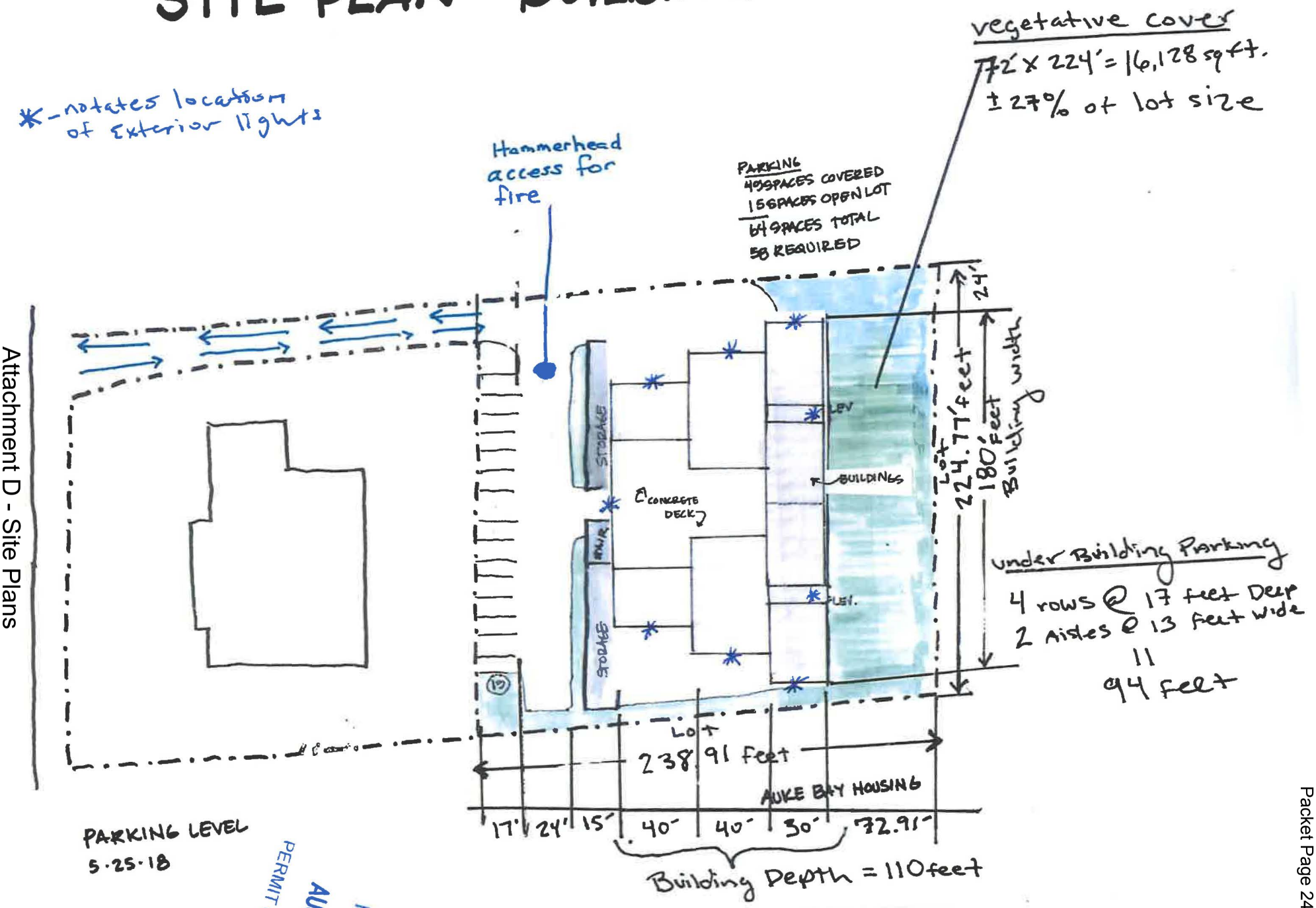
SITE PLAN - PARKING LAYER



PARKING LEVEL
5.25.18

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

SITE PLAN - BUILDING LAYER



PARKING LEVEL
5·25·18

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

VERY SKETCHY ELEVATION SKETCH
AUKE BAY HOUSING
JUNE 12 2018

RECEIVED
AUG 27 2018
PERMIT CENTER/CDD

From: Michael Bethers <mikebethers@gmail.com>
Sent: Monday, October 1, 2018 7:03 AM
To: PC_Comments
Subject: USE20180016

Ms Eddins and Commissioners, We are opposed to development of 32 condos proposed for development at 11798 Glacier highway or anywhere else in the Juneau area until you conduct a study to determine the negative impact on long term existing rentals in the local area.

Respecfully
Astrid and Mike Bethers

From: Christine Culliton <cmculliton@gmail.com>
Sent: Monday, September 24, 2018 7:48 AM
To: PC_Comments
Subject: New development in Auke Bay

I currently reside on Caroline St. where I have lived for over 20 years; I love my neighborhood and appreciate mindful development which is why I did not oppose the first set of condo's across the street. However, I now must oppose any more development until such time traffic patterns and utilization has occurred with the exiting units already built. The creation of the roundabout has been both a blessing and curse- we cannot merge into traffic off of Caroline because all UAS traffic as well as the roundabout come directly onto our path; this is a dangerous situation and it made worse during June/July and the winter months when the ice builds up from the natural flow of water. Additionally, the noise, dust, and increased foot traffic, homeless camps and attempted break ins in our neighborhood have gone up annually with a huge spike in the past 25 months. It is important to have development that makes since but continuing to create developments like that on Riverside is not the answer to Juneau's housing issues.
Sincerely, Christine Culliton 3869 Caroline St. Auke Bay AK 99821

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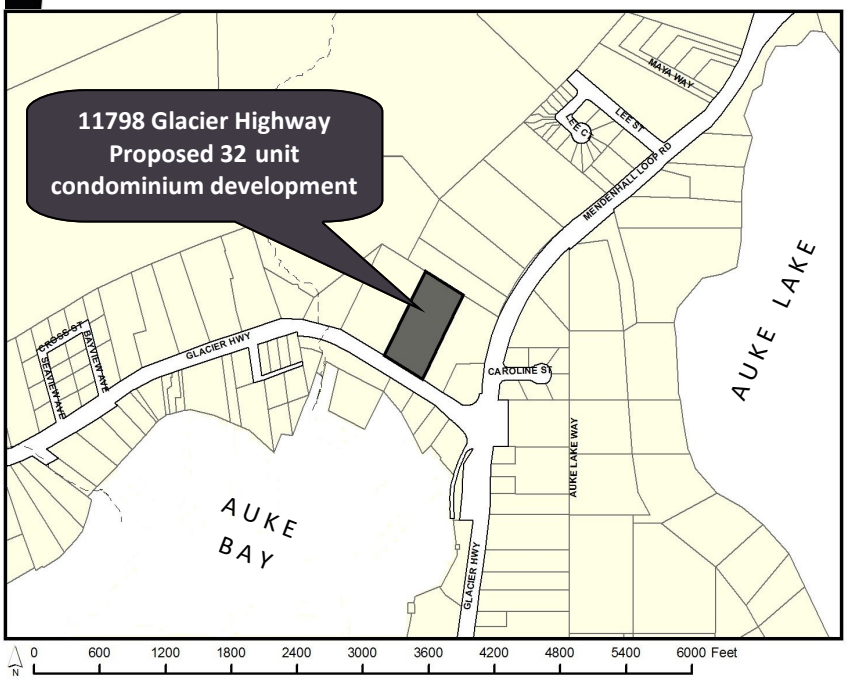
and is required to destroy the information after its stated need has been fulfilled. If you are
not the intended recipient, you are hereby notified that any disclosures, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit** to allow a **32-unit residential condominium development** to be located at **11798 Glacier Highway** in a **General Commercial zone.**

TIMELINE

Staff Report expected to be posted **Monday, October 15,** at **https://beta.juneau.org/assembly/assembly-minutes-and-agendas**
Find hearing results, meeting minutes and more here as well.

Now through October 1, 2018

Comments received during this period will be sent to the Planner, **Allison Eddins,** to be included in the staff report.

October 2 through 12 noon, October 19

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, October 23, 2018

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

October 24

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed September 21, 2018

Case No.: USE2018 0016
Parcel No.: 4B2801030090
CBJ Parcel Viewer: http://epv.juneau.org

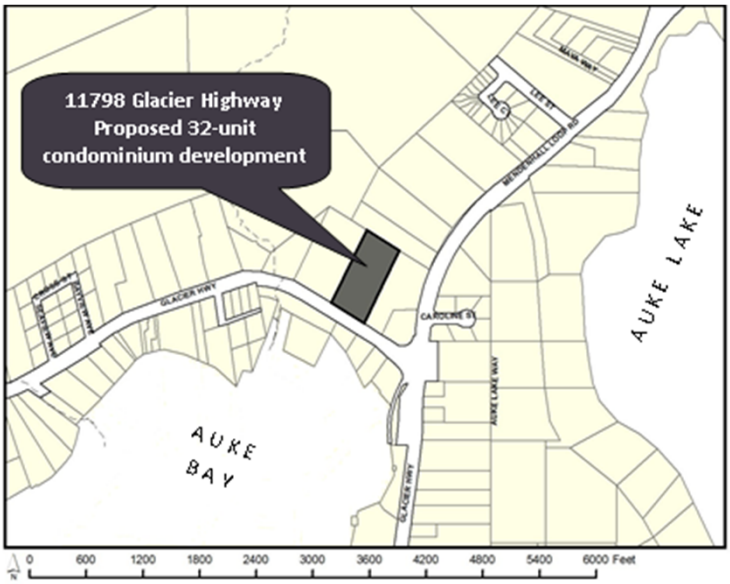
USE2018 0016
Conditional Use Permit for a 32 dwelling unit condominium development

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

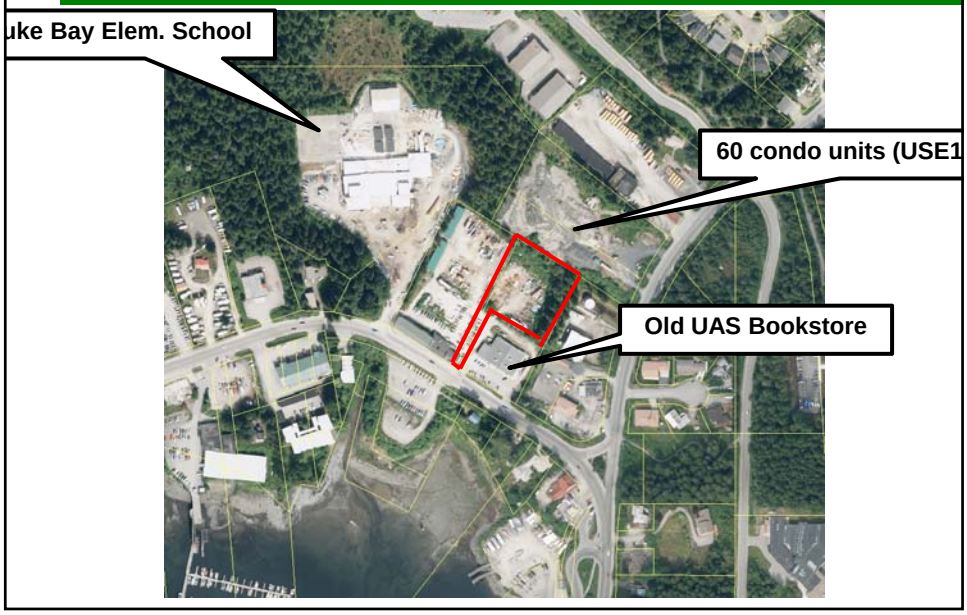
USE2018 0016 General Information

Property Owner:	The Jetty LLC
Property Address:	11798 Glacier Hwy
Legal Description:	Jetty Subdivision, Lot 2
Parcel Code Number:	4B2801030090 (Parent parcel number)
Site Size:	58,160 square feet (1.3 acres)
Comprehensive Plan Future Land Use Designation:	Marine Mixed Use (M/MU)
Zoning:	General Commercial (GC)
Utilities:	City water & sewer
Access:	Glacier Highway
Existing Land Use:	Vacant lot

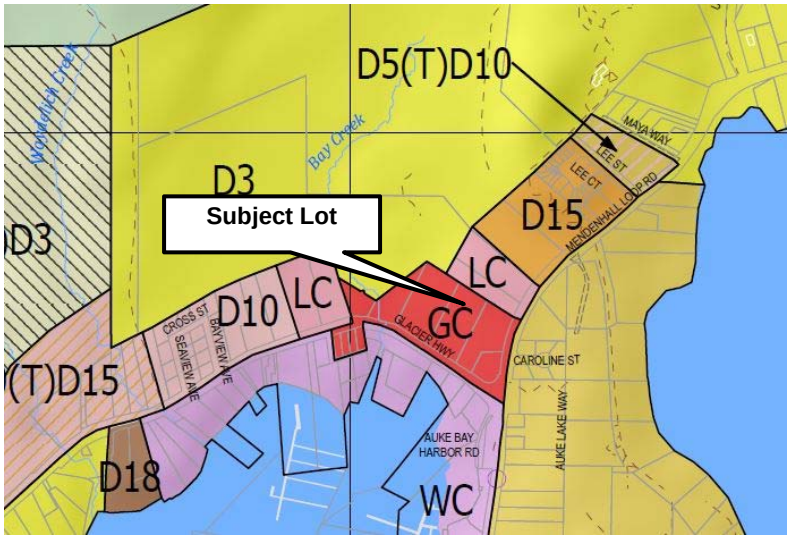
USE2018 0016 Parcel Map



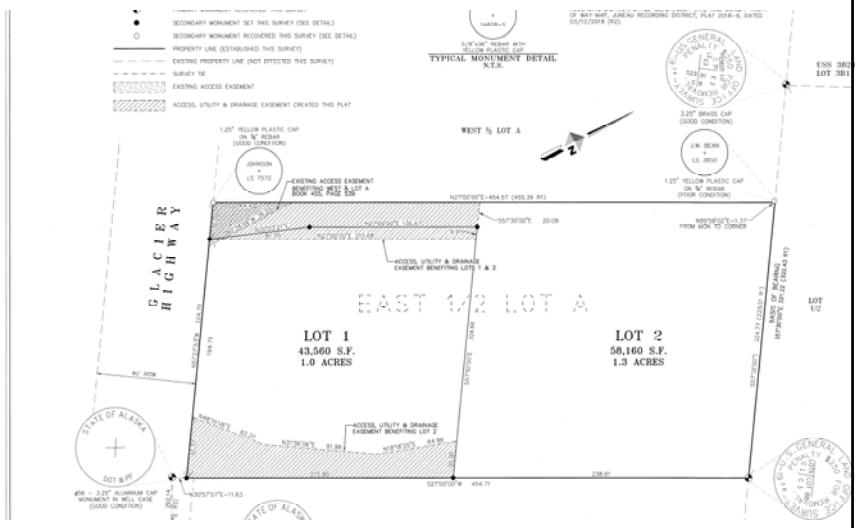
USE2018 0016 Aerial Vicinity Map



USE2018 0016 Zoning Map

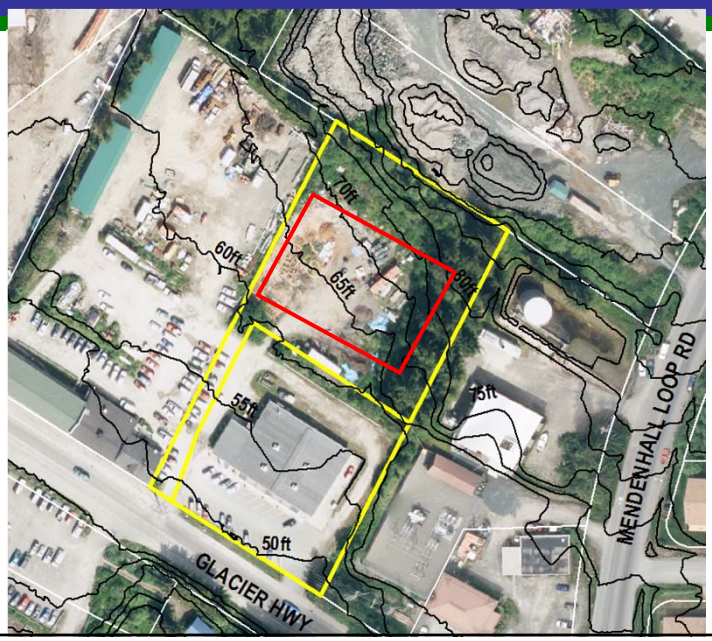


USE2018 0016 Plat



USE2018 0016 Front View

USE2018 0016 Lot Contours



USE2018 0016 Calculating Building Height

CBJ 49.25.420 Height of building

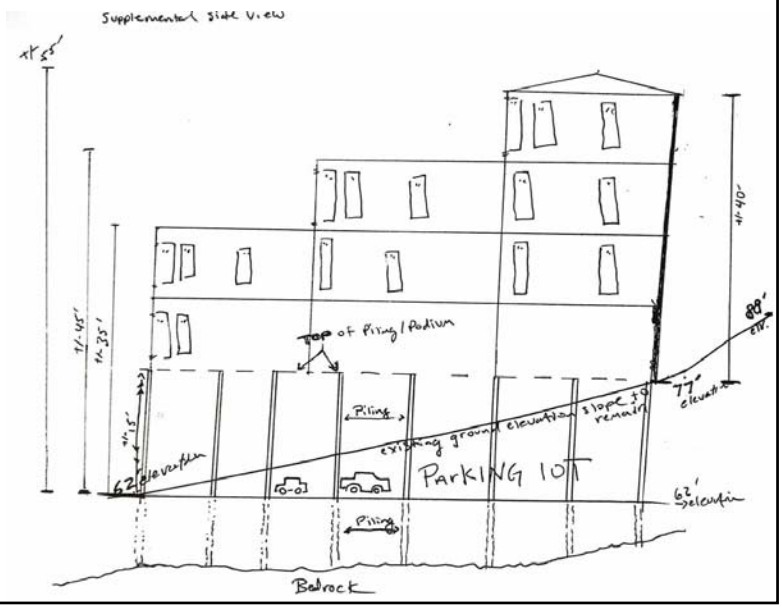
(a) the height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of a pitched roof.

(b) The reference datum shall be whichever of the following yields the greater height of the building:

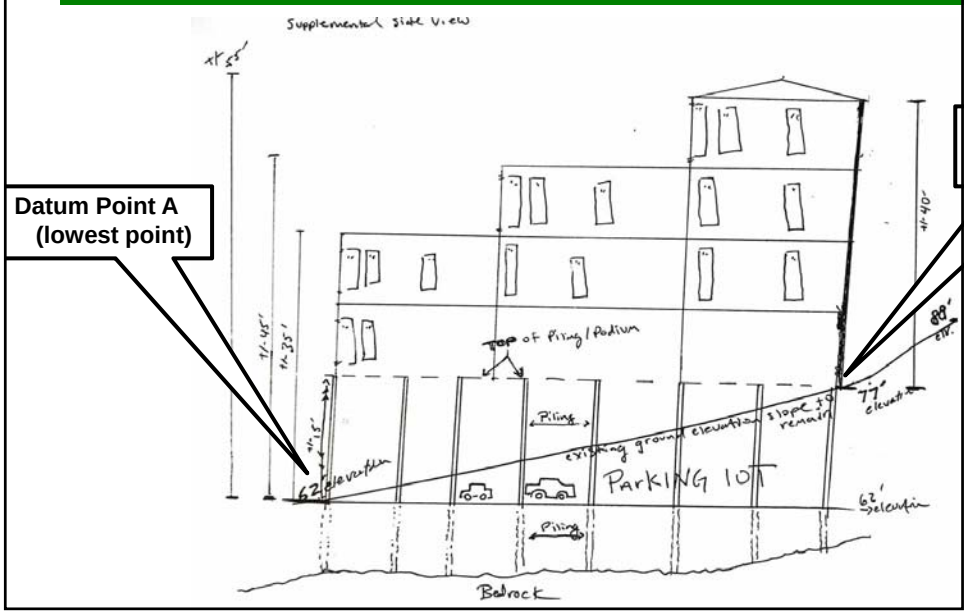
(1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point if not more than ten feet above the lowest point within said five feet.

(2) An elevation ten feet higher than the lowest point, when the highest point described in subsection (b)(1) is more than ten feet above the lowest point.

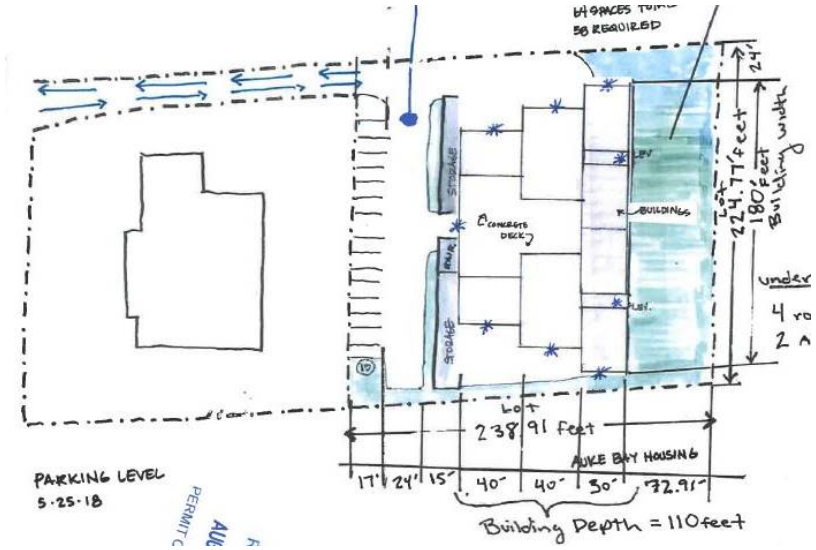
USE2018 0016 Side elevations



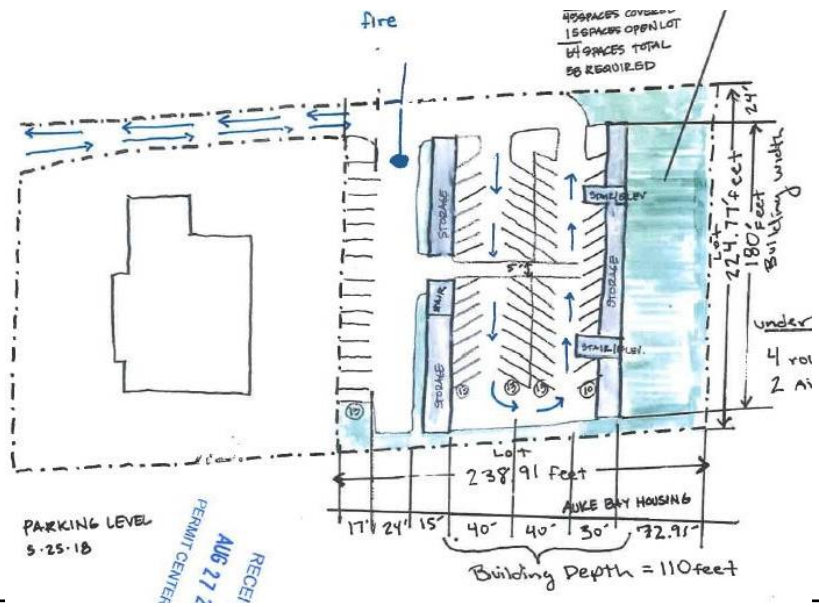
USE2018 0016 — Side elevations



USE2018 0016 — Vegetative Cover & Landscaping



USE2018 0016 Traffic & Access/Parking & Circulation



USE2018 0016 Property Value & Neighborhood Harmony

Spaulding Beach Condos

Auke Bay Tower Condos

USE2018 0016 — Public Comment

- Two emails and one letter
- Concerns are:
  - Traffic impacts
  - Impacts of rental units on property values
  - Protecting views from neighboring properties

USE2018 0016 — Analysis

- The proposed development, with conditions, will not endanger the public health and safety.
- The use, with conditions, will maintain values and will be in harmony with the neighboring area.
- In conformity with adopted plans
- Director's findings are in favor of approval

USE2018 0016 Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Conditional Use Permit.

The permit would allow the development of a 32 dwelling unit, multi-family development in a General Commercial zoning district.

Recommended the approval is subject to the following conditions:

USE2018 0016 Recommendations

1. Prior to the issuance of a Building Permit, the applicant will provide a detailed landscape plan for the parking area.
2. Prior to the issuance of a Building Permit, the applicant shall submit a parking and site circulation plan that has been prepared by a licensed engineer or architect.
3. Prior to the issuance of a Building Permit, the applicant shall submit a detailed drainage and snow storage plan.

USE2018 0016 Recommendations

4. Prior to a Certificate of Occupancy being issued for the building, the landscaping must be installed or bonded for.

5. Prior to the issuance of a Certificate of Occupancy, the parking spaces will need to be striped and properly signed.

USE2018 0016 Recommendations

6. Prior to issuing a Temporary Certificate of Occupancy for the first dwelling, a Homeowners Association Agreement shall be submitted for review and approval by Community Development Department. The HOA agreement shall specify how common facilities such as the parking area and pedestrian walkway and required landscaping and vegetation will be properly maintained.

USE2018 0016

QUESTIONS?

USE2018 0016

CBJ 49.25.420 Height of Building

(2) Height calculations shall disregard any fill or construction which the director finds to have no significant purpose other than elevating the reference datum. In reaching such findings, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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

DATE: October 15, 2018

TO: Planning Commission

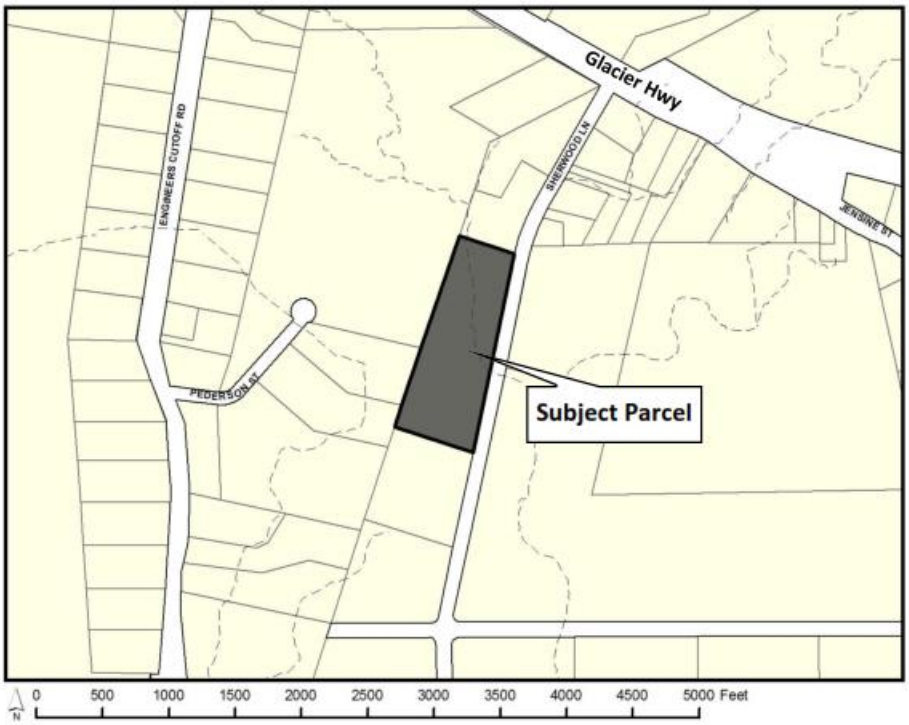
FROM: Teri Camery, Senior Planner
Community Development Department

CASE NO.: AME2018 0013

PROPOSAL: A request to rezone five acres of land from Industrial to Light Commercial

Applicant:	Sherwood Lane Development LLC
Property Owner:	Sherwood Lane Development LLC
Property Address:	2500 Sherwood Lane
Legal Description:	Lot 3, Block A, Sherwood Estates
Parcel Code No.:	4B1701100030
Site Size:	5 acres
Zoning:	Industrial (I)
Comprehensive Plan Land Use Designation:	Heavy Industrial
Utilities:	City water and sewer
Access:	Sherwood Lane
Existing Land Use:	Contractor storage yard
Surrounding Land Use:	North - Industrial, State DMV Office Building South - Industrial, vacant East - Industrial, CBJ Fire Training Center; and Industrial, vacant CBJ property West - D-3 (T) D-5 and D-1 (T) D-3 residential

VICINITY MAP



ATTACHMENTS

Attachment 1	Application
Attachment 2	Project Narrative
Attachment 3	Existing Conditions
Attachment 4	Proposed Site Plan
Attachment 5	Proposed Site Development
Attachment 6	Capital City Fire & Rescue 8-13-18 comment letter
Attachment 7	Capital City Fire & Rescue 8-27-18 comment email
Attachment 8	Capital City Fire & Rescue 9-13-18 emails
Attachment 9	Table of Permissible Uses with Industrial and Light Commercial zones highlighted
Attachment 10	Saviers comment letter
Attachment 11	Alaska Department of Environmental Conservation correspondence
Attachment 12	July 20, 2012, memorandum to Assembly Lands Committee and July 23, 2012, Lands Committee minutes

INTRODUCTION

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

PROPOSAL

The applicant requests a rezone of five acres from Industrial to Light Commercial zoning at 2500 Sherwood Lane. The zone change is requested to "attain the highest and best use of the property" and to meet the applicant's development goals for the property. These goals are to:

- Provide a buffer between the area's residential and industrial zones;
- Continue to explore the potential for the property to help provide access from Sherwood Lane to the 22 acres of residential land directly to the west of the subject property;
- Provide land for development to fill the market demand in Juneau for commercial condominiums.

The applicant states that the real estate market has a proven demand for commercial condominium space with shop and/or storage space along with a well understood need for more residences and notes that the Light Commercial zoning district would allow for this. The applicant further explains that the subject property has been marketed for sale as industrial land for years with little interest (Attachment 2).

BACKGROUND

The site is currently used as a contractor storage yard. The permit history for the site includes the following:

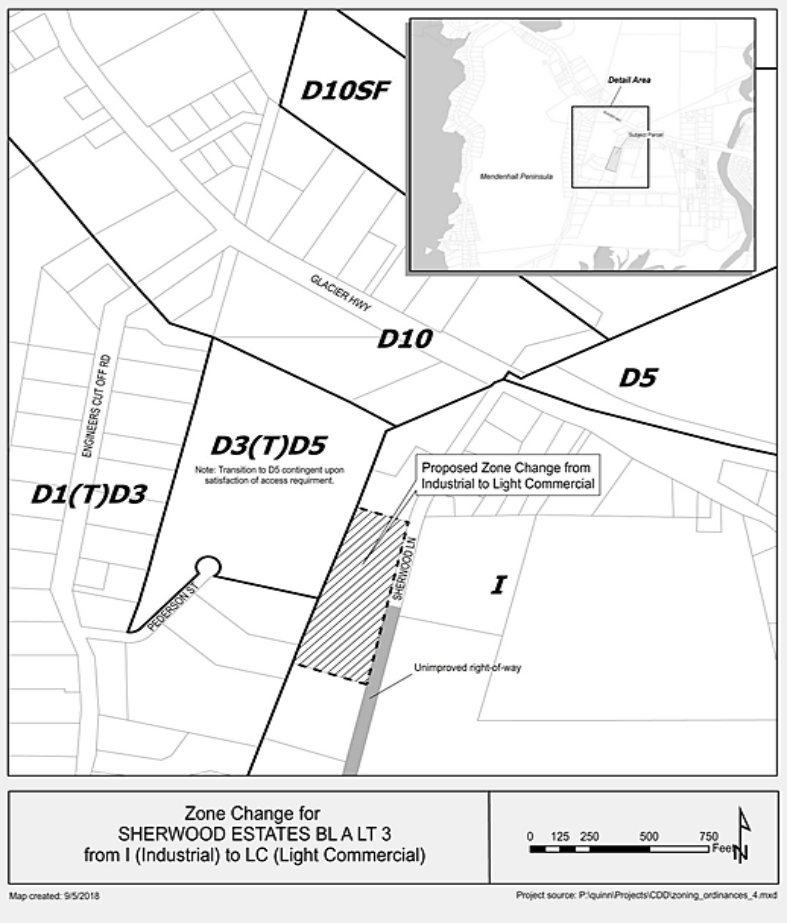
- USE2016-0016. Approved on June 15, 2016 - expired. *A Conditional Use Permit to establish an asphalt plant at an existing contractor storage and service yard for two construction seasons.*
- USE2004-0073. Approved on November 23, 2005. *An Allowable Use Permit for crushed rock stockpiles, heavy equipment storage, and a construction business office/shop.*
- USE2004-0072. Approved on October 12, 2005. *An Allowable Use Permit for a driveway in the Sherwood Lane right-of-way.*
- USE2004-0071. Withdrawn prior to the Planning Commission hearing. *A Conditional Use Permit application for a rock crusher.*

- CMR2004-0003. Approved on January 17, 2006. *Alaska Coastal Management Program review for discharge of 18,000 cubic yards of clean sand, rock, and gravel into 3.11 acres of wetlands for the construction of a construction yard.*

AME2016 0005, an adjacent rezone, may also be relevant to this proposal. AME2016 0005, approved on July 11, 2016, authorized a rezone from D-1 (T) D-3 to D-5 and D-1 (T) D-10 to D-1 to D-5, with a condition that:

> *Prior to a transitional zone change to D-5, Pederson Street shall be improved to the standards required for streets as required by CBJ 49.35 Public Improvements, unless the Planning Commission determines alternative access meeting appropriate safety requirements equivalent or superior to the standards identified in CBJ 49.35 have been provided. The directors of the Community Development and Engineering and Public Works Departments shall provide a recommendation as to the adequacy of access under CBJ 49.35 to the Planning Commission.*

The AME2016 0005 property is shown in the map to the right, adjacent to the proposed rezone.



The applicant of this rezone request, Sherwood Lane LLC, has shown a possible access easement on the site plan that could potentially fulfill the access condition for AME2016 0005. This report does not evaluate the access easement shown on the proposed site plan, nor the "large shop commercial space with the potential of accessory living spaces" noted in the project narrative. The analysis and recommendation of the requested rezone is based on all potential development that could be permitted within the proposed zoning district for conformance with the Comprehensive Plan maps and the Land Use Code.

Neighborhood Meeting and Agency Review

A neighborhood meeting was held on September 12, 2018. No one from the public attended. An agency review period was conducted from August 6 through August 22, 2018. An additional meeting was held with the Community Development Department (CDD), the applicant, and Capital City Fire & Rescue on August 15, 2018. Public comments and agency comments are addressed in the Land Use Code section of this report.

ZONE CHANGE INITIATION

CBJ 49.75.110. INITIATION. *A rezoning may be initiated by the director, the commission or the assembly at any time during the year. A developer or property owner may initiate a request for rezoning in January or July only. Adequate public notice shall be provided by the director to inform the public that a rezoning has been initiated.*

1. Was the proposed zone change initiated by the property owner during the appropriate time frame OR was the zone change initiated by the commission or director?

   Yes. The application for the subject zone change was initiated by the property owner in July 2018.

2. Has the director provided adequate public notice through newspaper advertising, property owner mailings and by requiring a public notice sign to be posted on-site?

   Yes. A neighborhood meeting was held on September 12, 2018, with mailed notice to property owners within 1000 feet of the proposal. Notice was provided in the Juneau Empire's *Your Municipality* section on October 12 and October 22, 2018. A public notice sign was posted on the property, visible from the right-of-way, on Tuesday, October 9, 2018. An abutters notice was mailed to property owners within 1000 feet of the property on September 24, 2018.

RESTRICTIONS AND PROCEDURE

CBJ 49.75.120. *RESTRICTIONS ON REZONINGS. Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezone requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.*

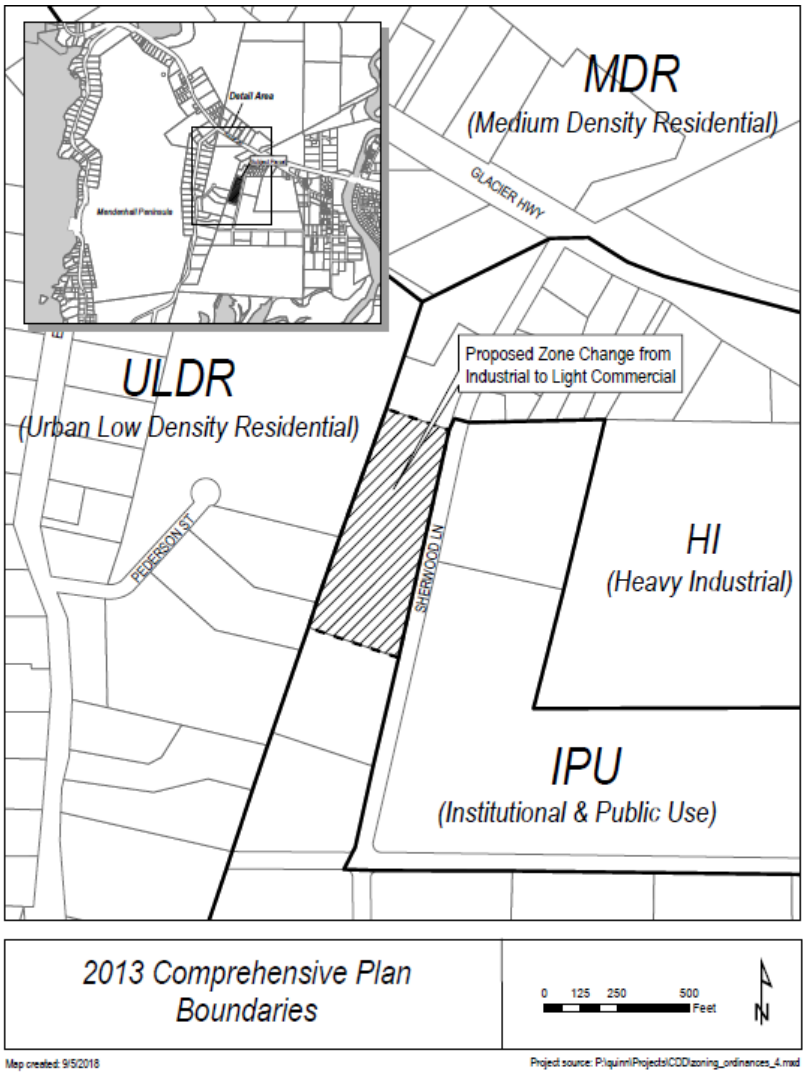
The CBJ Land Use Code provides minimum restrictions for zone change requests. This proposal conforms to these restrictions as follows:

1. The request is for five acres, which exceeds the two acre minimum requirement.

2. No similar request has been made in the past year.

COMPLIANCE WITH THE 2013 CITY AND BOROUGH OF JUNEAU COMPREHENSIVE PLAN

Comprehensive Plan designations are shown in the map below:



In Chapter 11, Comprehensive Plan Land Use Maps, the following guidance is offered in regard to rezoning:

> *In considering a re-zoning request, the Planning Commission and Assembly should aim to promote the highest and best use of the land under consideration and all new zoning or re-zoning designations are required to be substantially consistent with the*

> *Comprehensive Plan and associated land use maps. In some cases, the highest and best use may be increased density or more intensive use of the land; in other cases, the highest and best use may be preservation in an undisturbed state for purposes of habitat preservation, flood control, or providing a buffer between development and areas subject to natural hazards (p.143).*

Chapter 1 of the Comprehensive Plan further supports the flexibility of the plan but emphasizes that said flexibility should be used when considering community growth, along with other current information. Specifically, the Plan states:

> *Discussions related to community growth, redevelopment, capital and social improvements, or budget, must occur in consultation with the Plan. .... [The Plan] should...bring into focus sufficient information and data so that the best possible considered and objective judgments can be made, using the most current data available when the data in the Plan is out of date. [The Plan]....provides a logical, consistent, and purposeful approach to managing community growth and development (p. 1).*

In Chapter 18, Implementation and Administration, additional guidance is provided as follows:

> *<u>The Comprehensive Plan as a Guiding Planning Document</u>*
>
> *The Comprehensive Plan provides a rational and consistent policy basis for guiding all future CBJ government growth and development decisions. This requires that each land use decision, from the most minor variance to the development of a New Growth Area, be evaluated for its compliance with the policies, guidelines, standards and criteria established in the Plan. To ensure this, procedures must be followed to require that routine consultation of the Plan is an integral part of the land use decision making process.*
>
> *The Plan contains 123 Policies, each of which may have an associated "Standard Operating Procedure," "Development Guideline," and/or "Implementing Action," which are directives for how to carry out the policy. As a preliminary matter, the reviewer must determine which Policies are relevant to the subject at hand. <u>Of course, the writers of the Plan cannot envision every sort of proposal that might one day be conceived and analyzed against the Policies. In that vein, such analyses are not conducted on an absolute basis. That is, failure of a proposal to conform to one particular Policy in the Plan does not automatically mean that it is inappropriate if conformance is shown with other policies of the Plan. Thus, the analysis is one of balancing the many relevant policies and looking holistically at the particular situation, site and its environs.</u>* (Emphasis added)

When considering this request, it is important to understand what the Comprehensive Plan intends with land use designations. The Plan states that the descriptions should guide the development of Land Use Code zoning district permissible land uses, development standards and guidelines, and that the designations are intended to describe the overall character of development for each land use category. The Plan definitions are not intended to be firm or restrictive definitions. However, in contrast, zoning uses that are allowed outright, or allowed through a Conditional Use Permit, are firm and restrictive. *The designations are to be used to guide the formation of zoning regulations*. (Emphasis added) The land use designations and their allowed uses reflect cultural values and economic and societal needs, and over time, the Comprehensive Plan descriptions of land use categories will change to reflect changing values and circumstances (p. 144).

CBJ 49.75.120 partially incorporates those Comprehensive Plan policies and directs that, "A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the Comprehensive Plan." Thus, the issue is whether this rezone request substantially conforms with the land use maps of the Comprehensive Plan.

"Substantial conformance with the land use maps of the Comprehensive Plan" means the proposed zoning district (Light Commercial) needs to substantially conform with the Comprehensive Plan land use map designation (Heavy Industrial). The term "substantial conformance" means that the proposed zoning district may deviate slightly from the Comprehensive Plan land use map designation but must be materially the same.

Comprehensive Plan Land Use Designations

The rezone property is located in Subarea 3 of the 2013 Comprehensive Plan (Map F). The plan designates this property, as well as the lots north and south of the property, as HI, Heavy Industrial. Page 147 of the 2013 Comprehensive Plan describes HI as follows:

> *Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial–related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites, aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, All Terrain Vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed, except that residential caretaker facilities should be permitted.*

The parcels immediately east and southeast of the subject parcel include the CBJ Fire Training Center and vacant CBJ property. These parcels are zoned Industrial, respectively, and are designated in the Comprehensive Plan as Institutional and Public Use (IPU). Page 146 of the 2013 Comprehensive Plan describes IPU as:

> *Lands that are in public ownership and dedicated for a variety of public uses, such as the University of Alaska Southeast; local, state and federal governments uses; and for such public facilities as community gardens, schools, libraries, fire stations, treatment plants, and public sanitary landfills. Included are potential sites for future boar harbors, schools, parks, famers markets, publicly-supported arts events, permitted arts or food-service kiosks or sales activities, parking facilities and road and public transit system easements. Also included are public aircraft facilities. The public use so these lands will vary widely, so I_U-designated lands can be under any zoning district, with the uses thereon appropriate for that zone as regulated in the Table of Permissible Uses (CBJ 49.25.300); the zone of any particular public uses should be the same district as the surrounding or abutting lands.*

Residential parcels west of the subject parcel are designated in the Comprehensive Plan as Urban Low Density Residential (ULDR). Page 147 of the 2013 Comprehensive Plan describes ULDR as:

> *These lands are characterized by urban or suburban residential lands with detached single family-units, duplex, cottage or bungalow housing, zero-lot dwelling units and manufactured homes on permanent foundations at densities of one to six unties per acre. Any commercial development should be of a scale consistent with a single-family residential neighborhood, as regulated in the Table of Permissible Uses (CBJ 49.25.300).*

The CBJ Land Use Code defines the proposed Light Commercial zoning district as follows:

> *The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. <u>Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses</u>. (Emphasis added) A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district (49.25.230(a)).*

The proposed Light Commercial (LC) zoning district allows residential use at 30 units per acre, a 45-foot height limit, light manufacturing, and a broad range of commercial and retail uses. Most commercial uses in the LC zoning district require a Conditional Use Permit. Light Commercial

uses will be addressed in detail in the Land Use Code section of this report. The Comprehensive Plan Heavy Industrial land use designation, in contrast, is not intended for residential use, except for caretaker units, and is not intended for typical commercial or retail businesses. Heavy Industrial is reserved for *large-scale or noisy and/or noxious industrial activities.*

"Large-scale or noisy and/or noxious industrial activities" described in the Heavy Industrial definition is not "materially the same" as "commercial development that is less intensive than that permitted in the general commercial district" described in the Light Commercial zoning district. However, Heavy Industrial also includes large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and some recreational uses, although it excludes residential uses.

Comprehensive Plan Policies, Guidelines, and Considerations

The language regarding substantial conformance was adopted into code with Ordinance 2012-31. Review of the July 2012 staff memo and Assembly Lands Committee minutes (Attachment 12) provides useful guidance regarding the intent of the ordinance change, which indicates that staff, the Commission, and the Assembly have considerably more discretion to base zone change findings on conformance with policies, as well as land use map designations.

The 2013 Juneau Comprehensive Plan contains many policies, implementing actions, and development guidelines that address industrial, commercial, and mixed-use developments relevant to the proposed rezone.

Policy 3.1 of the Comprehensive Plan states:

> *To balance availability of sufficient land within the designated urban service area boundary that is suitably located and provided with the appropriate public services and facilities to meet the community's future growth needs and the protection of natural resources, fish and wildlife habitat and scenic corridors.*

Followed by Development Guideline 3.1-DG1:

> *When considering rezoning applications of land located within the Urban Service Area from an industrial zoning district to a commercial, mixed use or residential district, <u>ensure that there is an adequate supply of land suitable for manufacturing or heavy industrial use elsewhere in the Urban Service Area in an area that can provide heavy weight-carrying-capacity roads and sewers</u> [see also 10.7 - DG2].* (Emphasis added)

This guideline provides specific guidance regarding the proposed rezone from Industrial to Commercial.

Development Guideline 10.7 DG2 describes the criteria for designating land as Heavy Industrial in the Comprehensive Plan. This guideline provides insight regarding why the subject property was designated Heavy Industrial when the Comprehensive Plan was written. 10.7 DG2 states:

> *When designating land for heavy and light industrial uses on the Comprehensive Plan Land Use Maps and the Land Use Coe zoning maps, evaluate the sites based on the following criteria:*
>
> A. *Physical site conditions. Industry needs flat, dry land with soils that can sustain heavy loads;*
>
> B. *Access and capacity of adjacent streets with consideration for heavy-load-carrying capacity and wide turning radii to accommodate large truck turning movements.*
>
> C. *Distance from sensitive receptors, such as homes, dust, fumes, odors and nighttime light glare;* (Emphasis added)
>
> D. *Residential, retail, office, personal service and similar non-industrial uses should not be permitted within heavy industrial districts although light industry such as building contractors, repair services, storage yards, and similar business and household services would be compatible with heavy industrial uses;* (Emphasis added)
>
> E. *In areas suitable for light industry but not for heavy industry due to proximity to sensitive receptors, retail, office, bars and restaurants, and personal services uses would be compatible uses; and* (Emphasis added)
>
> F. *Residential uses, other than caretaker units, should be prohibited in industrial zones.*

These criteria illustrate the difficulty of finding suitable industrial properties within the Borough. The current situation also illustrates that Criteria C, D, and E have been undermined as residential, commercial and light industrial uses have populated the surrounding properties over the years. Comprehensive Plan Chapter Ten, pages 134-135, states that:

> *Unfortunately, about half of the industrially-zoned lands within the Urban Service Area are or contain wetlands and are largely unsuitable for development. Unfortunately, too, the search for buildable lands conducted for the 2008 Plan Update identified very little potential industrial land suitable for development in the short-term; lands found to be suitable for development in the near future include current and former gravel extraction areas.*

The above policies of the Comprehensive Plan articulate the need to maintain "sufficient and suitable land" for industrial uses. The only industrial property that has been added to the Borough since the 2008 Comprehensive Plan study was completed is the Honsinger Pond parcel near the airport. This rezone was conditionally approved subject to obtaining legal access from Maplesden Way (or other CBJ approved legal access).

The subject parcel is within the Urban Service Area Boundary, and is provided with public services, such as utilities. The Comprehensive Plan promotes higher density within the Urban Service Area. Affordable housing should be considered where infill development is created.

> ***Policy 4.1.*** *To facilitate the provision and maintenance of safe, sanitary and affordable housing for CBJ residents.*
>
> ***Policy 4.2.*** *To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.*
>
> ***Policy 4.8.*** *To balance the protection and preservation of the character and quality of life of existing neighborhoods within the urban service area while providing opportunities for a mixture of new housing types.*

In Chapter 5, Economic Development, the Comprehensive Plan discusses Commercial and Industrial Development. The plan states on page 57:

> *Commercial and industrial activity requires sufficient and suitable land. Careful attention to the spatial requirements and locational considerations of potential uses is necessary to promote and maintain the local economy.*

As part of the 2008 update of this Plan, CBJ staff conducted a survey of all business types and found the following, which were still relevant and accurate in 2013:

1. *A need to expand the land available for retail and office uses, particularly in areas with high proximity to, and visibility from, major thoroughfares.*
2. *Industrially-zoned areas in Lemon Creek (near Costco) and near the airport have been encroached upon by non-industrial uses that have generated traffic congestion, higher land prices and lease rates, and commercial neighbors who are intolerant of the noise, odors, glare, dust, and other impacts of industry.*
3. *For industry to grow, including food processing and heavy material handling or manufacturing, a new industry-only zoning district category with parcels ranging in size from 5 to 20 acres each is needed at a location near utilities and heavy load-carrying capacity roads but distant from residential and general commercial uses.*

Policy 5.10 of the Comprehensive Plan states:

> *To designate sufficient and suitable land for anticipated commercial and industrial development as part of its overall economic development program.*

Policy 5.11 of the Comprehensive Plan states:

> *To encourage the location and growth of locally-based basic sector industries that provide year-round, full-time employment and provide tax revenues that support public services.*

Followed by Development Guidelines and Implementing Actions:

> ***5.11 - DG1*** *When requests are made to rezone industrially-zoned land to a non-industrial use district, assess and consider the impacts of the loss of this land for industry on Juneau's economy as a whole as well as on current needs for industrial land for expansion of existing industrial businesses.*
>
> ***5.11 – 1A4*** *Create heavy industrial zoning areas appropriate for the basic industry sector, including fisheries, mining support services, forest products, and others.*

The applicant has stated that "the property has been marketed for sale as industrial for many years with very little interest." Other industrial properties have been developed primarily with commercial uses. The Comprehensive Plan indicates a need for industrial properties and specifically notes a shortage of properties that meet the criteria for the Heavy Industrial designation. CBJ must plan for the future need for industrial land as well as current needs.

Policy 10.2 states:

> *To allow flexibility and a wide range of creative solutions in residential and mixed use land development within the urban service area.*

Followed by Implementing Action:

> ***10.2 - IA3*** *Seek the adoption of state and/or CBJ ordinances, regulations and operating procedures necessary to facilitate the redevelopment of underdeveloped properties, obsolete or substandard developments, or otherwise constrained or blighted lands located within the Urban Service Area for higher-density housing or mixed use projects, particularly those lands located within transit corridors that could provide affordable housing.*

Comprehensive Plan Policy 10.4 states:

> *To minimize conflicts between residential areas and nearby recreational, commercial, or industrial uses that would generate adverse impacts to existing residential areas through appropriate land use locational decisions and regulatory measures.* (Emphasis added)

Followed by Implementing Action:

> ***10.4 - IA2*** *Maintain and consider enhancing Title 49 Land Use Code requirements for buffering and screening between residential and commercial/industrial uses and careful review of site development plans.*

These policies generally support mixed-use development and could support Light Commercial zoning within the urban service area as a general policy. Additionally, housing is a concern and creating housing is a goal for the CBJ and the Comprehensive Plan. Light Commercial zoning provides for up to 30 units per acre. The proposed Light Commercial zoning on the subject property may create a buffer and potentially reduce conflicts between industrial uses and the adjacent residential area. The LC zoning could also increase conflicts with surrounding industrial properties, specifically the CBJ Fire Training Center. The policies quoted above state that consideration should be taken to minimize conflict between residential uses and industrial uses. Industrial uses create noise, odor and other impacts that have adverse effects on residential uses.

The applicant has stated that the proposed Light Commercial zoning could provide a buffer between the adjacent residential area and industrial areas. As noted in the background section, an adjacent property was recently approved for higher density zoning pending development of an alternative access. The potential buffering and screening would certainly take place if the subject property was developed for commercial uses. However, if the rezone is approved, any of the allowed or conditional uses could be developed with appropriate permits. To the northeast of the proposed rezone there are existing offices which are legally nonconforming. They were constructed in accordance with the zoning regulations of the time. If Light Commercial is to be considered, these parcels should be evaluated for rezoning as well. Rezoning would relieve their nonconforming status and extend the buffer between the residentially zoned property and the industrial zoned property. Additionally, new residential development in the Pederson Hill subdivision could increase the demand for Light Commercial services in the area.

Finally, the Comprehensive Plan promotes expansion of the Fire Training Center in the borough, in Policy 13.2:

> *To provide adequate and efficient fire protection and field emergency medical care for all. It is further the policy of the CBJ to maintain an incident response organization to effectively respond to large-scale events and disasters.*
>
> ***13.2 - SOP1*** *Provide standardized training, procedures, equipment and response to all fire stations. Enhance training and provide equipment for volunteer teams.*
>
> ***13.2 - IA1*** *Develop a plan through the appointed steering committee for the Southeast Regional Fire Training Center to provide extended training programs for Juneau and the southeast region.*

The Fire Training Center is one of only three in the country with its specific features and provides training 4-12 times per week during the summer months. The Capital City Fire Department is strongly opposed to the requested rezone because of concerns that the uses allowed in Light Commercial zoning will result in complaints about fire training center operations and force the center to change, reduce, or cease its training programs at this location. (Attachments 6, 7, 8) This issue will be addressed further in the Land Use Code section of this report.

In summary, the proposed rezone does not comply with specific development guidelines in the Comprehensive Plan (3.1 DG1 and 5.11 DG1) regarding the requirement to ensure an adequate supply of industrial land when evaluating rezones to change an industrial use district to a non-industrial use district. The requested rezone may compromise fire department training procedures at the Fire Training Center, which partially conflicts with Policies 10-4 and 13.2. The rezone to Light Commercial could potentially serve as a buffer between residential and industrial uses if additional parcels were added and if the properties were not developed for additional residential uses. This would comply with policies 10.2 and 10.4. In situations where there are competing or conflicting policies, the plan provides the following guidance: *That is, failure of a proposal to conform to one particular Policy in the Plan does not automatically mean that it is inappropriate if conformance is shown with other policies of the Plan. Thus, the analysis is one of balancing the many relevant policies and looking holistically at the particular situation, site and its environs.*

2015 Juneau Economic Development Plan

The 2015 Juneau Economic Development Plan is incorporated into the Comprehensive Plan in CBJ Code 49.05.200(b)(1)(N). The proposed rezone does not specifically address any of the eight economic development initiatives identified in the plan. However, the rezone indirectly addresses one of the economic development planning concepts and practices listed in Chapter Two, as follows:

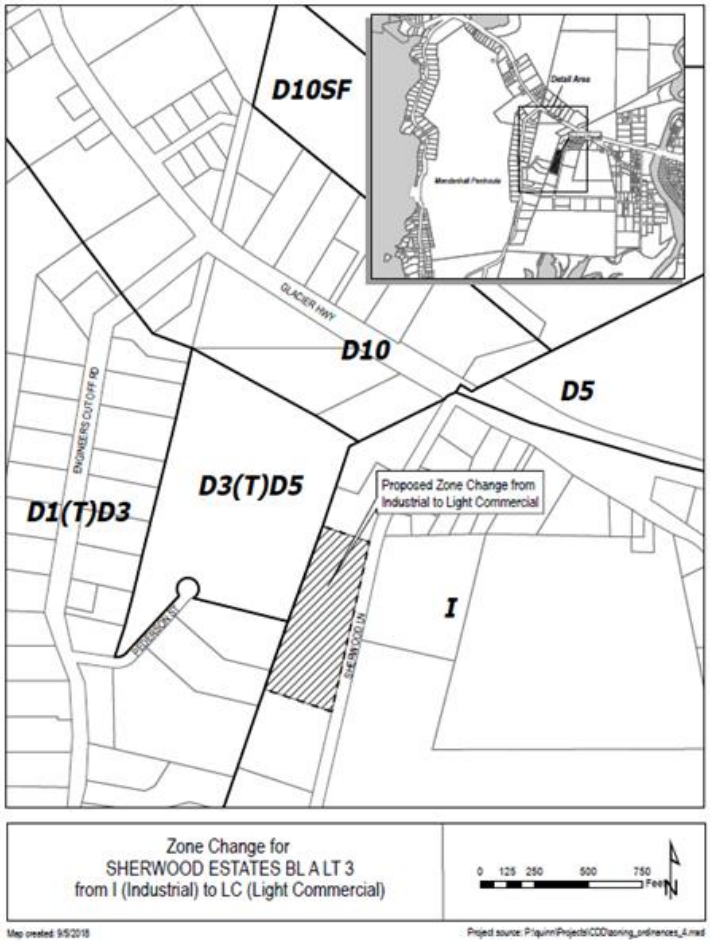
> *Land availability - an adequate supply of appropriately zoned land is available for commerce and industry, as well as residential development. This includes access to the land needed to support commercial, industrial, and other development. This also includes zoning that supports neighborhood- based small business growth that creates jobs and provides services which area residents and the community need. This type of small business development and growth also supports quality of life and walkable mixed-use neighborhoods.*

The proposed rezone from Industrial to Light Commercial may create opportunities for small business growth and low impact commercial use. However, the proposed rezone would also remove five acres of Heavy Industrial property, which the Comprehensive Plan has identified as a public need.

COMPLIANCE WITH TITLE 49 LAND USE CODE

The map, below, shows existing zoning in the area. The subject parcel is surrounded by Industrial zoning to the north, south, and east, and D-1 (T) D-3 and D-3 (T) D-5 residential zoning to the west. There is no Light Commercial or General Commercial zoning in the vicinity.

As noted earlier, the CBJ Land Use Code describes Light Commercial zoning as:



The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district (49.25.230(a)).

Industrial zoning is defined as:

> *The I, industrial district, is intended to accommodate industrial activity which includes manufacturing, processing, repairing, and assembling goods. Because of noise, odors, waste, and other impacts inherent in industrial activity, performance standards are applied.*

Agency Review

An agency review period was conducted from August 4, 2017, through August 25, 2017. Staff received the following comments:

- Alaska Electric Light & Power (AEL&P): "I don't see any issues from AELPs side with the zoning change."
- Alaska Department of Environmental Conservation: "The Department of Environmental Conservation, Division of Water, Non-Point Source section has no issues with this re-zone application to change 5 acres from the Industrial zoning district to the Light Commercial zoning district at 2500 Sherwood Lane. We appreciate the adherence to the 50-foot stream setback noted in the applications and on the associated illustrations."
- CBJ Building Division: "Buildings has no issues with this application."
- CBJ Engineering and Public Works: "General Engineering has no issue with the rezone."
- CBJ Lands Division: "Lands does not object to this potential zoning designation. However, the Planning Commission should be aware that the Fire Training Center is nearby and occasionally the Fire Training Center is a high impact industrial use."
- CBJ Assessors Office: "The Assessor's office does not object to the zoning change, but questions the benefits of LC over I zoning in this location. The LC setbacks and structure heights are more restrictive and the property is surrounded by I zoning along Sherwood to the Glacier Highway Frontage. "
- Captial City Fire & Rescue: "CCFR has already expressed opposition to this change through Chief Etheridge's email a few weeks back and the proximity of our fire training center. I don't think our stance has changed," from Dan Jager, Fire Marshal.
- CCFR email from Chief Etheridge dated 7-17-18, from the zone change pre-application meeting notice: "CCFR's biggest concern is further restricting the use of the fire training center. The most current development has created problems where their buildings get covered in smoke, steam, water/foam spray. We started visiting the idea of rotating the use and moving more of the fire props to the other part of the property. This is however a multi-million dollar project with no current funding available. Without assurances new

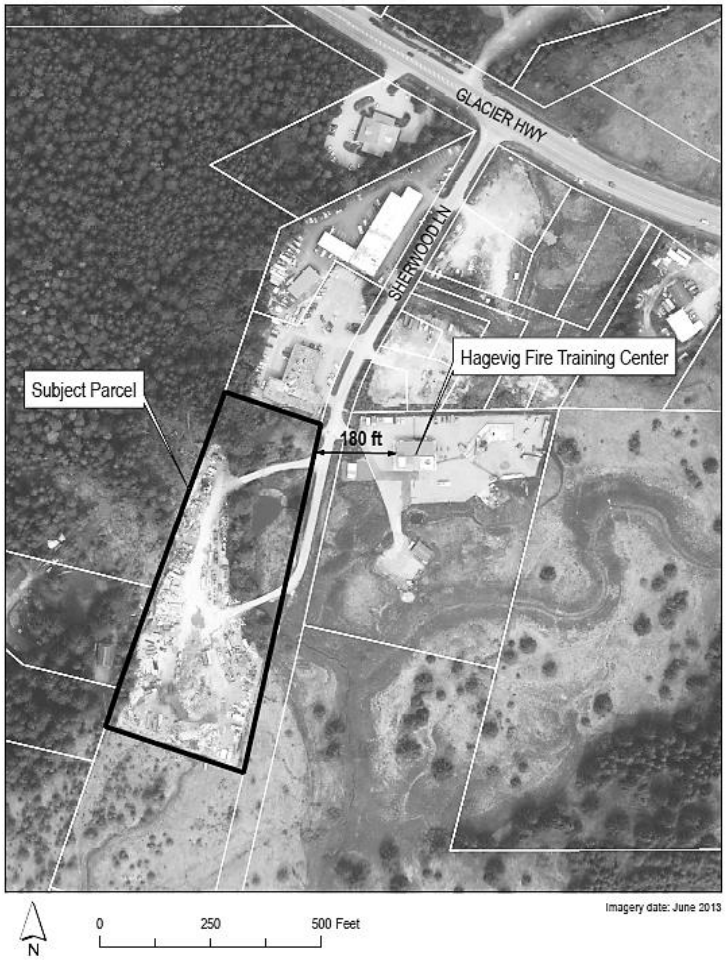
development wont further negatively impact the use of the facility, we are going to have to protest changes to zoning."

- CDD received two additional letters from the CCFR Assistant Fire Chief Tod Chambers, dated 8-13-18 and 8-27-18 and email correspondence dated 9-13-18 (Attachments 6-8)
- A meeting was held with CDD, the applicant, and the Capital City Fire & Rescue on August 15, 2018.

Capital City Fire & Rescue Concerns

The CCFR has expressed strong opposition to the rezone due to potential constraints from surrounding property owners on the use of the CBJ Fire Training Station. CCFR has already significantly altered training procedures in response to complaints from adjacent property owners and is concerned that the change from Industrial to Light Commercial zoning will further compromise operations.

The map, below, indicates the location of the fire training center adjacent to the subject property.



CDD held a meeting with the applicant and the CCFR on August 15, 2018, however no conclusions were reached on how to resolve the issue. The applicant appreciates the fire department's concerns and has expressed a desire to develop solutions to the issue. However, even if an acceptable development proposal could be agreed upon, CDD cannot condition the rezone approval for specific uses and must evaluate all uses in the requested Light Commercial district. In addition, CDD cannot enforce private agreements and covenants and cannot otherwise prohibit public complaints about the fire training facility.

The CCFR's August 13, 2018, letter, signed by the Assistant Fire Chief, states, in part, the following:

> *The nature of the training necessary for first responders has an impact on the area surrounding the training center. Live fire training produces smoke, extinguisher training can release clouds of dry chemical agent, apparatus and equipment create noise. Training can be scheduled any day of the week and can last until 10:00 pm....[Further] development exposes more people to those impacts, and a real worry for CCFR is pressure from those property owners to cease use of the training center. Using the training center is vital to maintain qualifications and meeting regulatory requirements for the first responders in Juneau. It is also a regional facility available to Southeast communities to provide the opportunity to participate in training that requires infrastructure they do not have. Replacing the facility or moving it is not an option...and would be cost prohibitive.* (Attachment 6)

CDD requested additional information regarding how training center operations have been restricted due to complaints from adjacent property owners. The Assistant Fire Chief responded with a second comment letter dated August 27, 2018, and is excerpted as follows:

> *Since the development of mixed-use building on the north side of the training center property we have had some complaints concerning noise, smoke, water spray, and dry-chemical extinguisher powder. There simply is not a simple solution for reducing these effects that using the training center has on its neighbors....In the past fuel-oil was used for this training, but we have switched over to propane to reduce the smoke and run-off contaminant hazard. The fuel-oil system has been capped off and we are working on removing the storage tanks....*
>
> *We make everyone effort to minimize our impact on the community by using the cleanest materials possible for fire training, and by scheduling sessions at reasonable times. However a long-term solution of converting all of the props and training facility to propane is cost-prohibitive, and we must accommodate the real-life schedule of our volunteer members with training in the evenings and on weekends. We will continue to generate smoke from the facility, along with noise and the other items that generate complaints for the foreseeable future. It is for these reasons that I believe changing the zoning for the proposed development is the wrong decision.* (Attachment 7)

In email correspondence, CCFR Fire Chief Rich Etheridge explained that the training center is one of only three in the country with its specific features for specialized training. The facility trains the firefighting crews for most of the cruise ship companies in Alaska including Princess, Holland, and Disney. The classes occur 4 to 12 times a week during the summer months. Chief Etheridge concluded by saying:

> *This is a very valuable facility that trains a great number of emergency responders from not only across Alaska but from around the world. I would hate to see it made obsolete in my lifetime.* (Attachment 8)

The property north of the fire training center, whose owner complained, is zoned Industrial. Industrially-zoned property is therefore not a guarantee against complaints. Many uses allowed in industrial zones, such as retail, do not correspond to the Land Use Code definition of industrial zoning which describes activities such as "manufacturing, processing, repairing, and assembling goods" and activities creating "noise, odors, waste, and other impacts inherent in industrial activity."

Nonetheless, property owners in industrial zones and adjacent to industrial zones may reasonably expect heavy industrial uses on these lands as intended, with associated noise and odor impacts. Adjacent high impact uses such as the Fire Training Center are to be expected in industrial zones and especially in areas designated as Heavy Industrial in the Comprehensive Plan.

Light Commercial zoning, in contrast, is intended to accommodate lower-intensity development adjacent to residential neighborhoods. The proposed Light Commercial zoning has the potential to allow 30 units per acre of residential housing next to the fire training center, in addition to many commercial and office uses. These uses may be incompatible with adjacent heavy industrial activities at the Fire Training Center and at other industrial properties in the area.

The parcels north of the subject lot are zoned industrial but include office uses that are normally prohibited in industrial zones. These uses are legally non-conforming because they were developed when offices were allowed in the industrial zone. Offices have not been allowed in the industrial zone since the 1987 code revision.

Additionally, the owner of the JCM Rentals office building, 2770 Sherwood Lane, appealed the approval of the temporary asphalt plant use at the subject property, USE2016-0016. Although the Planning Commission's decision was upheld, the appeal provides an example of the conflicts that may occur when commercial and residential development is located next to industrial areas.

Alaska Department of Environmental Conservation

Staff solicited additional feedback from the Alaska Department of Environmental Conservation (ADEC) to determine if new structures proposed under a Light Commercial zoning district would prohibit ADEC from issuing necessary permits for operation of the Fire Training Center. For example, ADEC cannot issue a permit for an asphalt plant if it is located within a certain distance of a residential building. ADEC confirmed that Fire Training Center uses would not be

prohibited if residences or offices were located near the center, noting that the ADEC permit requires CBJ to notify adjacent property owners when there is a scheduled burn. ADEC correspondence is included in Attachment 11.

DISCUSSION

The purposes of Title 49 are provided below.

> *(1) To achieve the goals and objectives, and implement the policies, of the Juneau Comprehensive Plan, and Coastal Management Program;*
>
> *(2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*
>
> *(3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*
>
> *(4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*
>
> *(5) To provide adequate open space for light and air; and*
>
> *(6) To recognize the economic value of land and encourage its proper and beneficial use.*

These six purpose statements are implemented by the establishment of zoning districts, which determine types of allowed and prohibited land uses, densities, housing types, commercial uses, parking, etc. The requested Light Commercial zoning allows for types of uses and densities some of which are not supported by the Heavy Industrial land use designation.

Uses in the Industrial and Light Commercial Zoning Districts

The subject property is located at the end of Sherwood Lane. The State of Alaska DMV Office building is located immediately north of the subject property in the Industrial zoning district. As discussed, the office building is a legally non-conforming use. Offices are not allowed in the Industrial zoning district under current code. Residential properties lie to the west, while the CCFR Fire Training Center and vacant CBJ industrial land lie to the east and southeast.

The applicant states that the proposed Light Commercial zoning district would provide a buffer between the residential and industrial areas. The applicant further states that “having heavy industrial uses directly bordering residential land is ineffective land use and diminishes the value of both.” (Attachment 2)

Impacts to adjacent properties may depend on how the site is developed, and specific development cannot be required through the rezone process. Promoting the highest density use of the property in Light Commercial, for example, could allow commercial development and up to 30 residential units per acre, with a height limit of 45 feet. In addition, uses allowed in the Light Commercial zone may create conflicts with adjacent industrial uses, specifically the CCFR Fire Training Center. However, a different development plan under Light Commercial zoning could potentially serve as a buffer between the adjacent residential neighborhood and industrial properties. Additionally, expanding the Light Commercial zone to include the existing offices on Sherwood Lane could alleviate the nonconforming situation. Currently, in the Light Commercial zone a development of more than 12 residential units requires an approved Conditional Use Permit. This could provide the opportunity for buffers and screening from Industrial zoned land.

The table on the following page illustrates a variety of uses that might be permitted in the current Industrial zoning district, as well as the proposed Light Commercial zoning district. This table does not include all uses that may be permitted in these zoning districts. The full Table of Permissible Uses, CBJ Code 49.25.300, has been attached for reference with these zoning districts highlighted (Attachment 9).

A Sample of Permissible Uses in the Industrial and Light Commercial zones

	Industrial (I)	Light Commercial (LC)
Duplex		1
Multifamily dwellings		1
Hotel		1, 3
Light manufacturing	1,3	1, 3
Medium manufacturing	1,3	
Heavy manufacturing	3	
Restaurant/bar	3	1
Restaurant with drive-through	3	1,3
General Retail	3	1
Marijuana Retail	3	3
Marijuana Cultivation	3	3
Gas station	1	3
Motor vehicle sales	1,3	1,3
Veterinary clinic	1	3
Commercial greenhouse	3	1, 3
Health care clinic		1,3
Outdoor storage	1	3

Blank space - Use not allowed
1 – Allowed with a building permit
3 – Allowed with an approved Conditional Use Permit

The table illustrates that many uses, including retail, are allowed in both zoning districts. However, the Industrial district emphasizes more intensive uses such as medium and heavy

manufacturing, which are not allowed in a Light Commercial district. The Industrial district does not allow residential use except as caretaker units as an accessory use, while Light Commercial allows residential uses through the building permit process as well as through the Conditional Use Permit process for developments of 13 dwelling units or more.

The industrial zone is the only zoning district that allows heavy manufacturing, through the Conditional Use Permit process, without further constraints imposed by the Table of Permissible Uses. Specifically, Heavy Manufacturing may be allowed in the Rural Reserve zone, but only if the proposed use meets the criteria of Note T in the Table of Permissible Uses, which states, *Must be associated with a unique site specific features in order to function. Example: Glacier research station – Juneau Icefield location.*

Heavy manufacturing may also be located in the D-1 zoning district with an approved Conditional Use Permit but only if the proposed use meets the criteria of Note Q in the Table of Permissible Uses, which states, *Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title....*

The Industrial zoning district is the only district that allows heavy manufacturing without pre-existing restraints that typically stop developments from even reaching the Planning Commission for public review. If the property, in combination with other properties, was developed solely for commercial use without residential, it could potentially serve as a buffer zone between residential and industrial uses. However, the Light Commercial allowance of 30 units per acre of residential density directly adjacent to industrial uses may create unavoidable conflicts and result in excessive restrictions on limited industrial properties. There is no mechanism through the rezoning process that can restrict this use of the property differently than other LC zoned property. Residential development cannot be prohibited.

The Industrial district's primary distinction from the Light Commercial district is that it does not allow residential uses, other than the caretaker unit. In addition, industrial uses are heavy uses that often generate impacts, such as noise and odors that have a great adverse effect on residential uses.

Because of possible conflicts with surrounding industrial uses, staff concludes that the proposed rezone does not conform with the Land Use Code.

PUBLIC COMMENTS

A neighborhood meeting was held on September 12, 2018, following written public notice to property owners within 1000 feet of the subject property. No one from the public attended the meeting.

At this writing, one comment has been received from a resident in the area. (Attachment 10) The commenter stated:

> *Hi. I would like to comment on the proposal first that written correspondence should be given all engineers cutoff and mendenhall peninsula households to comment on. That a written post be placed on the road with the proposal as it will affect...animal life. viewplanes. add additional traffic in the area. and the buffer is inadequate to other projects and finally that Pedersen road on engineers cutoff has been suggested as a possible builders road to access and use for future residents. The road and traffic cannot withstand this. Please look at this. It is also noteworthy that engineers cuttoff cannot obtain city sewer nor is allowed to be redesdignated and tjis will devalue our properties. Thanks Bob saviers*

ZONE CHANGE OPTIONS AND ALTERNATIVES

The applicant has requested to have five acres rezoned from Industrial to Light Commercial.

Options are to approve the request as submitted, deny the request as submitted, or recommend an alternative to the Assembly.

FINDINGS

After review of the application materials, the CBJ Land Use Code, and the CBJ 2013 Comprehensive Plan, the Director makes the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions, and procedural requirements of the CBJ Land Use Code, as the application was submitted timely, is not similar to a request made in the previous two years, and is greater than 2 acres.

2. Based on the preceding analysis, rezoning five acres from the Industrial to the Light Commercial zoning complies in part with the policies and guidelines of the Comprehensive Plan and does not substantially conform to the land use maps of the Comprehensive Plan, and is inconsistent with Map F.

3. The rezoning is larger than 2 acres.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **DENY** the proposed rezone request to change five acres from Industrial to Light Commercial, located at 2500 Sherwood Lane.

If the Commission makes findings that rezoning to Light Commercial is in substantial conformance with the maps and policies of the comprehensive plan, staff recommends that additional properties be evaluated as well. Staff would contact the property owners and public notice, a staff analysis, and a Commission hearing would be required.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant

PROPERTY LOCATION

Physical Address
2500 Sherwood Lane, Juneau, AK 99801

Legal Description(s) (Subdivision, Survey, Block, Tract, Lot)
Sherwood Estates BL A LT 3

Parcel Number(s)
4B1701100030

☐ This property located in the downtown historic district
☐ This property located in a mapped hazard area, if so, which _____

LANDOWNER/ LESSEE

Property Owner	Contact Person
Sherwood Lane Development LLC	Jesse Pollard

Mailing Address	Phone Number(s)
PO Box 32811 Juneau, AK 99803	907.723.7777 - 907.789.2092
E-mail Address	

LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X FRED POLLARD PARTNER — Date 7/30/18
Landowner/Lessee Signature

X _____ Date _____
Landowner/Lessee Signature

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME"

Applicant	Contact Person
same	

Mailing Address	Phone Number(s)
E-mail Address	

X JESSE POLLARD — Date of Application 7/30/18
Applicant's Signature

----DEPARTMENT USE ONLY BELOW THIS LINE----

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Intake Initials

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
AME 18-015	7/30/18

Attachment A - Application

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT

ZONE CHANGE APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY

Zone change of 5 acre parcel to allow a commercial condominium development with potential accessory residential use.

IS THIS AN EXPANSION OF AN EXISTING ZONE? ○ Yes ◉ No

Total Land Area of Proposed Change 5 acres

Comprehensive Plan Land Use Designation heavy industrial (HI)

Current Zone(s) industrial (I)

Comprehensive Plan Map Letter F

New Zone Requested light commercial (LC)

TYPE OF ZONE CHANGE REQUESTED ◉ Regular ○ Transition

Has this or a similar zone change been requested in the previous 12 months? ○ Yes Case # _____ ◉ No

UTILITIES AVAILABLE **WATER:** ☑ Public ☐ On Site **SEWER:** ☑ Public ☐ On Site

ALL REQUIRED MATERIALS ATTACHED

- ☑ **Complete application**
- ☑ **Pre-Application Conference notes** — 017 1 drive
- ☑ **Narrative including:**
  - ☑ Purpose of the requested zone change
  - ☑ Any potential impacts to public infrastructure (streets, water, & sewer)
  - ☑ How the requested zone change comply with the maps and policies of the Comprehensive Plan
- ☑ **Site Plan and/or map of proposed zone change** (details on reverse side)

----DEPARTMENT USE ONLY BELOW THIS LINE----

ZONE CHANGE FEES	Fees	Check No.	Receipt	Date
Application Fees	$ 600.00			
Admin. of Guarantee	$			
Adjustment	$			
Pub. Not. Sign Fee	$ 50			
Pub. Not. Sign Deposit	$ 100			
Total Fee	$ 750	09260A	155556	

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INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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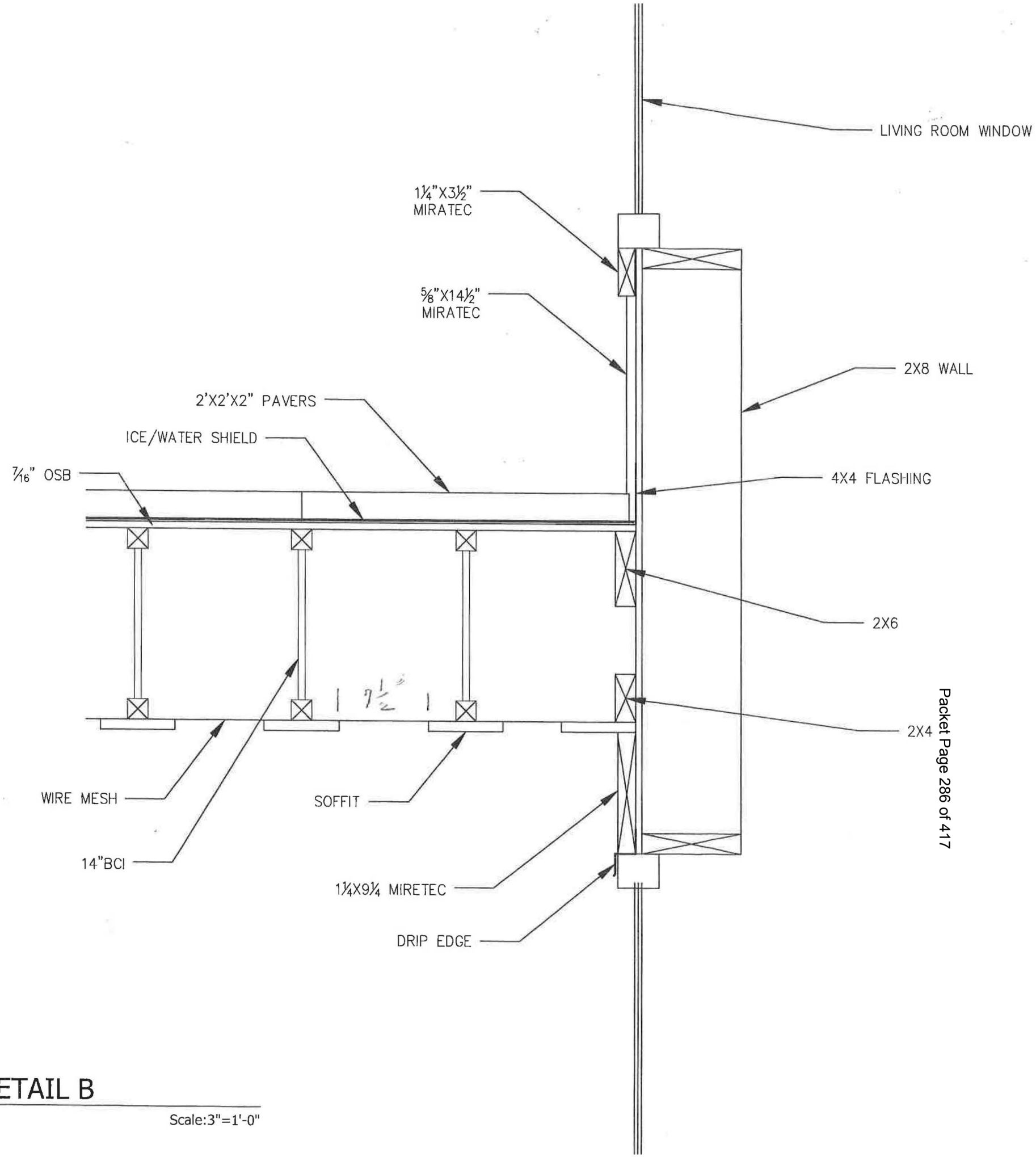
Case Number	Date Received
AME 18-013	7/30/18 AL



DETAIL B

Scale:3"=1'-0"

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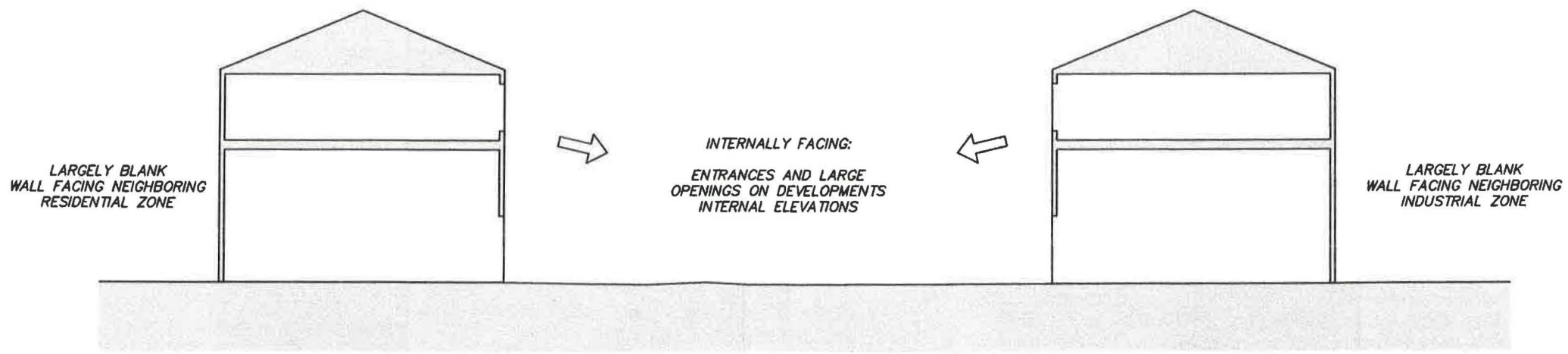

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SITE SECTION A – A

7.29.2018 SCALE: 1:30 SHEET : 4 of 4

TO: CBJ Community Development Department

DATE: July 30, 2018

Project: 2500 Sherwood Lane, Juneau, Alaska

Subject: **Rezone Application Narrative**

Purpose of Zone Change

Sherwood Lane Development LLC (SLD) wishes to rezone the five acre parcel at 2500 Sherwood Lane, Juneau, AK from its current zoning of Industrial (I) to Light Commercial (LC). The purpose of this requested zone change is to convert the parcel into a land use that best suites the area in which it is located, attains the highest and best use of the land, and meets SLD's development goals for the property.

The subject parcel has been marketed for sale as industrial land for multiple years with very little interest and lack of feasible offers from potential purchasers. This indicates to SLD a low viability for the land in its current industrial use. Factors for this are:

- Proximity to current and future residences.
- Other parcels on Sherwood Lane being used in a more office /commercial manner than industrial.
- Having an anadromous fish spawning stream located on the property. Which complicates its use as industrial land.

SLD has identified a number of goals for the property that a rezoning would significantly support. These goals are:

- Provide a buffer between the areas residential and industrial zones.
- Continue to explore the potential for the property to help provide access from Sherwood Lane to the 22 acres of residential land directly to the west of the subject property.
- Provide land for development to fill the market demand in Juneau for commercial condominiums.

Light commercial zoned land by definition is typically located adjacent to residential areas and provides a buffer from residences and more intensive land uses. This is an ideal application for that land use strategy. The residential land that borders all of the west boundary of the subject parcel is currently zoned (D1(T)D3) and has a comprehensive plan designation as Urban Low Density Residential (ULDR). Having heavy industrial uses directly bordering residential land is ineffective land use and diminishes the value of both.

To further the residential discussion, SLD's goal of potentially providing access for neighboring property to Sherwood Lane and helping open up residential land for development has greater potential if the residential access is not going through industrial land.

The Juneau real estate market has proven demand for commercial condominium space with shop and/or storage space along with a well understood need for more residences. SLD's vision for development on this property of large shop commercial space with the potential of accessory living spaces provides for these market needs. A light commercial zoning would allow for this.

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Potential Impacts to Public Infrastructure

There are not any major impacts to public infrastructure. Most of the impacts with this change would be positive such as the potential for less heavy truck traffic, less noise, etc. The traffic impacts would not rise to warrant a signal at Glacier Highway and Sherwood Lane. Sewer and water utilities would be extended to service the lot.

Compliance with the Comprehensive Plan

The subject property has a Comprehensive Plan designation of Heavy Industrial (HI).

A stated goal of the Comp. Plan is to retain industrial land. As stated above it is SLD's understanding and experience that the industrial viability of this land is questionable. This is further bore out in neighboring parcels, 4B1701100021 and 4B1701100011 which current use would be described as commercial even though situated on industrial land.

In Chapter 13 of the 2013 Comprehensive Plan it is noted some commercial and industrial developments are sometimes found in clusters within suburban areas. The plan states those areas provide land areas that serve as buffer zones between their operations and adjacent residential uses.

It is also a stated goal of the Comp. Plan to facilitate further residential development. It is SLD's desire to provide potential residential use if allowed to proceed with this zone change and subsequent further development. With the adjacent residential zoning this location makes a good fit for potential residential use from a land use perspective.

Fire Training Center

It is SLD's understanding that the Fire Training Center (CCFR) has experienced issues with new development in the Sherwood Lane area and has stated concern over this proposed rezone.

SLD is sympathetic and understands the concerns of CCFR, as well as respects the important role it has in the larger community. SLD is eager to work with CCFR and start a conversation on ways to mitigate any issues and provide assurances against any impacts on their faculty.

Further it is SLD's stance that any issues CCFR has experienced with new development is largely due to that developments close proximity the training grounds. The subject property is much further away and on the opposite side away from these training grounds.

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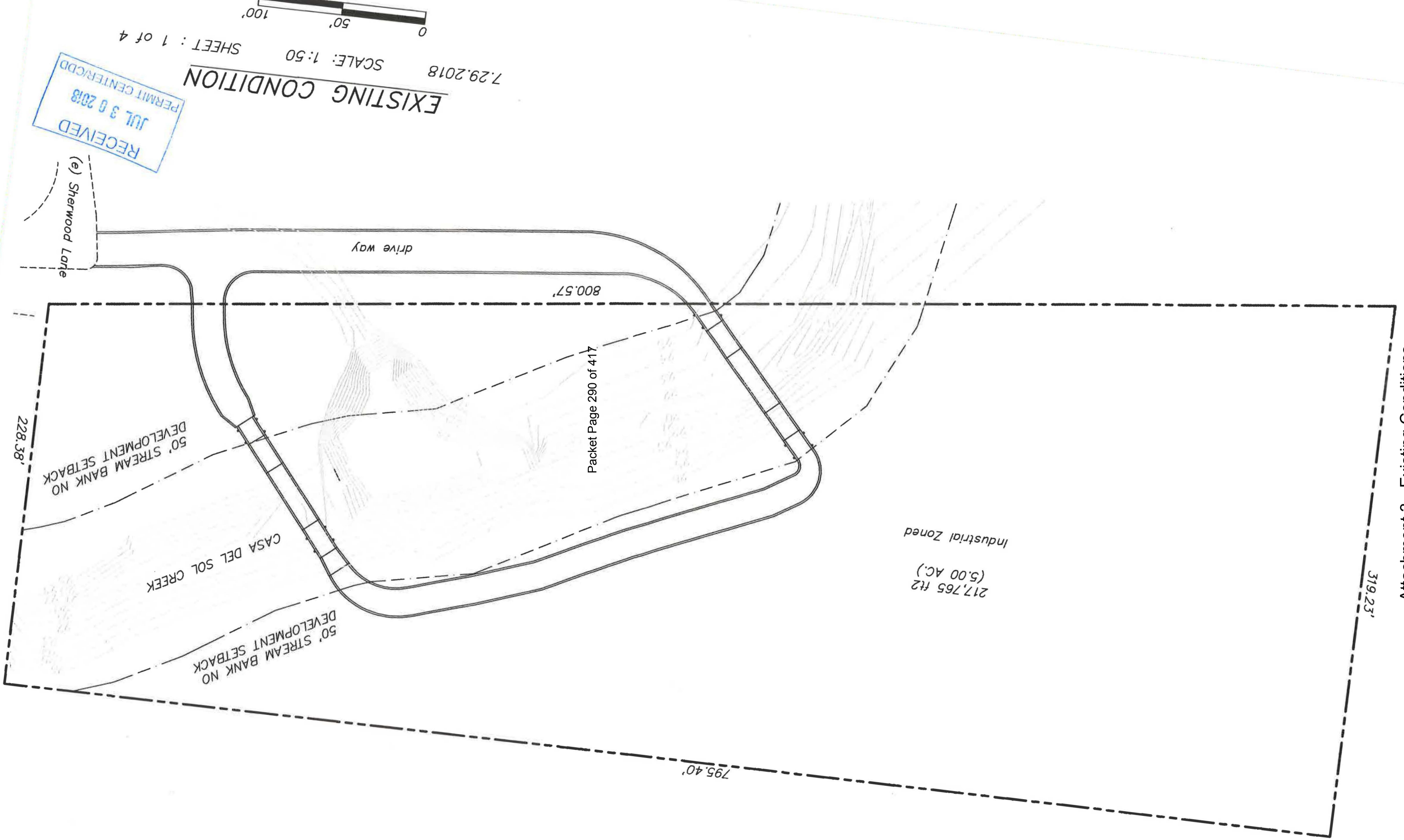
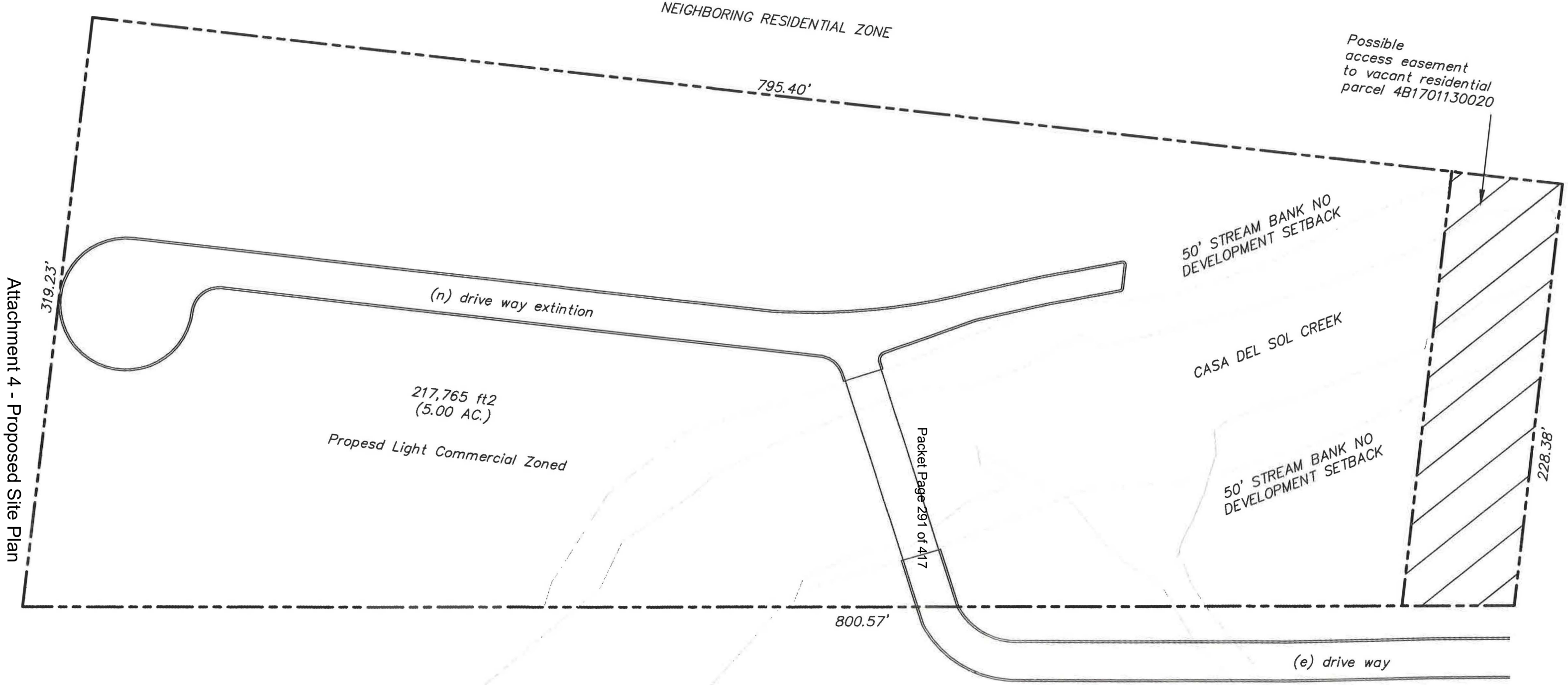

EXISTING CONDITION
7.29.2018
SCALE: 1:50
SHEET : 1 of 4
0
50'
100'
RECEIVED
JUL 30 2018
PERMIT CENTER/CDD
(e) Sherwood Lane
drive way
800.57'
228.38'
50' STREAM BANK NO DEVELOPMENT SETBACK
CASA DEL SOL CREEK
50' STREAM BANK NO DEVELOPMENT SETBACK
217,765 ft2
(5.00 AC.)
Industrial Zoned
319.23'
795.40'



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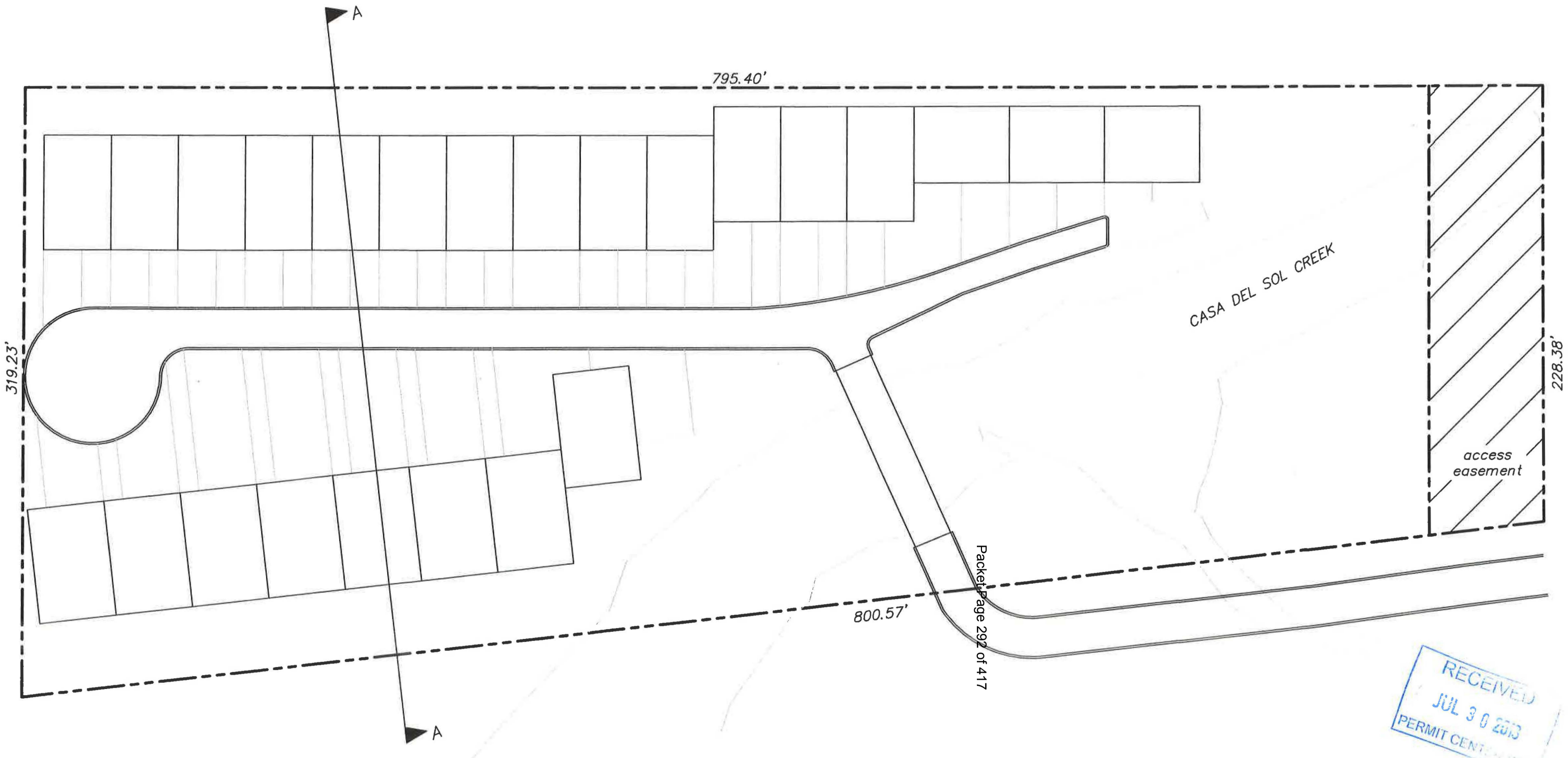
PROPOSED SITE PLAN

7.29.2018 SCALE: 1:50 SHEET : 2 of 4

0 50' 100'



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PROPOSED SITE DEVELOPMENT

7.29.2018 SCALE: 1:50 SHEET : 3 of 4

0 50' 100'

820 Glacier Ave., Juneau, AK 99801
Telephone (907) 586-5322
Fax (907) 586-8323

Teri Camery, Senior Planner
City and Borough of Juneau
Community Development Department
155 S. Seward
Juneau, AK 99801

August 13, 2018

Dear Teri,

In response to the application submitted by Sherwood Lane Development LLC I would like to enter my concerns regarding the request to change the zoning property listed in the application.

Capital City Fire Rescue operates the Hagevig Regional Fire Training Center located at 2601 Sherwood Lane. The training center is owned and maintained by the City and Borough of Juneau. It has consistent use from multiple user groups to conduct emergency response training for fire, rescue, EMS, law enforcement, and natural disaster operations. There are a variety of user groups including CCFR, CERT, JPD, the State of Alaska, and private and non-profit organizations.

The nature of the training necessary for first responders has an impact on the area surrounding the training center. Live fire training produces smoke, extinguisher training can release clouds of dry chemical agent, apparatus and equipment create noise. Training can be scheduled on any day of the week and can last until 10:00pm.

The recent construction of buildings near the training center was less than optimal; there is simply no effective way to mitigate all of the impacts produced. Increasing the number of properties through further development exposes more people to those impacts, and a real worry for CCFR is pressure from those property owners to cease use of the training center.

Using the training center is vital to maintain qualifications and meeting regulatory requirements for the first responders in Juneau. It is also a regional facility available to Southeast communities to provide the opportunity to participate in training that requires infrastructure they do not have. Replacing the facility or moving it is not an option under consideration at this time, and would be cost prohibitive.

I urge CDD to closely examine all of the effects that this approving this application can have on the community, and to include the impacts on the first responders as well. Please feel free to contact me if any further information on the training center is desired.

Sincerely,

Tod Chambers
Assistant Fire Chief

From: Tod Chambers
To: Teri Camery
Cc: Dan Jager; Sven Pearson; Rich Etheridge
Subject: HAgevig Regional Fire Training Center - Changes and Concerns
Date: Monday, August 27, 2018 9:47:21 AM

Hi Teri,

My apologies for the tardiness in follow-through; Dan had asked me to reply and I let it fall off my radar.

Since the development of mixed-use buildings on the north side of the training center property we have had some complaints concerning noise, smoke, water spray, and dry-chemical extinguisher powder. There simply is not a simple solution for reducing these effects that using the training center has on its neighbors.

The training areas are static, in particular the outdoor pit area that is used for aircraft-rescue firefighting (ARFF) and industrial fire training. Those props are plumbed in to fuel supplies and have a diked area with drains to capture run-off. In the past fuel-oil was used for this training, but we have switched over to propane to reduce the smoke and run-off contaminant hazard. The fuel-oil system has been capped off and we are working on removing the storage tanks. In all other areas we use wood, paper, and cardboard for live fire training.

We make every effort to minimize our impact on the community by using the cleanest materials possible for fire training, and by scheduling sessions at reasonable times. However a long-term solution of converting all of the props and training facility to propane is cost-prohibitive, and we must accommodate the real-life schedule of our volunteer members with training in the evenings and on weekends. We will continue to generate smoke from the facility, along with noise and the other items that generate complaints for the foreseeable future. It is for these reasons that I believe changing the zoning for the proposed development is the wrong decision.

Respectfully,

Tod Chambers
Assistant Chief
Capital City Fire Rescue
820 Glacier Ave.
Juneau, AK 99801
907-586-5322 Main
907-586-0918 Direct
Tod.Chambers@juneau.org
Readiness, Dedication, Service

From: Teri Camery
To: Teri Camery
Subject: Fire Training Center correspondence
Date: Thursday, September 13, 2018 11:53:56 AM

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Rich Etheridge
Sent: Thursday, September 13, 2018 11:50 AM
To: Teri Camery
Subject: RE: question on Fire Training Center

Let me know if you need anything else. This is a very valuable facility that trains a great number of emergency responders from not only across Alaska but from around the world. I would hate to see it made obsolete in my lifetime.

From: Teri Camery
Sent: Thursday, September 13, 2018 11:49 AM
To: Rich Etheridge; Dan Jager; Tod Chambers
Subject: RE: question on Fire Training Center

Thank you so much. That's just what I needed and I will add this information to the staff report.

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Rich Etheridge
Sent: Thursday, September 13, 2018 11:47 AM
To: Teri Camery; Dan Jager; Tod Chambers
Subject: RE: question on Fire Training Center

The training center is one of three designed like this in the country. Florida and Boston both have private facilities for marine firefighter training. Juneau Alaska is the only one on the West Coast that is publicly owned. The last one we are aware of for specialized training like this is in Warsach England.

The facility trains the firefighting crews for most of the cruise ship companies in Alaska, Princess, Holland, Disney. The Classes occur at least 4 to 12 times a week during the summer months. Firefighters are able to fight live fires in the simulated ship with reals tools and situations.

This generates smoke from the training as well as the diesel engine running for the fire pump. These classes have been going on for the last 25+ years. Revenue from these classes fund fire training across Alaska for municipal and village fire departments.

From: Teri Camery
Sent: Thursday, September 13, 2018 11:41 AM
To: Dan Jager; Tod Chambers; Rich Etheridge
Subject: question on Fire Training Center

Hi there,

I am working on my staff report regarding the Sherwood Lane rezone to Light Commercial, and I am making a recommendation of denial based on the Heavy Industrial designation in the Comprehensive Plan and also because of the fire department's concerns.

Laurel Bruggeman recalled that at the pre-application meeting she heard that the fire training center is one of only two in the world. Is that correct, and if so, could you elaborate please, so I can include that information in my staff report?

Thanks very much,
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

TABLE OF PERMISSIBLE USES - CBJ 49.25.300

			Zones														
		Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
1.000	RESIDENTIAL																
1.100		Single-family dwellings															
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1 [A]	1 [A]
	1.120	Single-family detached, two dwellings per lot	1	1	1												
	1.130	Single-family detached, accessory apartment [X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.140	Single-family detached, two dwellings per lot, accessory apartments [X]	1, 3	1, 3	1, 3												
1.200		Duplex	1	1	1	1		1	1	1	1	1	1	1	1		
1.300		Multifamily dwellings						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		
1.500		Child and Day care homes															
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520	Reserved															
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540	Reserved															
1.550		Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3			
1.600		Miscellaneous, rooms for rent situations															
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	3 [N]		

	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
1.700		Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
1.800		Mobile homes															
	1.810	Residential mobile homes on individual lots [E]	3	3	3												
	1.815	Caretakers mobile homes on individual lots [E]	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	1.820	Mobile home parks [E]					3	3	3	3	3	3					
	1.830	Mobile home subdivision [E]				3	3	3	3	3	3	3					
	1.840	Recreational vehicle parks [F]	3 [F]	3 [F]	3 [F]												
1.900		Common wall development															
	1.910	Two dwelling units				1	1	1	1	1							
	1.911	Accessory apartments [X]	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920	Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3			
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT [G]																
2.100		With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods															
	2.110	Reserved															
	2.120	Miscellaneous									1	1	1	1	3 [N]	3 [N]	3
	2.130	Marine merchandise and equipment	3 [T]								1, 3	1, 3	1, 3	1, 3	1, 3	3 [N]	3
2.200		Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of									1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	3

		outside merchandising of goods															
2.300		Marijuana retail store	3								3	3	3	3	3	3	3
3.000		PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES [G]															
3.050		Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 [N]		
3.100		Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	3 [N]		
3.200		Reserved															
3.300		Research, laboratory uses	3 [T]								1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3
3.400		Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]		3 [S]
3.500		Marijuan testing facility	3								3	3	3	3			3
4.000		MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS [G]															
4.050		Light manufacturing	3 [T]						3	3	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3
4.070		Medium manufacturing	3 [T]									3	3	3	3 [N]	1 [N], 3 [N]	1, 3
4.100		Heavy manufacturing	3 [T]	3 [Q]												3 [N]	3
4.150		Rock crusher	3 [T]	1 [Q]	1 [Q]											3 [N]	3
4.200		Storage of explosives and ammunition	3													3 [N]	3
4.210		Seafood processing	3 [T]												3	1, 3	1, 3
4.220		Marijuana product manufacturing facility	3 [AC]									3	3				3
5.000		EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES															
5.100		Schools															
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3			
	5.120	Trade, vocational schools, commercial schools	3 [T]								3	3	3	3	3 [N]	3 [N]	3

	5.130	Colleges, universities	3 [T]	3	3	3	3	3	3	3	3	3	3	3	3 [N]	3 [N]	3
5.200		Churches, synagogues, temples	3 [T]	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	3 [N]	1, 3
5.300		Libraries, museums, art galleries	3 [T]	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3 [N]		
5.400		Social, fraternal clubs, lodges, union halls, yacht clubs	3 [T]								1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	3 [N]	1, 3
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT																
6.100		Indoor activity conducted entirely within building or substantial structure															
	6.110	Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3			3
	6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3
	6.130	Theaters seating for 200 or fewer	3 [T]						3	3	1	1	1	1	3 [N]		3
	6.135	Theaters seating from 201 to 1,000									3	1	1	1	3 [N]		3
	6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3	3 [N]		
	6.150	Indoor shooting range	1, 3									3					3
6.200		Outdoor activity conducted outside enclosed buildings or structures															
	6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1, 3			3 [N]		3
	6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1, 3	3	3	3 [N]		3
	6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3					3

	6.250	Reserved															
	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision															
	6.264	Capacity for up to 20 people [W]	1 [T]	1	1	1	1	1	1	1	1	1	1	1	1	3 [N]	
	6.266	Capacity for more than 20 people [W]	3 [T]	3	3	3	3	3	3	3	3	3	3	3	3 [N]	3 [N]	
	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 [N]	3 [N]	3
	6.280	Shooting ranges	3														3
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES																
7.100	Hospital									3	3	3	3				
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3				
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3				
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3				
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3				
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3				
7.600	Sobering centers									3	3	3	3				
8.000	RESTAURANTS, BARS, NIGHTCLUBS																
8.050	Small restaurants, less than 1,000 ft ^{2} without drive through service	3 [T]					3	3	3	1	1	1	1	1 [N]		3	
8.100	Restaurants, bars without drive through service	3 [T]								1, 3	1	1, 3	1, 3	1 [N], 3 [N]	3 [N]	3	
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3	1 [N], 3 [N]	3 [N]	3	
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1 [N], 3 [N]	3 [N]		

9.000	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS																
9.050	Motor vehicle, mobile home sale or rental										1, 3	1, 3	3	3			1, 3
9.100	Motor vehicle repair and maintenance, including body work											3					1
9.200	Automotive fuel station		3 [T]								3	1					1
9.300	Car wash										3	1					1
9.400	Boat sales or rental		3 [T]								3	1			1	1	1
9.450	Boat repairs and maintenance		3 [T]									3			1	1	1
9.500	Marine fuel, water sanitation		3 [T]												1, 3	1, 3	1, 3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic		3												3	3	
10.000	STORAGE, PARKING, MOORAGE																
10.100	Automobile parking garages or parking lots not related to a principal use on the lot										3	1	1, 3	1, 3			1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																
	10.210	All storage within completely enclosed structures	1, 3	3							3	1	1 [U], 3 [U]	1 [U], 3 [U]	1 [N], 3 [N]	1 [N]	1
	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3			1 [N], 3 [N]	1 [N]	1
	10.230	Snow storage basin															
	10.232	Neighborhood, less than ½ acre	3	3	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	3 [Z]	1			3 [Z]	1	1
	10.235	Regional, ½ to 1 acre	3	3	3 [Z]						3 [Z]	3			3 [Z]	1	1
	10.237	Area wide, over 1 acre	3	3 [Z]	3 [Z]							3 [Z]				3	3

10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3			1 [N], 3 [N]	1 [N], 3 [N]	1
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 [N]	1
10.500	Moorage															
10.510	Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3
10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3
10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
11.000	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT															
11.100	Recycling operations															
11.110	Enclosed collection structures [0] of less than 80 square feet total and less than six feet in height	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1 [P]	1	1	1 [P]	1 [P]	1	1	1
11.120	Enclosed structures for recyclable materials collection	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3	1 [P], 3 [P]	1 [P], 3 [P]	3	3	1	1	1 [P]
11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 [N]	1
11.200	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	1, 3
11.300	Sanitary landfill	3														3
12.000	SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.100	Veterinary clinic	3	3	3						3	1, 3	3	3	1 [N], 3 [N]	1 [N], 3 [N]	1
12.200	Kennel	3	3							3	3					1, 3

12.250		Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3			1, 3
12.300		Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3	3 [N]		3
12.310		Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3			3 [N]		3
12.400		Horseback riding stables, dog team yards	3	3							3	3					3
13.000	EMERGENCY SERVICES																
13.100		Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3 [N]	3 [N]	1, 3
14.000	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING																
14.100		Aquaculture	3	3	3						3	3	3	3	1	1	3
14.150		Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1
14.200		Commercial agricultural operations															
	14.210	Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3
	14.220	Including farm animals [M]	1, 3	3													1, 3
	14.230	Stabling of farm animals [M]	3	3	3	3					3	3					1, 3
	14.240	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3
	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 [AB]							3	3					3
14.250		Personal use agriculture															
	14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1
14.300		Silviculture and timber harvesting [J]	3	3													3

14.400	Mining operations	2, 3 [K]	3	3										3 [N]	3 [N]	2
14.500	Sand and gravel operations [I]	3	3	3						3	3			3 [N]	3 [N]	3
14.800	Spring water bottling	3	3			3	3	3	3	3	3					1, 3
15.000	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES															
15.100	Post office	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	3 [N]	3 [N]	1, 3
15.200	Airport	3														1, 3
15.400	Military reserve, National Guard centers	3	3	3						3	3			3 [N]	3 [N]	3
15.500	Heliports, helipads	3									3			3 [N]	3 [N]	3
15.600	Transit facilities															
15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3		1, 3
15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1
15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3			1
15.700	Public works facility	3	3	3	3					3	3					1, 3
16.000	DRY CLEANER, LAUNDROMAT															
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process								1, 3	1, 3	1, 3	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	3 [N]	1 [N], 3 [N]	1, 3
17.000	UTILITY FACILITIES															
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3

17.300	Driveways and private roads															
18.000	TOWERS AND RELATED STRUCTURES															
18.100 AA	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200 AA	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	1	1	1
18.300 AA	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height [R]	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities	See CBJ 49.65, Wireless Communication Facilities														
19.000	OPEN AIR MARKETS, NURSERIES, GREENHOUSES															
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1 [N], 3 [N]	1 [N], 3 [N]	1, 3
19.200	Nurseries, commercial greenhouses															
19.210	Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 [V]	1 [V]			1
19.220	Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 [V]	1 [V]			1
19.230	Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3
19.240	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 AB							3	3					3
20.000	CEMETERY, CREMATORIUM, MORTUARY															
20.100	Cemetery	1, 3	3	3	3	3	3	3	3	3	3					
20.200	Crematorium	3														1, 3
20.300	Funeral home	3	3	3	3	3	3			1,	1	3	3			

										3						
21.000	VISITOR-ORIENTED, RECREATIONAL FACILITIES															
21.100	Resort, lodge	3	3													
21.200	Campgrounds	1, 3	3													
21.300	Visitor, cultural facilities related to features of the site	3	3							3	3	3	3	3 [N]		
22.000	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION															
22.100	Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Key:
1. Department approval requires the department of community development approval only.
1, 3. Department approval required if minor development, conditional use permit required if major development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

Notes:
A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
B. Reserved.
C. Reserved.
D. Reserved.
E. See special use regulations for mobile homes, chapter 49.65, article III.
F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
G. All uses subject to additional performance standards, chapter 49.65, article VIII.
H. Reserved.
I. Reserved.
J. Applies to over 2 acres of harvest area.
K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.
L. See special use regulations, chapter 49.65.200, article II.
M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
N. Use must be water-dependent, water-related, or water-oriented.
O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection

structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.

P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.

Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.

R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.

S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.

T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

U. No storage permitted on the first floor of a building.

V. Primarily intended for rooftop locations in urban areas.

W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.

X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).

Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.

AA. Does not apply to wireless communication facilities.

AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.

AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

From: saviers
To: Teri Camery
Date: Wednesday, September 12, 2018 5:53:59 PM

Hi. I would like to comment on the proposal first that written correspondence should be given all engineers cutoff and mendenhall peninsula households to comment on. That a written post be placed on the road with the proposal as it will affect...animal life.viewplanes. add additional traffic in the area.and the buffer is inadequate to other projects and finally that Pedersen road on engineers cutoff has been suggested as a possible builders road to access and use for future residents. The road and traffic cannot withstand this. Please look at this. It is also noteworthy that engineers cuttoff cannot obtain city sewer nor is allowed to be redesdignated and tjis will devalue our properties. Thanks Bob saviers

Sent from my Samsung Galaxy smartphone.

From: Pikul, Gretchen M (DEC)
To: Teri Camery
Cc: Beth McKibben
Subject: FW: DEC permits required for the CBJ Fire Training Center?
Date: Friday, September 28, 2018 10:12:13 AM
Attachments: image002.png
image004.png

Hi Teri,
I believe Jim's response below answers your question.
Please call/email if you need further assistance.

Gretchen Pikul
Division of Water
(907) 465-5023

From: Plosay, James R (DEC)
Sent: Friday, September 28, 2018 10:04 AM
To: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Cc: Olds, Jason R (DEC) <jason.olds@alaska.gov>
Subject: RE: DEC permits required for the CBJ Fire Training Center?

Gretchen – Our open burning regulations that contain the firefighting training provisions do not contain any requirement for setbacks, only (a) a review of the permit application by Air Quality if certain triggers are met such as total fuel to be burned, and (b) a responsibility for the "permittee" (even if a permit is not required) to public notice any planned burns and for them to respond to public complaints. Nominally the FTC uses natural gas (if I recall correctly) for the interior structure burns in their training building so the burning is much cleaner. There is also an open pit burning area that I believe uses straight diesel. But the requirement for public notice of a burn for training only triggers if more than 20 gallons of fuel is burned, and the CBJ would handle that public notice process without our involvement.

Since the regulation has no provisions for setbacks, AQ would not use that as a criteria to approve or disapprove any permit applications. We do consider wind directions and the seasonal burn-bans if in effect for application approval, if a permit is sought for more burning than is already allowed without consent. It would be CBJ's handling of the public notice process that would seek to dispel any "distance" effects from residents who have moved in next to the FTC.

Jim Plosay
Manager, Air Permits Program

From: Pikul, Gretchen M (DEC)
Sent: Friday, September 28, 2018 9:29
To: Plosay, James R (DEC) <jim.plosay@alaska.gov>

Subject: FW: DEC permits required for the CBJ Fire Training Center?

Last question Jim. Please see below.

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Friday, September 28, 2018 9:21 AM
To: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Cc: Beth McKibben <Beth.McKibben@juneau.org>
Subject: RE: DEC permits required for the CBJ Fire Training Center?

Thanks Gretchen. We just want to be sure that new construction nearby, whether it's residential, commercial, etc. will not result in DEC not being able to issue permits for the fire training center. I don't mean to beat this issue to death, but could you ask Mr. Plosay that specific question, just to be super clear? Thanks so much for your help.

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Pikul, Gretchen M (DEC) [mailto:gretchen.pikul@alaska.gov]
Sent: Friday, September 28, 2018 9:16 AM
To: Teri Camery
Cc: Beth McKibben
Subject: FW: DEC permits required for the CBJ Fire Training Center?

Jim's explanation is below.

From: Plosay, James R (DEC)
Sent: Friday, September 28, 2018 9:14 AM
To: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Subject: RE: DEC permits required for the CBJ Fire Training Center?

The Fire Training Center used to be back there on Sherwood Lane almost by itself. Now there are industrial/residential structures being built in (very) close proximity. It will be hard to discount public complaints, but the process is akin to building your house under a pre-existing airport flight path, and then complaining about the noise. We are beginning to experience that with the gradual reduction in available lands in Juneau.

Jim Plosay
Manager, Air Permits Program

From: Pikul, Gretchen M (DEC)
Sent: Friday, September 28, 2018 9:10
To: Plosay, James R (DEC) <jim.plosay@alaska.gov>
Subject: FW: DEC permits required for the CBJ Fire Training Center?

Jim, can clarify the sentence below. Thanks.

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Friday, September 28, 2018 8:55 AM
To: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Cc: Beth McKibben <Beth.McKibben@juneau.org>
Subject: RE: DEC permits required for the CBJ Fire Training Center?

Thank you Gretchen, this is very helpful and I appreciate the quick response. Could you ask Mr. Plosay to clarify what he means by "although construction encroachment may become an issue in the future." What is construction encroachment?

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

From: Pikul, Gretchen M (DEC) [mailto:gretchen.pikul@alaska.gov]
Sent: Friday, September 28, 2018 8:38 AM
To: Teri Camery
Cc: Beth McKibben
Subject: RE: DEC permits required for the CBJ Fire Training Center?

This additional note is from Jim Plosay to clarify why CBJ doesn't currently have a permit.

> A side note, the FTC may burn less than 250 gallons of uncontaminated fuel daily and up to 600 gallons of fuel annually *without* a permit from ADEC/AQ. 18 AAC 50.065(i). So unless they wanted to burn more than those amounts, no permit is needed as long as they follow regulations.

From: Pikul, Gretchen M (DEC)
Sent: Friday, September 28, 2018 7:45 AM
To: 'Teri Camery' <Teri.Camery@juneau.org>
Cc: Beth McKibben <Beth.McKibben@juneau.org>
Subject: RE: DEC permits required for the CBJ Fire Training Center?

Good morning,
Please see the 3 email attachments to answer your question regarding what DEC permits are needed for activities at the CBJ fire training center.
Call/email with further questions/concerns.

Gretchen Pikul
Division of Water
(907) 465-5023

From: Teri Camery [mailto:Teri.Camery@juneau.org]
Sent: Thursday, September 27, 2018 2:36 PM
To: Pikul, Gretchen M (DEC) <gretchen.pikul@alaska.gov>
Cc: Beth McKibben <Beth.McKibben@juneau.org>
Subject: DEC permits required for the CBJ Fire Training Center?
Importance: High

Hello Gretchen,

Can you tell me what DEC permits are needed for activities at the CBJ fire training center, and if those permits have any requirements for distances from other buildings or residences? I need this information no later than Monday if possible. Please cc Beth McKibben on your response.

I'm sorry for the rush and I appreciate your help!
Teri

Teri Camery | Senior Planner
Community Development Department ¦ City & Borough of Juneau, AK
Location: 230 S. Franklin Street, 4th Floor Marine View Building
Office: 907.586.0755

City & Borough of Juneau
Alaska's Capital City

COMMUNITY DEVELOPMENT DEPARTMENT

230 South Franklin Street, Marine View Center, Fourth Floor
Mailing Address: 155 South Seward Street, Juneau, Alaska 99801

INTEROFFICE MEMO

DATE: July 20, 2012

TO: Mary Becker, Chair
Assembly Lands Committee

FROM: Ben Lyman, Senior Planner FAX # (907)586-3365
VOICE # (907)586-0758

SUBJECT: Serial Number 2012 – Rezoning Restrictions

The proposed ordinance would amend CBJ 49.75.120 to clarify that rezonings must be in substantial conformance with the land use maps of the Comprehensive Plan, but that rezonings need not exactly match the designations or the boundaries of the land use maps of the Comprehensive Plan. The purpose of this Ordinance is to improve the ability of staff, the Planning Commission, and the Assembly to consider the intent of the Comprehensive Plan land use maps in rezoning requests without requiring strict application of those maps to the zoning map set.

This amendment was requested by the Planning Commission in the wake of AME2011 0002 and Ordinances 2011-18 and 2011-23, wherein a property was re-zoned and then subsequently un-re-zoned after a legal opinion that the re-zoning was illegal, as it violated the Comprehensive Plan land use maps.

During their Regular Meeting of May 22, 2012, Planning Commissioners discussed rezonings and the Comprehensive Plan land use maps; Chair Satre stated that "Title 49 has to be revised because the Commissioners would never be able to review the Comp Plan maps in enough detail to ensure that they could take into account every potential rezone consideration. They need to look at the Comp Plan maps in sufficient detail for potential conflicts in terms of boundaries within zoning districts."

The Comprehensive Plan states (Page 1): "This is not to say that the Plan will be infallible or that it is cast in concrete". Staff has interpreted this to mean that land use designation boundaries shown on the Comprehensive Plan land use maps are general in their boundaries, and that zoning district boundaries will differ from Comprehensive Plan land use map boundaries as needed to accommodate existing development and to recognize the intricate pattern of development that is generally expected on the ground, and that cannot be described exactly on maps intended to be as general as those of the Comprehensive Plan land use maps.

The Planning Commission forwarded the draft ordinance to the Assembly for review on June 12, 2012.

Draft Minutes
Assembly Lands Committee
Monday, July 23, 2012, 5:00 p.m.
Assembly Chambers

I. Call to Order

Chair Becker called the meeting to order at 5:00 p.m.

Members Present: Mary Becker, Jesse Kiehl, Carlton Smith.
Members Absent: Johan Dybdahl
Also attending: Karen Crane, Ruth Danner.

Liaisons Present: Jeff Wilson, Parks and Recreation Advisory Committee; Nathan Bishop, Planning Commission.

Liaisons Absent: Mike Williams, Docks and Harbors.

Staff Present: Heather Marlow, Lands & Resources Manager; Rob Steedle, Deputy City Manger; Brent Fischer, Parks and Recreation Director, Greg Chaney, Acting Community Development Director; Ben Lyman, Senior Planner; John Vowell, Interim CEO, Bartlett Regional Hospital; Laurie Sica, Municipal Clerk.

II. Agenda Changes – None.

III. Approval of minutes

Hearing no objection, the minutes of July 2, 2012 were approved.

IV. Public Participation – non-agenda items.

No one from the public requested an opportunity to speak. Ms. Marlow asked the committee if it would like Brent Fischer, Parks and Recreation Director, to follow up on the public testimony at the previous meeting about the funding for a second ice rink. Chair Becker asked Mr. Fischer to speak to the committee.

Brent Fischer said he understood that Steve Baseden discussed his concerns about the need for conversations between Parks and Recreation and the Juneau Community Foundation about land use at Dimond Park and its availability for an ice rink. Mr. Fischer had a discussion with Reed Stoops and Eric Kueffner of the Juneau Community Foundation (JCF) regarding the current CBJ projects and the negotiations with the Juneau School District (JSD). Under review are location of a new valley library, the valley Parks and Recreation operations shop, and the questions about use and maintenance of the ball fields with the JSD. With resolution of those issues, he could give JCF more information about a site for an

ice rink. Mr. Fischer also spoke with Cathy Munoz and JCF has applied for the grant for the designated state funds.

Ms. Crane asked if CBJ had committed itself to providing a location at Dimond Park for this project. Mr. Fischer said no. The JCF would accept a grant to look at the design and a feasibility study for an ice arena to be located at Dimond Park. CBJ's first step would be to say if there was room, where it would be. Whether or not the JCF would then move forward with getting money for construction and who would manage the facility was a separate issue. We will review user groups, the type of rink they are looking for, and if there is space available.

Ms. Becker asked about Mr. Kiehl's previous comment about a five-year time span for the project funding. Mr. Fischer said he thought that five years was correct and JCF was moving forward with the grant paperwork. JCF understands our needs and that the entire Assembly would be involved before moving forward.

Mr. Wilson asked if the state funding was restricted to the Dimond Park area, or if other valley locations could be considered. Mr. Fischer said the grant paperwork specifically referred to the "Dimond Park Complex." He did not know if there was another site in the valley with the space needed.

Ms. Becker asked Mr. Fischer how much time he needed to do his study. Mr. Fischer said he had to resolve issues with the JSD regarding the ball fields first. He is moving forward with JCF as if there is property available to keep the project moving forward and it was the top priority for his office.

Ms. Crane asked if Mr. Fischer would also do a cost analysis of siting a second sheet of ice adjacent to the Treadwell Arena. Mr. Fischer said his staff would do a comparison of all scenarios, and he would provide that information to the Assembly.

V. Action Items

A. Treadwell Mine Historic Park – Ordinance 2012-20(C)

Ms. Marlow said that staff was looking for a motion from the Lands Committee to support this appropriating ordinance.

Mr. Gillette said that former City Manager Rod Swope had appointed him as liaison for CBJ to the Treadwell Historic Preservation and Restoration Society. There were many improvements to the Treadwell area – new signs were installed throughout the complex and the next proposed project is a shelter to protect the 5 Stamp Mill as an entryway into the historic mine park. The Juneau Historic Resources Advisory Committee would review draft and final product of the project. The total cost was estimated to be $27,500. Sixty percent of that would

be provided by a grant from the Federal Historic Preservation Fund and the balance would be in-kind services by the volunteers of the Historic Society. The grant appropriating ordinance would be before the Assembly at the next regular meeting.

MOTION, by Kiehl, to support the grant ordinance and move it forward to the Assembly. Hearing no objection, it was so ordered.

B. Rezoning Restrictions

Ben Lyman reviewed a proposed Ordinance, 2012-31, and asked the Lands Committee for a motion to forward to the full Assembly with a recommendation for adoption. He said this ordinance was in the wake of Ordinance 2011-18 and 2011-23 in which a property on the corner of Atlin Drive and Loop Road was a medium-density residential designation in the comprehensive plan, applied for rezoning from D-5 to Light Commercial. The Planning Commission recommended against the rezoning. The Assembly approved the rezoning, and following a legal interpretation by the Law Department that the rezoning could not be approved because it was not consistent with the Comprehensive Plan Land Use maps; a subsequent ordinance repealed that rezoning. This ordinance is meant to open up the language in Title 49 to allow the Planning Commission and the Assembly to consider more factors beyond just the Comprehensive Plan Land Use maps when looking at rezoning.

Mr. Lyman showed an example by explaining the Comprehensive Plan Land Use maps and the zoning maps in downtown Douglas, and a mock application for a rezoning could be affected by the current interpretation of the code and an interpretation based on the application of Ordinance 2012-31.

Mr. Smith asked about the term “substantial conformance” in Ordinance 2012-31. Mr. Lyman explained that this allows the Assembly to handle “gray areas” in code and to make a decision based on many factors, more than just the Comprehensive Plan Land Use map. He provided examples of a rezoning regarding a lot near the Federal Building for a union office and rezoning to allow a buffering commercial corridor on Old Dairy Road that was previously zoned industrial, which had spurred significant new development.

Mr. Kiehl said he was concerned about the term “substantial conformance” and said he understood the interest in getting away from hard and fast rules for more discretion, but he was concerned that it was “mushy” language

Ms. Danner asked how this change in the code would protect property owners who had purchased property and expected the rules to be applied consistently. She said with more discretion, what would provide the decision makers with the knowledge to make a change that might benefit one property owner over another.

Mr. Lyman said most of the review regarding a zone change happened before the matter was before the Assembly and he explained the rezoning process from the beginning with staff review, public notice, Planning Commission review, and public hearing, and then Assembly action.

Ms. Crane asked if a zoning change could start a chain reaction with the zoning district boundaries extending beyond the original designations. Mr. Lyman said that would be allowed to be a call of the Assembly who represented their constituents.

Greg Chaney said the wording in Ordinance 2012-31 was not a radical change but it was codifying the way the Community Development staff and the Planning Commission had been applying the rules up until the recent opinion from the Law Department regarding the Comprehensive Plan Land Use maps. This ordinance would not give the Assembly untold power to make a decision that was out of compliance with the Comprehensive Plan.

Mr. Bishop said the Planning Commission reviewed Ordinance 2012-31 and was unanimous in support of the ordinance. This did not substantially change the code. The Planning Commission would like to allow a level of gray in order for public discourse to take place on projects. The Planning Commission did not want to see a planning document ruling the situation and binding the political body to a course of action.

MOTION, by Smith, to forward Ordinance 2012-31 to the full Assembly for review.
Hearing no objection, it was so ordered.

VI. Information Item

A. Bartlett Regional Hospital – Acquisition Proposal

Bartlett Regional Hospital (BRH) Board Members Linda Thomas and Nathan Piemann, and Interim BRH CEO John Vowell spoke about BRH's interest in purchasing the Juneau Medical Center Building. BRH is interested in this property as it is the last space on the hospital campus with development potential. There is an existing lease of the building on the property, which extends out by 20 years. BRH was moving toward greater outpatient services and this property would give them room to expand those services. The present owners were willing to divest themselves of the property and they spoke about the benefits of purchasing the property now rather than in the future.

Ms. Becker asked about BRH doctors renting off campus space. Ms. Thomas said that BRH did employ doctors that used off campus rental space and this site could be a place for their relocation.

Mr. Wilson asked about the projected life of the building and asked if BRH anticipated removing the building in the future. Ms. Thomas said there were two appraisals that provided a serviceable life of the facility ranging from 15 – 25 years. The Board anticipated removing the building in the future and building outpatient facilities.

Mr. Kiehl asked about the situation of the present tenants. Ms. Thomas said the Board did not anticipate asking them to leave immediately, and a few would be retiring. Their plans are 5 – 10 years out at this point. In response to questions from Mr. Kiehl, Mr. Vowell discussed the rental rates of the property and said that there was a shortage of this type of rental space in the community.

Ms. Crane asked about the current undesignated cash balance of $17.2 million and if the money for the new youth treatment facility was included in those funds or had been set aside separately. Mr. Vowell said that the undesignated funds had not been slated for a purpose.

Ms. Marlow said this was an opportunity for BRH to present their information and if there were an interest in seeing this item move forward it would be introduced as an Assembly appropriating ordinance for the purchase of the property. Otherwise, this could come back to the Lands Committee as an action item on the next meeting's agenda.

Hearing no objection, the Lands Committee forwarded the matter to the Assembly for introduction of an appropriating ordinance, for the amount identified in the memo from BRH.

VII. Liaison Reports

Mr. Wilson reported that the Parks and Recreation Advisory Committee (PRAC) had met with the whale sculpture committee, which would like to locate the sculpture at the "under bridge" park site.

PRAC also reviewed Dock Project 16b and was looking for ways to increase recreational opportunities within the project.

PRAC heard a presentation from the "Chair Project" which would like to locate a bronzed chair sculpture in Capital Park to honor the Japanese community which were removed from Juneau during WWII. The sculpture would have names of those citizens engraved on the chair.

PRAC reviewed snowmobile issues on Mt. Troy and conflicts with skiers. This situation was similar to ATV users and hikers, boaters, and swimmers, the PRAC was reviewing motorized and non-motorized uses and how to establish and enforce boundaries.

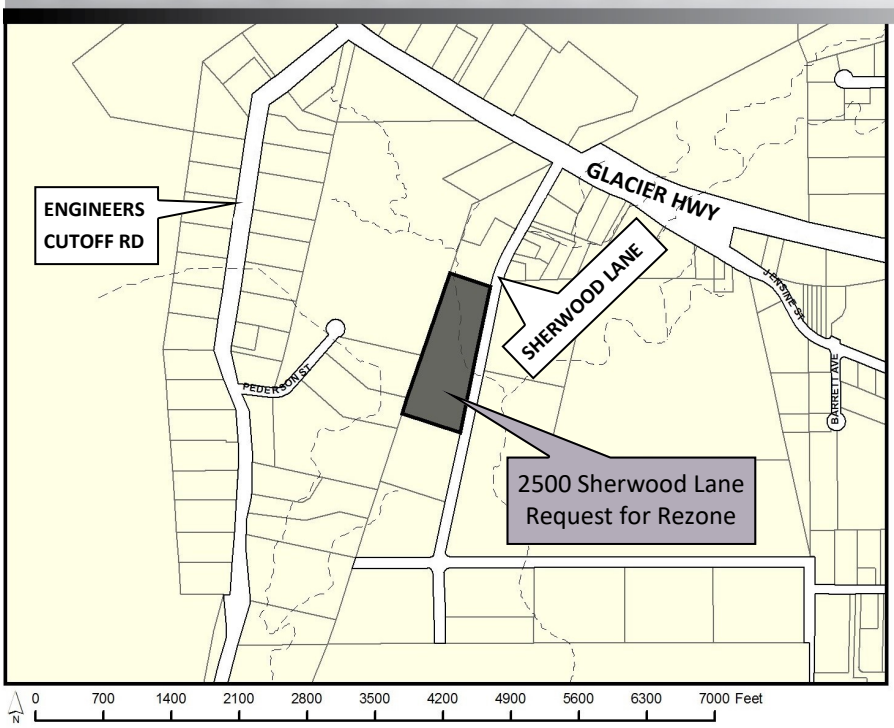
Mr. Bishop said the Planning Commission was continuing its review of the Comprehensive Plan. The economic development section continues to take up a significant portion of time and the Assembly should expect a letter from the Planning Commission recommending that the city develop an economic development plan.

VIII. Next Meeting
August 20, 2012, 5:00 p.m., Assembly Chambers

VIX. Adjournment – 6 p.m.

Submitted by
Laurie Sica, MMC
Municipal Clerk

NOTICE OF NEIGHBORHOOD MEETING



City & Borough of Juneau
Community Development Department
155 S Seward St • Juneau, Alaska 99801

SHIP TO:

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

Notice of Neighborhood Information Meeting regarding a Proposed Rezone of 5 acres on Sherwood Lane

Thunder Mountain High School Library

Wednesday, September 12, 6:00 to 8:00 pm

Dear Resident,

The **CBJ Community Development Department** is hosting a neighborhood meeting to discuss AME2018 0013, a proposal by the owners to rezone five acres of land located at 2500 Sherwood Lane from I (Industrial zoning) to LC (Light Commercial zoning). We encourage you to share your comments, questions, and any concerns on **Wednesday, September 12, from 6 to 8 pm, in the Thunder Mountain High School Library.**

If you are not able to attend the meeting but would like more information or to offer your comments, please contact Teri Camery, Community Development Planner, at 586-0755 or by email at teri.camery@juneau.org.

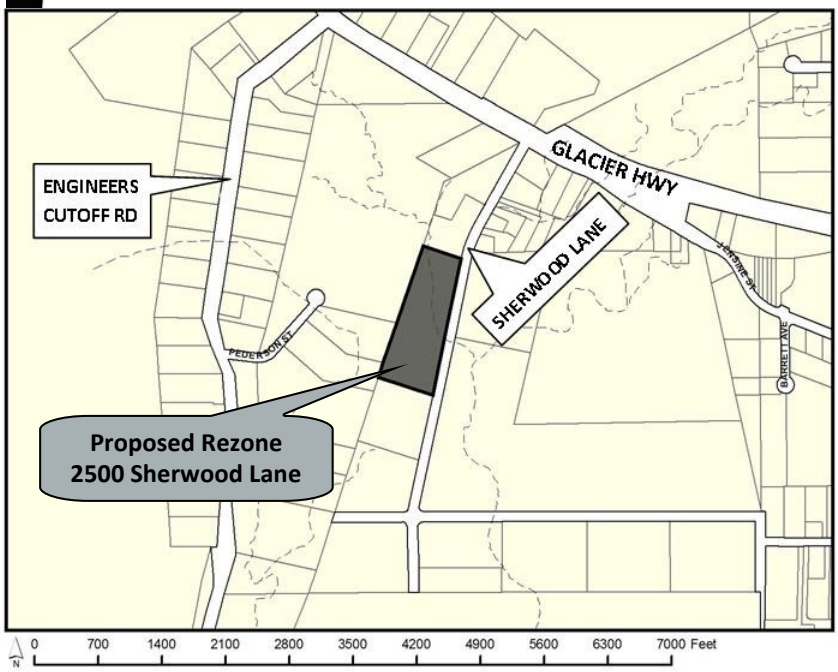
The proposal has not yet been scheduled for **review by the Planning Commission,** however once it is scheduled to be heard, all landowners within 500 feet of the proposed rezone will receive a separate notice with details on how and where to submit comments or testify on the proposal.

Date notice was printed: September 4, 2018

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT
155 S. Seward Street Juneau, Alaska 99801

TO:

A request has been submitted for consideration and public hearing by the Planning Commission for a **rezone of 5 acres of land** at **2500 Sherwood Lane** from **I (Industrial) to LC (Light Commercial).**

TIMELINE

Staff Report expected to be posted Monday, October 15, at
https://beta.juneau.org/assembly/assembly-minutes-and-agendas
Find hearing results, meeting minutes and more here as well.

Now through October 1, 2018

Comments received during this period will be sent to the Planner, **Teri Camery**, to be included in the staff report.

October 2 through 12 noon, October 19

Comments received during this period will be sent directly to Commissioners to read over the weekend in preparation for the hearing.

HEARING DATE & TIME
7:00 pm, October 23, 2018

You may testify and bring up to 2 pages of written material (15 copies) in City Hall's Assembly Chambers, 155 S. Seward St., Juneau.

October 24

The results of the hearing will be posted online.

Phone: **(907)586-0715** ◆ Email: **pc_comments@juneau.org**
Mail: **Community Development, 155 S. Seward St, Juneau AK 99801**

Printed September 21, 2018

Case No.: AME2018 0013
Parcel No.: 4B1701100030
CBJ Parcel Viewer: http://epv.juneau.org

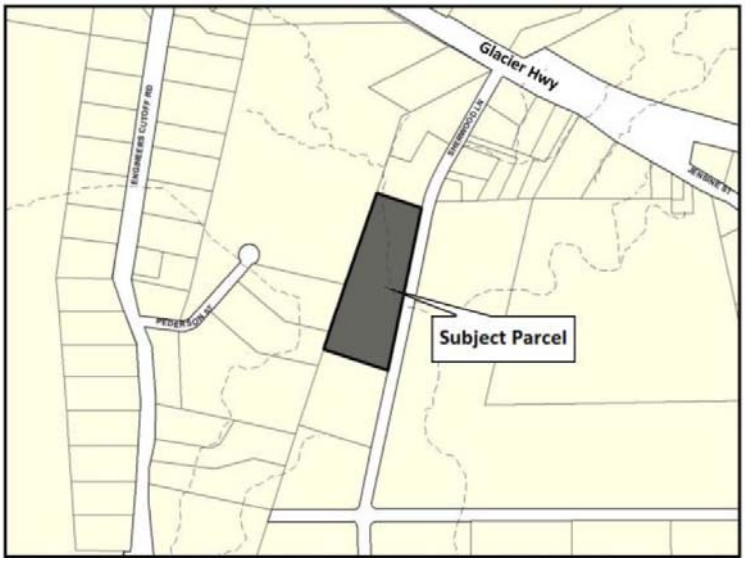
AME2018 0013

A request to rezone five acres from Industrial to Light Commercial zoning

Planning Commission Meeting
October 23, 2018

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

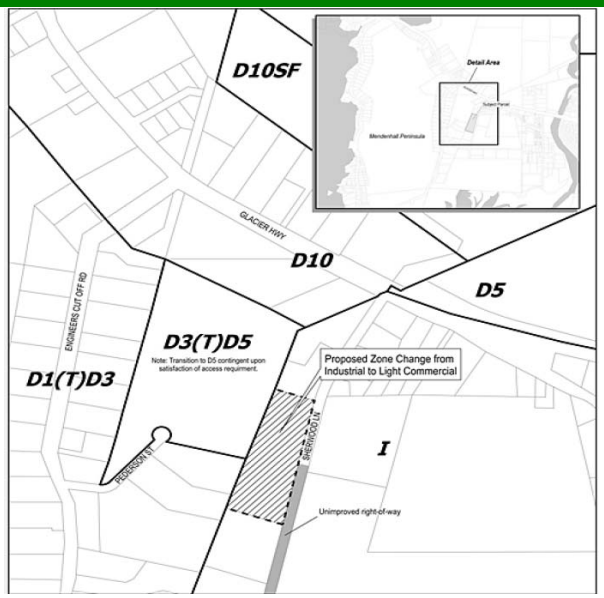
AME2018 0013 Vicinity Map



AME2018 0013 — Overview

Site Size:	5 Acres
Zoning:	Industrial
Comprehensive Plan Future Land Use Designation:	HI – Heavy Industrial
Access:	Sherwood Lane
Existing Use:	Contractor Storage Yard
Utilities:	CBJ water and sewer

AME2018 0013 — Zoning Map



AME2018 0013 — Rezone Requirements

CBJ 49.75.120. RESTRICTIONS ON REZONINGS

- *Rezoning must be more than two acres OR an expansion of an existing zone.*
  - *Rezone request is for 5 acres*
- *Requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered.*
  - *A similar request has not been made within the previous twelve months*

AME2018 0013 — Rezone Requirements Staff report p. 7

49.75.120 Restrictions on Rezonings, Continued.

A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

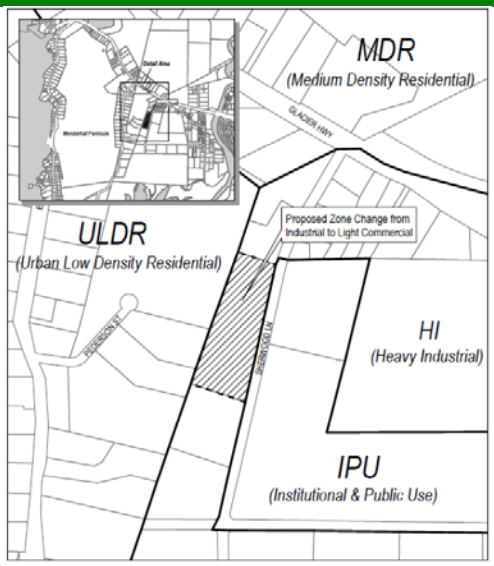
AME2018 0013 — Rezone Requirements Staff Report p. 7

Comprehensive Plan Chapter 18 describes the Plan as a guiding document.

Failure of proposal to conform to one particular policy in the plan does not automatically mean it is inappropriate if conformance is shown with other policies of the plan.

Background on the “substantial conformance” language indicates that the Commission has discretion to base zone change findings on conformance with policies as well as land use map designations.

AME2018 0013 — Comprehensive Plan Map



AME2018 0013

Comprehensive Plan Staff report p. 8 10

Comp Plan designates the subject parcel as HI, Heavy Industrial, defined as:

Land to be developed for heavy industrial uses such as large scale food production and/or processing; large-scale or industrial–related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites, aircraft facilities; and other similar large-scale or noisy and/or noxious industrial activities. Some recreational uses should be permitted, including sport vehicle, All Terrain Vehicle (ATV) or snowmobile motor-course facilities, shooting ranges, and other similar noise-generating uses. Residential, office, retail, and personal service uses are not to be allowed, except that residential caretaker facilities should be permitted.

AME2018 0013

Comprehensive Plan Staff Report p. 8-10

The CBJ Land Use Code defines the proposed Light Commercial zoning district as:

The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. (Emphasis added) A lower level of intensity of development is also achieved by stringent height and setback restrictions. Residential development is allowed in mixed- and single-use developments in the light commercial district (49.25.230(a)).

AME2018 0013 **Comprehensive Plan Staff Report p. 9**

Light Commercial allows residential use at 30 units per acre, a 45-foot height limit, light manufacturing, and a broad range of commercial and retail uses. Most commercial uses in LC require a Conditional Use Permit.

The Heavy Industrial land use designation is not intended for residential use except for caretaker units, and is not intended for typical commercial or retail. HI is reserved for *large scale and/or noxious industrial activities*.

AME2018 0013 **Comprehensive Plan Staff Report p. 9**

Staff concludes that large scale or noisy and/or noxious industrial activities" described in the HI definition is not "materially the same" as "commercial development that that is less intensive than that permitted in the general commercial district" described in the Light Commercial zoning district.

However, Heavy Industrial also includes large scale food production and/or processing; large-scale or industrial-related repair activities; metal fabrication; wholesale trade; manufacturing processes; warehousing; outdoor storage; trucking; animal kennels; crematoria; repair and maintenance uses; resource extraction and processing such as gravel pits, rock crushing facilities, cement batch plants, asphalt plants, fuel tanks, stump dumps, salvage yards, landfill sites; aircraft facilities; and some recreational uses, although it excludes residential uses.

AME2018 0013 — Comprehensive Plan policies Staff report p. 10-15

- Comp Plan includes policies regarding the need for industrial property and the difficulty of identifying properties that meet site criteria for industrial uses.
- Comp Plan also has policies supporting commercial and residential development, and development of buffer zones between residential areas and industrial areas.
- Chapter 13 has policies regarding the importance of the Fire Training Center, adjacent to the subject property. Capital City Fire and Rescue is opposed to the rezone.

AME2018 0013 — Comprehensive Plan policies Conclusion, staff report p. 15

- Staff concludes that the proposed rezone does not fully comply with development guidelines regarding the requirement to ensure an adequate supply of industrial land.
- The rezone may compromise fire department training procedures, which partially conflicts with policies 10.4 and 13.2.
- The rezone could potentially serve as a buffer between residential and industrial uses if additional parcels were added, and if the properties were not developed for residential uses.
- Failure of the proposal to conform to one particular policy in the plan does not automatically mean it is inappropriate if conformance is shown with other policies of the plan.

AME2018 0013 — Compliance with Land Use Code
Staff Report p. 16-21

- Staff report references the Light Commercial and Industrial zoning district definitions, and agency review comments.

- Capital City Fire and Rescue has sent emails and two letters in opposition to the rezone. CCFR has significantly altered training procedures in response to complaints from adjacent properties owners, and is concerned that Light Commercial zoning would further compromise operations. The training center if one of only three in the country with its specialized training.

Assistant Fire Chief Tod Chambers wrote,

> "We will continue to generate smoke from the facility, along with noise and other items that generate complaints for the foreseeable future. It is for these reasons that I believe changing the zoning for the proposed development is the wrong decision."

AME2018 0013 — Compliance with Land Use Code
Staff Report p. 16-21

- Many uses allowed in industrial zones, such as retail, do not correspond to the Land Use Code definition of industrial zoning. The property north of the center, whose owner complained, is zoned industrial. Industrial use is not a guarantee against complaints.

- However property owners in or adjacent to industrial zones may reasonably expect high impact uses such as the fire training center.

- Light commercial is intended for low intensity development adjacent to residential neighborhoods. The subject property could be developed at 30 residential units per acre under LC. Residential uses may be incompatible with the fire training center and other industrial properties in the area.

AME2018 0013 — Compliance with Land Use Code Staff Report p. 16-21

- Correspondence with the Alaska Department of Environmental Conservation indicates that if residential uses were developed in the area, this would not prohibit ADEC from issuing necessary permits to the Fire Training Center.
- A different development plan under the proposed Light Commercial zoning district could potential serve as the buffer between the adjacent residential neighborhood and industrial properties, if additional properties were included.
- Staff report p. 23 has a sample from the Table of Permissible Uses. The industrial zoning district is the only district that allows heavy manufacturing without the pre-existing restraints listed in the TPU notes.

AME2018 0013 — Compliance with the Land Use Code Staff Report pp. 16-21

The industrial district's primary distinction from the Light Commercial district is that it does not allow residential uses except for caretaker units.

Industrial uses often generate impacts such as noise and odor that adversely affect residential uses.

Because of possible conflicts with surrounding industrial uses such as the fire training center, staff concludes that the proposed rezone does not conform with the Land Use Code.

AME2018 0013 Public Comments Staff report p. 24 25

A neighborhood meeting was held on September 12, 2018, following written public notice to property owners within 1000 feet of the subject property. No one from the public attended.

One general comment has been received, as noted on page 25.

AME2018 0013 Zone Change Options and Alternatives; Staff Report p. 25, 26

ZONE CHANGE OPTIONS AND ALTERNATIVES

The applicant has requested to have 5 acres rezoned to Light Commercial.

Options are to approve the request as submitted, deny the request as submitted, or recommend an alternative to the Assembly.

AME2018 0013 Findings

CBJ 49.75.120. ***RESTRICTIONS ON REZONINGS.***

Rezoning requests covering less than two acres shall not be considered unless the rezoning constitutes an expansion of an existing zone. Rezone requests which are substantially the same as a rezoning request rejected within the previous twelve months shall not be considered. A rezoning shall only be approved upon a finding that the proposed zoning district and the uses allowed therein are in substantial conformance with the land use maps of the comprehensive plan.

AME2018 0013 Findings

This proposal conforms to these restrictions as follows:

1.The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions, and procedural requirements of the CBJ Land Use Code, as the application was submitted timely, is not similar to a request made in the previous two years, and is larger than 2 acres.

2.Based on the preceding analysis, rezoning five acres from Industrial to the Light Commercial zoning does not substantially conform to the land use maps of the Comprehensive Plan, and complies in part with the policies and guidelines of the Comprehensive Plan.

AME2018 0013 Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and DENY the proposed rezone request to change five acres from Industrial to Light Commercial at 2500 Sherwood Lane.

If the Commission makes findings that rezoning to Light Commercial is in substantial conformance with the maps and policies of the comprehensive plan, staff recommends that additional properties be evaluated. Staff would contact property owners and a public notice, staff analysis, and a Commission hearing would be required.

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

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: October 25, 2018
Case No.: AME2018 0013

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 a request to rezone five acres of land from Industrial to Light Commercial
Property Address:	2500 Sherwood Lane
Legal Description:	Lot 3, Block A, Sherwood Estates
Parcel Code Number:	4B1701100030
Hearing Date:	October 23, 2018

The Planning Commission, at its regular public meeting, recommended that the City and Borough Assembly approve the request to rezone five acres of land from Industrial to Light Commercial at 2500 Sherwood Lane.

The Planning Commission adopted the following findings:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions, and procedural requirements of the CBJ Land Use Code, as the application was submitted timely, is not similar to a request made in the previous two years, and is greater than 2 acres.

2. Rezoning five acres from the Industrial to the Light Commercial zoning complies with the policies and guidelines of the Comprehensive Plan and substantially conforms to the land

use maps of the Comprehensive Plan, because the Light Commercial and Industrial contain many common uses in the Table of Permissible Uses, because residential uses may be allowed in both districts, because the Light Commercial zoning district will provide a buffer between residential and industrial zoning districts, and because the subject property is a significant distance from heavy industrial activities

Attachments: October 15, 2018 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding AME2018 0013.

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

_____
Paul Voelckers, Acting Chair
Planning Commission

_____
Filed With Municipal Clerk

10-30-2018
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.

(907) 586-0757
Jill.Maclean@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

October 12, 2018

From: **Tim Felstead, Planner, Community Development Department**

To: **Planning Commission Committee of the Whole**

Subject: **Review of FY2020-FY2025 Capital Improvement Program (CIP)**

Attachments:

Attachment A 2017 Memorandum from Planning Commission to Director of Engineering and Public Works, and Assembly Public Works and Facilities Committee

Attachment B Minutes from October 24, 2018 Planning Commission Committee of the Whole regarding priorities for 2019-2024 CIP

Attachment C 2017 Memorandum from Director of Community Development to Planning Commission Committee of the Whole

Attachment D Summary of studies, initiatives, and projects in selected CBJ plans for potential inclusion in the CBJ Capital Improvement Program

Attachment E 2019-2024 Approved Capital Improvement Program

Each year the CBJ Capital Improvement Program process begins with a request to CBJ Departments for their 6 year funding plans in the form of a prioritized list. At this time input is sought from the Planning Commission about projects or special studies that they see as priorities. The deadline for submitting suggestions is November 21st, 2018.

The Comprehensive Plan addresses capital improvements in Chapter 18, *Implementation and Administration*. Policy 18.6 states:

> *It is the policy of the CBJ to develop a six-year capital improvement program to implement the comprehensive plan by coordinating urban services, land use decisions, and financial resources and to provide adequate funding for capital improvements to ensure the policies, standard operating procedures, development guidelines,*

implementing actions and subarea guidelines of the Comprehensive Plan are implemented.

These priorities should ideally be based on recommendations in existing plans with the goal of implementing the plan. Attached (Attachment A) is the Planning Commission recommendation for the 2019-2024 CIP which identified general priority policy areas as well as specific projects. Minutes featuring the discussion between the Planning Commission, Committee of the Whole, and the Director of Engineering and Public Works regarding the previous year's recommendations and the approved CIP provide insight into how the Planning Commission recommendations are addressed in the CIP and the wider CBJ budget. Also attached (Attachment C) is a memorandum from former Director Steedle from 2017 discussing the need to focus CIP funding on maintenance of existing infrastructure and services. This is equally applicable to this year.

Last year's recommendation suggested specific projects to implement priority policy areas. The priority policy areas were developed by a subcommittee, working together with the Commission on Sustainability and the directors of Engineering and Public Works and Community Development. Extracts of relevant Planning Commission minutes from last year have also been provided (Attachment D) along with the 2019-2024 CIP booklet (Attachment E) .

Not all of the Planning Commission's recommendations were incorporated into the annual CIP, however, some were. Some project suggestions are being worked toward but are too early in a planning stage to be included in the CIP for implementation. A summary of progress in the priority projects recommended by the Planning Commission is provided below.

Mass-wasting study of downtown - CBJ has received a grant from the Department of Homeland Security for a new mass-wasting study of downtown.

Accessory and mixed use development incentives - While not funded through the CIP, funding was provided through the Accessory Apartment Incentive Grant for FY18-22. Additionally, CDD and the CBJ Housing Officer are researching residential opportunities in existing commercial buildings in the downtown area and this may result in some future recommendations for additional incentive grants.

Home energy efficiency program - The Juneau Commission on Sustainability and CBJ Staff have been participating in discussions with other organizations, including AEL&P, on developing initiatives to encourage increased use of heat pumps in the community. A recent State Bill that allows 'on-bill financing' has been discussed as a possible household repayment mechanism, but the principal 'loan' financing has to be provided by a utility provider (e.g. CBJ or AEL&P). No specific funding or incentive program has been set up by CBJ at this stage.

Lemon Creek improvements - Last year, improvements to the Switzer trail network were initiated. In partnership with Rotary, Trail Mix, and the Juneau Community Foundation, CBJ

Parks and Recreation (P&R) removed the boardwalk, replaced bridges, and resurfaced the trail from Dzantik'i Heeni Middle School to Sunset Street. Docks and Harbors donated an old gangway to complete the bridge connection at Sunset Street. Improvements from Sunset Street to Lund Street are proposed for summer 2019. P&R are also looking at play parks in the Lemon Creek area including taking over maintenance of the existing park in the Eagle's Edge subdivision.

Downtown circulator - A private operator has indicated they would operate a seasonal downtown circulator but this has yet to come to fruition. Some money remains allocated for improvements to seasonal visitor facilities which could include some funding for a circulator. A circulator was mentioned frequently during recent Blueprint Downtown public outreach, though some envisaged it for cruise ship passengers while others associated it with a Park and Ride.

Electric vehicle charging plan - CBJ Staff have been working with the Commission on Sustainability and the Juneau Electric Vehicle Association (JEVA) on Electric Vehicle Charging planning. A proposal for management of CBJ charging facilities and future direction has been forwarded to CBJ Public Works and Facilities Committee. CBJ Staff intend to bring all planning efforts to date on various aspect of increasing EV charging facilities in the community into one report. CIP funding was provided for EV chargers for purchase or installation of additional chargers. JEVA received a donation of a number of Level 3 'fast' chargers, one of which has been installed at the Downtown Transit Center. Other non-CBJ locations are being explored.

CBJ energy use monitoring software - The Commission on Sustainability has been working to develop the financial case for Energy Management Software in CBJ. They intend to provide this case to the Manager's Office and Assembly.

Organic waste composting - Funding has been allocated to the CBJ Recycleworks program. Current program efforts are toward a long term lease on the Waste Management Service site and construction of new buildings to house recycling operations. Composting at this site is a possibility and would be a next step in the site's development. Over the last year a private company has set up a compost collection program and is looking to expand to a larger site.

Potential CIP project identified in existing CBJ Plans

This year CDD staff reviewed a selection of existing plans for potential projects identified in those plans that could be suitable for the CIP (Attachment D). The plans reviewed include the Comprehensive Plan and a number of the plans adopted into the Comprehensive Plan, or plans that are related to last year's Planning Commission recommendations. Some of the identified studies and projects are listed in the CIP or have already been completed. Others are yet to be included in the CIP list. The list is extensive and illustrates the demand on a limited amount of CIP money.

Plans reviewed are:

2013 City and Borough of Juneau Comprehensive Plan Update

1997 West Douglas Concept Plan

2015 Auke Bay Area Plan

2016 Housing Action Plan

2012 Willoughby District Land Use Plan

2009 Non-motorized Transportation Plan

2017 Lemon Creek Area Plan

2010 Downtown Parking Management Plan

2004 Long Range Transportation Plan

2015 Juneau Economic Development Plan

2018 Juneau Renewable Energy Strategy/ 2011 Juneau Climate Action and Implementation Plan.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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Date: November 15, 2017

From: Ben Haight, Chair
Planning Commission

To: Roger Healey, Director of Engineering
Assembly Public Works and Facilities Committee

RE: Planning Commission CIP Recommendations, 2018-2024

Background: Each year, the Planning Commission is tasked with reviewing and recommending to the Assembly whether to approve the Borough's six-year Capital Improvement Program (CIP). The Commission understands that this review is intended to ensure that the CIP is consistent with the Comprehensive Plan and other City and Borough plans, such as the Land Use Master Plan, Juneau Economic Development Plan, and Climate Action and Implementation Plan.

Over the last two years, in coordination with the CBJ Manager's Office and CDD Director, an effort has been made to make Planning Commission review of the CIP list more meaningful by allowing for an early recommendation of Planning Commission priorities in addition to final review before formal Assembly adoption. Planning Commission review of the draft CIP document early in the review process allows more timely recommendations for use by the Manager's Office and Borough Assembly as the CIP list is assembled.

It is intended that the Planning Commission's annual review will continue to follow the general format established here, allowing subsequent reviews to track progress on these goals as a way to help foster consistency and achieve results.

Planning Commission review has been structured to include both a summary of general Policy Recommendations that fall under the Planning Commission's purview, as well as a list of recommended Specific Projects that follow from the general recommendations. These recommendations are offered to help ensure that the Borough's broad development and planning needs are met.

A. POLICY RECOMMENDATIONS: The Planning Commission has identified three general categories that are relevant to its review authority and that should inform an evaluation of the consistency of potential capital improvements with the Comprehensive Plan: Housing, Community Vitality, and Sustainability. The following general goals reflect those priorities and draw from current City and Borough plans:

Housing:

1. Develop incentive programs to promote desired housing development. Such programs should be derived from recommendations of the CBJ Housing Officer, Affordable Housing Commission, Economic Development Plan, and the Housing Action Plan.

2. Focus housing initiatives in the near-term on Downtown, which the Commission identifies as under-served by CBJ efforts to improve and increase housing stock Borough-wide.

3. Explore public/private mechanisms to help create new or renovated housing inventory, with a focus on under-utilized facilities.

Community Vitality:

1. Continue to focus on Willoughby District improvements, including parking garage, waterfront and sea walk development, and integrated seasonal visitation opportunities.

2. Strengthen the CBJ Land Management Plan including by working across CBJ departmental land designations to prioritize parcels for acquisition or disposal relative to CBJ and community needs, including housing, infrastructure, and recreation.

3. Initiate goals and actions from the Lemon Creek Area Plan to address the fact that Lemon Creek carries a disproportionate share of community industrial and service needs, with a deficit of public amenities like recreational areas, parks, trails, and community facilities.

Sustainability:

1. Prioritize and enact recommendations from the Climate Action and Implementation Plan and Juneau Commission on Sustainability annual report.

2. Prioritize recycling and landfill diversion strategies, such as organic waste composting, and work toward waste volume reduction while long-term waste solutions are studied.

B. SPECIFIC PROJECTS: The following detailed projects would implement Planning Commission priorities from the general policy goals above, and are recommended for CBJ action:

- (Housing) Initiate a new mass wasting study across the downtown area. A new study would have several benefits, including the potential to increase the inventory of developable land and to remove financing barriers where regulatory and development ambiguity exists. A study would have the benefit of providing a better understanding CBJ liability and establishing a more accurate risk assessment.

- (Housing) Fund and maintain the accessory apartment incentive grant program and implement a similar grant incentive program for the creation of apartments in larger mixed-use facilities, in either new or renovated units. Recent 1% Sales Tax funds may be an appropriate funding source.

- (Housing) Develop a home energy efficiency program with incentives to reduce electrical costs and improve housing affordability in Juneau. Many housing units rely on inefficient and costly electric resistance baseboards for heat. A program to provide assistance and incentives for homeowners and landlords to improve energy efficiency and to convert from electric resistance to alternate sources would provide benefits to AEL&P, homeowners, and renters.

- (Community Vitality) Adopt recommendations of the Lemon Creek Area Plan and implement a capital program to add recommended improvements. Of these improvements, a multi-modal trail linking Dzantik'i Heeni Middle School and Switzer Creek to the Pinewood Neighborhood is seen as an important initial priority because it would create better neighborhood function and encourage on-going citizen involvement with a visible first step.

- (Community Vitality) Develop and implement a seasonal downtown circulator with simple on/off transit nodes that link primary pedestrian areas, including a specific emphasis on the Willoughby District. This step should help lessen traffic congestion in the downtown core, particularly South Franklin Street.

- (Sustainability) Develop an Electric Vehicle charging plan for CBJ-managed facilities and streets. All CBJ construction and street projects should plan for and incorporate EV charging infrastructure.

- (Sustainability) Adopt procedures and tracking software to monitor and report CBJ energy use and costs consistently across all departments and facilities. This action is recommended in the Comprehensive Plan, the Juneau Climate Action and Implementation Plan (2011), the draft Juneau Renewable Energy Strategy (2017), and the Juneau Commission on Sustainability's Annual Reports and CIP Recommendations for 2016 and 2017.

- (Sustainability) Initiate a study of opportunities for organic waste composting.

MINUTES
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
October 24, 2017

I. ROLL CALL

Ben Haight, Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:37 p.m.

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

Commissioners absent: Dan Miller, Carl Greene, Michael LeVine

Staff present: Beth McKibben, Planning Manager; Jill Maclean, Senior Planner; Roger Healy, Director, Engineering and Public Works

Assembly members: Loren Jones

II. REGULAR AGENDA

Establishing priorities for CSP2017 0021: Recommendations to the Assembly for the FY2019-FY2024 Capital Improvement Program

Ms. McKibben told the Commission that this is the beginning of the process for establishing the priorities for the capital improvement projects (CIP) that might be included in the annual CIP. The Engineering and Public Works Department will be bringing this forward to the Public Works and Facilities Committee in November, said Ms. McKibben.

Mr. Healy said the Engineering and Public Works Department has sent out its annual request for all departments to submit their anticipated capital improvement projects for the following year. This is a six-year plan, he noted.

The passage of the one percent sales tax in the last election has brought approximately $47 million to the community, he said. He said these funds will reside mostly in the maintenance

realm, such as $13.5 million for wastewater, $2 million for water, $2 million for housing projects, $5 million for the Augustus Brown pool, and $4.5 million for Centennial Hall. These funds will change the future allocation of funds which have been identified, he said, within the building maintenance realm for those particular projects.

Mr. Voelckers said he thought the projections in their packet included the funds from the one percent sales tax. He clarified that funds from the one percent sales tax will be added to the existing projections.

Mr. Healy said this was so. This revenue will come in at the amount of approximately $8.5 million per year, he said. The scheduling of those funds is a different process, he said. In late November, the staff will be bringing a schedule for the allocation of these funds before the Public Works and Facilities Committee, said Mr. Healy.

The priorities within the street sales tax program will probably remain as predicted for the following year, said Mr. Healy. Next year they will be focusing on Birch Lane, he said, as well as repairs within the City of Juneau and Douglas.

Chairman Haight asked how the letter regarding the CIP recommendations from the Planning Commission submitted last year compares with this year's projects. He asked the Commission how it would like to proceed with its recommendation process this year.

Major areas addressed by the Commission in its memo submitted regarding the CIP last year were:

- ✓ Housing
- ✓ Community vitality
- ✓ Transportation
- ✓ Sustainability

Housing
Mr. Healy said the mass wasting study across the downtown area was placed into the CIP, but not within the current time period. Under questioning, Mr. Healy said this would be about $200,000 in the future. With the passage of the one percent sales tax which will not begin funding until FY 19, these items will be for a four-year period, speculated Mr. Healy.

Mr. Voelckers said that Mr. Steedle had mentioned in his memorandum that there may be the possibility of obtaining a FEMA grant. He said some individuals in the Planning Commission are thinking that items such as the mass wasting and the avalanche areas are pretty much out of date. For example, said Mr. Voelckers, subsequently there are entire chunks of the downtown area that cannot be developed due to avalanche concerns. This makes construction and

financing on some of these lots very difficult to obtain, when perhaps they are actually safe pieces of property on which to build.

Mr. Healy said he believed the most recent modification to the avalanche study that provided a less conservative approach was in the late 1990's. With recent massive damage experienced in various areas of the United States recently, he said the overall approach of FEMA may be even more conservative, as far as allowing buildings in what could possibly be fairly hazardous areas. Insurance for areas that may have been deemed a hazardous area would also be problematic, said Mr. Healy.

Mr. Voelckers said he has noted homes not selling in what is termed an avalanche zone which amounts to a death knell for the property, even though there are huge trees surrounding the property which have obviously not been knocked down by any avalanche activity. He said it is surprising that some of these areas have not undergone further studies to possibly free them up for the market.

Mr. Healy said he felt that the one percent sales tax would broadly assist with the development of a specific incentive program to promote housing development, and also to identify priority projects, which the Commission had also listed under its housing priorities for the CIP.

Community Vitality
The Willoughby District parking deficit identified as the first item the Commission mentioned in its memorandum to the Public Works and Facilities Committee last December was initially earmarked for about $8 million generally allocated for that purpose, said Mr. Healy. Those funds did not make it onto the ballot, he added. The only allocation currently existing for that project is about $1.4 million remaining from a state grant for the evaluation of parking proposals benefiting the Willoughby district from both a state federal and local perspective, he said.

The identification of parcels for CBJ land acquisition falls under the Lands Department, said Mr. Healy, stating he did not have much information on that item.

Mr. Healy stated that he felt the Community Development Department has been leading the charge in the general public improvements in the Lemon Creek area, by creating the Lemon Creek Plan, which is the first step towards improving the area with community facilities, and with identification of necessary public amenities like bike paths, parks and pedestrian links. They have just received plans from the State Department of Transportation for reconstruction from the Walmart to Western Auto section of the roadway which includes installation of a sidewalk on the waterside of the road, and a roundabout located at DZ School, said Mr. Healy.

Mr. Voelckers asked if there is any active planning about a fire station located in Lemon Creek.

Mr. Healy said there are currently no active plans for a fire station located in Lemon Creek. The Fire Department has stated that it would very much like to have a station located in Lemon Creek, he added, but funds are not allocated for that project at this time.

Transportation
Mr. Healy noted that the community has certainly noticed the rise in shipping costs. They can study the issues some more, said Mr. Healy, but they are currently dealing with one primary shipper to and from Juneau.

The development and implementation of a seasonal downtown circulator is supposed to be implemented by a private developer who wants to implement electric shuttles in the downtown core area, said Mr. Healy. At this time the City does not want to submit a counter proposal to that of a private developer, said Mr. Healy. He added that he has not received an update on that project for a number of months.

Sustainability
The Commission on Sustainability issued a report in September which they are reviewing, said Mr. Healy. They try to make the best decisions on the facilities that they can, he said, and it is a balance between maintaining the facilities to which they must adhere, he said.

They do have a $2 million allocation within the one percent sales tax allocated towards prioritization of landfill diversion strategies which will be directed towards Recycle Works, said Mr. Healy. That will be used to hopefully offset future rate increases, and also to evaluate either an expanded facility with the primary goal to improve the diversion away from the existing landfill, he said. They would like to avoid having to ship the community's waste out of town, he added, as other Southeast communities have been forced to do. The drop boxes for recycling installed in various areas of the community have been very helpful in diverting waste from the landfill, he said.

Commission Comments and Questions
Mr. Dye asked if there were budget requests from the Police Department.

Mr. Healy said the Police Department has not yet submitted this year's request, and that the Department does have a long list with no immediate funding attached. He added that the Police Department CIP requests are listed on pages 18 and 19 of the Six Year Department Improvement Plans. He added the CAD (Computer Aided Design) system replacement for $200,000 is certainly becoming a priority for the department for its computer-aided dispatch program.

Mr. Voelckers asked Mr. Healy if he could elaborate on the $2 million allocated for housing programs within the one percent sales tax extension.

Mr. Healy said the $47 million from the one percent sales tax will be allocated at the rate of approximately $8.5 million a year. Of those funds the staff will select the most easily implemented projects at first, he said. For example, said Mr. Healy, they have two large building renovation projects including Centennial Hall and the Augustus Brown pool. In many of these projects that will be more advantageous to space them out over the years, he said. The housing projects will follow the same scenario, he said, as to where they can best fit in and the best scenario for the implementation. There have been no decisions made as to how the housing funds would actually be allocated, he said.

Ms. McKibben said that Scott Ciambor, the Chief Housing Officer, will be reviewing the Housing Action Plan and identifying which implementation items would be appropriate for funding. He will be presenting a plan to the Affordable Housing Commission, she added. The Commission will see that $2 million scheduled out through the six year CIP, she said. The Planning Commission will have the opportunity, as is its job, to review the CIP document before it is presented to the Assembly, said Ms. McKibben.

Mr. Voelckers emphasized how it is important for the Commission to provide its input into the CIP process now before its final presentation to the Assembly, when it would be too late to make adjustments at that point. Chairman Haight noted that the memorandum submitted by the Planning Commission to the Assembly regarding its CIP recommendations last year was the first time this has occurred, and that he felt it was providing specific feedback to the Assembly.

Chairman Haight suggested to the Commission that they continue with this format and submit its recommendations in writing to the Assembly this year as well.

Mr. Voelckers said he could not recall if the process last year involved an informal committee to draw up the recommendations, or if it was a formal working group. He said it takes quite a bit of drafting to put it together, and that he felt it would be a good idea to create this document via a committee again this year.

The schedule of the one percent allocation will be presented November 20, (2017) to the Public Works and Facilities Committee, said Mr. Healy. Coming out of that meeting will be a recommendation to the Assembly Finance Committee, he added. The one percent sales tax allocation is separate from the annual CIP process, he noted. If the Commission has specific recommendations that it would like to see implemented in the relative near future, then that recommendation should be made sooner rather than later in the process, said Mr. Healy.

Chairman Haight said this appeared to be a two-stage effort.

Mr. Healy agreed with that statement.

Mr. Dye asked Mr. Healy if he felt that the one percent sales tax allocation for housing was the most important item to deal with first.

Mr. Healy responded that if it was the Planning Commission's recommendation that the housing money should be prioritized in the early years, then the Commission should make that clear to the Assembly in a timely manner.

Mr. Voelckers asked how the language was phrased relative to housing in the one percent sales tax allocation.

Ms. McKibben read:

> *The affordable housing fund provides funding for housing activities that target families and individuals who earn 120 percent of the area median income and below. The fund can be used by local housing developers, nonprofit agencies and social service agencies for the creation, acquisition, and rehabilitation or preservation of affordable housing. Examples of the types of projects that could utilize the fund include Phase 2 of Housing First, development of a rapid re-housing program, winter or emergency programs, senior housing, and housing targeted for low income and homeless populations.*

Chairman Haight recommended that they put together another small committee to work out details for a memo regarding its CIP recommendations, and to bring it back to the Commission prior to submission to the Assembly.

Mr. Voelckers asked if the product of a subcommittee can go directly to the Public Works and Facilities Committee without review by the entire Planning Commission.

Chairman Haight said they need to get to work at developing their response for the CIP recommendations. Since the Planning Commission does not meet until November 28, over a week after the Public Facilities Committee meets, time is an important element to consider, he said.

Chairman Haight nominated Mr. Voelckers, Mr. Dye and Mr. Hickok to serve on the CIP recommendation committee. The committee will meet this week if possible, or next week at the latest, to facilitate the process. The committee will draw up its recommendations, and if necessary another public Planning Commission meeting will be scheduled to approve those recommendations, and if not, they will submit the recommendations directly to the Public Facilities Committee for its November 20, (2017) meeting.

III. <u>OTHER BUSINESS</u> - None

IV. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

V. ADJOURNMENT

The meeting was adjourned at 6:22 p.m.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

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October 17, 2017

From: **Rob Steedle, Director**
Community Development Department

To: **Planning Commission Committee of the Whole**

Subject: **Review of FY2019-FY2024 Capital Improvement Projects**

Due to the State of Alaska's ongoing financial challenges, the CBJ is directing the majority of its Capital Improvement Program (CIP) funds to maintenance of existing facilities and other infrastructure and to debt service. A review of the projects funded in fiscal year 2018 illustrates this; only $350,000 of the $5.6 million of sales tax was allocated for projects other than maintenance. While keeping this in mind, it is important for the Planning Commission to keep recommending general improvements to realize the vision of our adopted plans.

Last year the Commission advocated for housing, and there is progress in that area. The 1% temporary sales tax authorized by the voters earlier this month includes an allocation of $2 million for housing programs. The Affordable Housing Commission will be working with CBJ staff to make recommendations about the specific program areas to be funded.

The Commission also expressed interest in examining the potential for identifying more buildable land on the slopes surrounding downtown. The State of Alaska's Division of Community and Regional Affairs made a study of mass wasting in Juneau its first priority for FEMA funding in the next fiscal year. There is, of course, no guarantee that it will be funded, and the CBJ could look for other grant funds. Having a CIP match could be helpful.

Finally, the Commission advocated for landfill diversion. Two million dollars of the 1% temporary sales tax is allocated for CBJ's RecycleWorks, CBJ's solid waste program. These funds could potentially be used for a composting initiative in addition to the other services already provided by RecycleWorks.

Summary of studies, initiatives, and projects in selected CBJ plans for potential inclusion in the CBJ Capital Improvement Program - 2018

CDD staff reviewed a selection of adopted plans for potential projects identified in those plans that could be suitable for the CIP. The plans reviewed include the Comprehensive Plan and a number of the plans adopted into the Comprehensive Plan, or plans that are related to last year's Planning Commission recommendations. Some of the identified studies and projects are listed in the CIP or have already been completed. Others are yet to be included in the CIP list. The list is extensive and illustrates the demand on limited CIP money.

Plans reviewed are:

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2009 Non-motorized Transportation Plan

2017 Lemon Creek Area Plan

2010 Downtown Parking Management Plan

2004 Long Range Transportation Plan

2015 Juneau Economic Development Plan

2018 Juneau Renewable Energy Strategy/ 2011 Juneau Climate Action and Implementation Plan.

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 4.1. TO FACILITATE THE PROVISION AND MAINTENANCE OF SAFE, SANITARY AND AFFORDABLE HOUSING FOR CBJ RESIDENTS. 4.1 - SOP1 Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent overburdened, particularly families and unaccompanied youth, and an increasing aging population.	36	
	POLICY 4.4. TO FACILITATE THE PRESERVATION AND REHABILITATION OF EXISTING HOUSING, PARTICULARLY HOUSING AFFORDABLE TO LOW- INCOME RESIDENTS. 4.4 - IA4 Identify and inventory substandard housing, including pre-1976 mobile homes that do not comply with HUD standards of habitability, and pursue strategies to rehabilitate or replace these units with safe, sanitary, and HUD-compliant units.	39	
	POLICY 5.5. TO MAINTAIN AND STRENGTHEN DOWNTOWN JUNEAU AS A SAFE, DYNAMIC AND PLEASANT CENTER FOR GOVERNMENT AND LEGISLATIVE ACTIVITIES, PUBLIC GATHERINGS, CULTURAL AND ENTERTAINMENT EVENTS, AND RESIDENTIAL AND COMMERCIAL ACTIVITIES IN A MANNER THAT COMPLEMENTS ITS RICH HISTORIC CHARACTER AND BUILDING FORMS. 5.5 - IA2 Develop a comprehensive multi-modal (e.g., pedestrian, bicycle, bus, vessel, vehicle) transportation plan for the downtown area that addresses the need to emphasize, provide for and/or improve non-private-vehicle transportation facilities throughout downtown while assuring adequate short-term parking to support business and government activities. This plan should be a key element of a larger transit system between the Alaska Marine Highway System Auke Bay Ferry Terminal, east and west Mendenhall Valley, Douglas, North Douglas, and downtown with convenient stops and bus transfer stations in-between, with dispersed park and ride facilities as components of this system, along with high-density, affordable housing. Consider implementing a downtown circulator shuttle or trolley. 5.5 - IA3 Facilitate the pedestrian usage of downtown with physical improvements, Land Use Code amendments, or other programs or initiatives which could include: A. Encourage development that improves year-round safe, convenient and dry	48	

Plan name	Potential CIP item	Page	Implementation period if given
	pedestrian facilities; B. Extend the waterfront seawalk; C. Repair and widen sidewalks and provide a network of canopies throughout downtown; D. Separate pedestrian ways from vehicular traffic, where practical; E. Encourage development of dry, secure bicycle storage throughout downtown;		
	POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES. 5.11 – IA5 Pursue funding and construction of a North Douglas Crossing, pursuant to CBJ Resolutions 2330(b) and 2415(am).	58	
	POLICY 5.13. TO SUPPORT THE EXTRACTION AND PROCESSING OF MINERAL RESOURCES IN AN ENVIRONMENTALLY-SOUND MANNER, GIVING PROPER RECOGNITION TO THE UNIQUE VALUES OF THIS COMMUNITY. 5.13 – IA2 Develop a five-year Action Plan for the sustainable development or long-term maintenance of the CBJ's AJ mine property. The plan should address potential economic, environmental, and social impacts of the City's AJ mine property with or without development and describe actions the City should take to accomplish either objective.	59	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 6.1. TO WORK WITH UTILITY AND ENERGY PROVIDERS TO ANALYZE THE LOCAL ENERGY SYSTEM, POTENTIAL RENEWABLE ENERGY SOURCES, AND EMERGING TECHNOLOGIES; TO ESTABLISH A LONG-TERM ENERGY PLAN; AND TO IMPLEMENT THAT PLAN FOR THE AFFORDABLE AND SUSTAINABLE USE OF ENERGY IN THE COMMUNITY. 6.1 - IA2 Develop and implement a long range energy plan for Juneau that addresses both private-sector, public-sector, and CBJ government energy conservation and management goals, objectives, and an action plan. The plan should consider renewable energy sources, emerging technologies, and other plans being developed within the region and the state. 6.1 - IA4 (i) Develop and examine scenarios for alternative long-term energy plans, including a risk management plan. (ii) Based on alternative scenarios, identify courses of action for each scenario. (iii) Implement actions that maintain flexible energy strategies that best meet Juneau's future energy needs. 6.1 – IA7 Assign a CBJ staff member to work with the Commission on Sustainability and provide them resources as necessary to ensure that Implementing Actions 6.1 – IA1, 2, and 4 are implemented in the near-term.	69	
	POLICY 6.5. TO INCORPORATE TECHNOLOGIES AND OPERATING PRACTICES THAT WILL PROMOTE EFFICIENT AND COST EFFECTIVE ENERGY USE INTO ALL OF ITS NEW AND EXISTING BUILDINGS AND ENERGY-USING PROJECTS. 6.5 - SOP1 Replace inefficient street lighting and lighting in CBJ-owned buildings and facilities with efficient fixtures upon replacement cycle.	71	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 7.1. TO PROTECT THE REGION'S SCENIC, ENVIRONMENTAL, AND ECONOMICALLYVALUABLE NATURAL RESOURCES FROM THE ADVERSE IMPACTS OF URBAN DEVELOPMENT. DEVELOPMENT SHALL BE CONTROLLED CAREFULLY AND, IF NECESSARY, PROHIBITED IN NATURALLY HAZARDOUS AND ECOLOGICALLY-PRODUCTIVE OR SENSITIVE AREAS. 7.1 - IA1 Fund a work program to include adequate staff, equipment, and software to establish and maintain an inventory and electronic map on the CBJ's Geographic Information System (GIS) of high-value delineated wetlands and anadromous fish watercourses within the roaded area.	78	
	POLICY 7.5. TO PROTECT HIGH-VALUE WETLANDS FROM ADVERSE EFFECTS OF DEVELOPMENT THROUGH LAND USE MANAGEMENT AND TO SPONSOR OR PARTICIPATE IN EFFORTS TO ENHANCE OR RESTORE THE ENVIRONMENTAL VALUES OF WETLANDS IN THE BOROUGH. 7.5 - SOP1 Seek acquisition of Category A and EP (enhancement potential) wetlands to CBJ ownership for protection, and for use as wetland mitigation projects, respectively. 7.5 - IA6 Develop and maintain a computer database and GIS mapping capability to map and track locally issued permits, wetlands acreage developed under CBJ permits, mitigation required, mitigation success, and enforcement actions.	82	
	POLICY 7.9. TO CONTINUE EDUCATIONAL PROGRAMS, CAPITAL IMPROVEMENT PROJECTS, AND REGULATORY MEASURES TO PROTECT AND IMPROVE OVERALL AIR QUALITY. 7.9 - IA1 Undertake public transit improvements to reduce congestion and encourage residents to utilize non-fossil-fuel dependent forms of transportation. This would include replacing public and private bus fleets with vehicles that operate on non-fossil fuels, such as batteries that can be recharged with renewable energy sources.	88	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 7.11. TO PRESERVE AND PROTECT A DIVERSITY OF FISH AND WILDLIFE HABITAT THROUGHOUT THE CBJ. 7.11 - IA1 Develop a GIS database to identify natural resources, fish and wildlife habitats, riparian corridors and wetlands. Develop a GIS-based Critical Wildlife Habitat map in cooperation with the Alaska Department of Fish and Game, the Fish and Wildlife Service, and the U.S. Forest Service as an overlay to the Land Use Code maps. Use this map as a guide in managing and protecting these areas and in identifying un-fragmented fish and wildlife corridors aligned along anadromous fish streams from the icefield to the sea.	92	
	POLICY 7.12. TO PROTECT LOCAL BIODIVERSITY, INCLUDING NATIVE FLORA AND FAUNA, FROM INVASIVE SPECIES. 7.12 - IA1 The CBJ government should fund or otherwise support a study of the effects of climate change on the potential for invasive species to immigrate to and thrive in the borough, to the detriment of native species. If this study identifies potential harmful effects of invasive species, the CBJ government and community should undertake aggressive measures to prevent and eliminate this infestation hazard. 7.12 - IA2 The CBJ should fund or help fund a Borough-wide study of invasive plants to produce an inventory and maps of existing locations of invasive plants on, at least, CBJ-owned lands. This study should include the following elements: (1) development of a priority list of invasive plant species to be targeted for control and eradication throughout the CBJ and a five to ten year plan for achieving that goal; (2) development of a CBJ team within an existing Department or to a contracted non-profit group to coordinate the implementation of that eradication program; (3) development of a prevention plan to identify and address sources of invasive plant species; (4) development and implementation of a public education program to promote awareness of the impacts of and methods to eradicate invasive plant species and to urge retailers not to sell invasive species or to prohibit them from selling them;	92	

Plan name	Potential CIP item	Page	Implementation period if given
	(5) development of new land use controls to require private property owners to eradicate, or to prevent introduction of invasive species on their property as part of review and approval of new building or grading permits; and (6) designation of a secure site and procedures for safe disposal of pulled or cut invasive species.		
	POLICY 7.17. TO MINIMIZE THE THREAT TO HUMAN SAFETY AND DEVELOPMENT POSED BY LANDSLIDES (MASS WASTING) AND AVALANCHES. 7.17 - IA3 Complete the reassessment of hazard areas and include all areas of the original 1972 study, including the downtown Juneau waterfront area. Complete detailed mapping of the White Subdivision, Thunder Mountain and Thane Road hazard areas. 7.17 - IA5 The CBJ government should, to the greatest extent practical, acquire properties lying within areas designated as having high mass wasting or avalanche hazard potentials; these CBJ-owned lands should remain undeveloped.	96	
	POLICY 8.1. TO PROMOTE AND SUPPORT AVIATION SAFETY; TO DEVELOP AND MAINTAIN AIRPORT FACILITIES MEETING THE AVIATION TRANSPORTATION NEEDS FOR JUNEAU, ITS RESIDENTS, VISITORS AND COMMERCE; AND TO WORK WITH THE PUBLIC AND PRIVATE SECTORS TO FACILITATE COMMERCE, ECONOMIC DEVELOPMENT, AND ACCESS TO ALASKA'S CAPITAL CITY. 8.1 - IA1 Continue to fund and complete the expansion plans and mitigation measures recommended in the Airport Expansion Final Environmental Impact Statement (FEIS).	104	
	POLICY 8.2. TO PROMOTE BUSINESS PRACTICES THAT WILL ENCOURAGE OPEN COMPETITION BETWEEN COMMERCIAL AIR CARRIERS. 8.2 – IA1 Maintain, and upgrade as feasible, the airport terminal to showcase the CBJ as the Capital City of Alaska while promoting the continued viable operation of large and small carriers in the airport.	104	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 8.5. TO PROMOTE A BALANCED, WELL-INTEGRATED LOCAL MULTI-MODAL SURFACE TRANSPORTATION SYSTEM THAT PROVIDES SAFE, CONVENIENT AND ENERGY-EFFICIENT ACCESS AND TRANSPORT FOR PEOPLE AND COMMODITIES. 8.5 - IA4 Identify, map and designate on the CBJ GIS system and in Land Use Maps of the Comprehensive Plan a Transit Corridor for which the CBJ government should purchase and/or maintain an adequate easement or right-of-way for travel lanes, park & ride facilities, and transit stops and transfer stations. 8.5 - IA7 The CBJ government should investigate the feasibility of providing light or heavy rail public transit service, powered by renewable energy sources, linking existing and new neighborhoods of Douglas Island with the mainland and, in the future, to the Alaskan and Canadian interior. The analysis of the feasibility of such a Borough-wide rail transport system should consider the life-cycle costs of design, construction, environmental mitigation and monitoring, as well as operation, maintenance costs. 8.5 - IA8 Construct or complete the improvements and planning documents called for in the Area Wide Transportation Plan as funding becomes available. Where there is a public need for those improvements in the immediate future, actively pursue the funding needed to complete those improvements.	109	
	POLICY 8.6. TO PROMOTE AND FACILITATE TRANSPORTATION ALTERNATIVES TO PRIVATE VEHICLES AS A MEANS OF REDUCING TRAFFIC CONGESTION, AIR POLLUTION AND THE CONSUMPTION OF FOSSIL FUELS, AND TO PROVIDE SAFE AND HEALTHY MEANS OF TRANSPORTATION TO ALL PEOPLE. 8.6 - IA1 Complete and/or upgrade a continuous separated bicycle/pedestrian pathway between the Mendenhall Valley and downtown Juneau by connecting those portions now existing.	114	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 8.8. TO RESPOND TO THE SPECIAL TRANSPORTATION NEEDS OF EACH SUBAREA OF THE CBJ AND TO INTEGRATE THEM INTO A BOROUGH-WIDE COMPREHENSIVE TRANSPORTATION PLAN. THIS SYSTEM SHOULD SEEK TO REDUCE THE CONSUMPTION OF FOSSIL FUELS BY FACILITATING EFFICIENT ROUTES OF TRAVEL, CONVENIENT AND RAPID TRANSIT, AND SAFE MOTORIZED- AND NON-MOTORIZED TRAVELWAYS. **Downtown** 8.8 - IA3 Update and revise the priority table of the CBJ Area Wide Transportation Plan. Potential priorities for federal, state, and local funding and implementation may include the following: A. In order to accommodate safe transit, private vehicle, bicycle and pedestrian traffic traveling to and from Douglas Island, urge ADOT&PF to immediately improve the traffic capacity and efficiency at the intersection of Tenth St. and Egan Dr. Any improvements to this intersection or the Juneau-Douglas Bridge should provide adequate safe space for motor vehicles (including industrial trucks and buses), pedestrians and bicyclists. B. The CBJ should seek funding to design, develop and operate a Downtown Transportation Management Program. [see also 8.5 - IA6 and subarea 6 Guideline and Consideration 13] C. Encourage ADOT&PF to construct one or more additional travel routes across Egan Drive for pedestrian travel to and from Aurora and Harris Harbors. D. Pursue the construction of a CBJ street parallel to Egan Drive that connects Aurora Harbor with the University of Alaska Southeast Marine Technology Center and Harris Harbor. 8.8 - IA4 The CBJ government, working in conjunction with ADOT&PF, should develop and manage an emergency transportation plan to address temporary or emergency access between all urbanized portions of the borough and emergency facilities, especially Bartlett Regional Hospital and the Juneau International Airport. Duplicate transportation routes and/or modes should be developed wherever access is currently limited to a single transportation route, such as the Juneau-Douglas Bridge, Egan Drive at Channel and Channel View Drives, and Egan Drive at Yandukin Drive and Glacier Highway.	116	

Plan name	Potential CIP item	Page	Implementation period if given
	Lemon Creek, Switzer Creek, and Salmon Creek 8.8 - IA7 Develop and implement a neighborhood transportation facilities improvement plan, in coordination with an area-wide neighborhood plan, for roadway access, sidewalks, pedestrian crossings, bus pullouts and shelters, intersection control and new intersections for Lemon Creek. Consider limiting new access directly onto Glacier Highway to preserve traffic operations in the roadway. In the vicinity of Dzantik'i Heeni Middle School, integrate future traffic control or new intersections with pedestrian needs. This plan and improvement program should include, at a minimum, the following transportation elements: A. Develop a complete sidewalk system and separated pedestrian/bicycle path throughout the Lemon/Switzer Creek neighborhood, connecting residential land uses to schools, playgrounds, employment centers, retailers, and transit facilities; B. Construct an industrial vehicle bypass route located away from residential neighborhoods and providing access for heavy vehicles, connecting the industrial area around the Lemon Creek gravel pits to Egan Drive via Glacier Highway; C. Develop a secondary roadway connection between downtown Juneau and Bartlett Regional Hospital. The connection would be two lanes with separated pedestrian and bicycle facilities. The road should function as a through-road and as a secondary access to the Hospital; D. Improvements to intersections in order to assure a Level of Service of D or better throughout the Plan study area; E. Crosswalks across Glacier Highway in mid-block or unsignalized locations should utilize medians for mid-crossing pedestrian refuges; the existing center turn lane should be eliminated except where it is needed for vehicles to queue for left turns off of Glacier Highway at major intersections. Medians should be used to reduce the number of locations where left turns onto Glacier Highway are possible. Snow removal and storage need to be considered in redesigning the roadway; and, F. Pedestrian-scale illumination, "bulb-outs" at intersections, medians, and other design treatments which provide visual cues to drivers regarding crossing locations and which lead drivers to adjust their speed accordingly.		

Plan name	Potential CIP item	Page	Implementation period if given
	The Mendenhall Valley 8.8 – IA11 Improve the area between Industrial Blvd. and Fritz Cove Road with a separated pedestrian/bicycle path and lighting. **North Douglas** 8.8 - IA23 Maintain strong municipal support for construction of a North Douglas crossing of Gastineau Channel to accommodate new, compact development of North Douglas and the New Growth Area on west Douglas Island. On the North Douglas landing, the bridge should connect to a roadway that provides sufficient right-of-way to accommodate a future fixed guideway transportation system to West Douglas. In the near term, the CBJ Community Development Department should conduct a neighborhood planning effort for the North Douglas neighborhood, which would include: A. Analysis of potential impacts and improvements needed to maintain and enhance the existing character of the North Douglas community. All improvements should be designed to provide adequate capacity to take residents, workers and visitors of Douglas Island to their destinations on the mainland. This may require improvements to the intersection of Tenth Street and Egan Drive as well as providing a new northern Gastineau Channel crossing route. B. Evaluation of the engineering design and costs and the environmental impacts of a North Douglas crossing landing intersection, including the options of the landing intersecting with North Douglas Highway or upland of the Highway at a bench road alignment; and C. Analysis of the location and configuration of separated pedestrian/bicycle pathways, bus pull-offs and any access road(s) carrying traffic from Douglas Island to the mainland.		
	POLICY 10.8. TO ENCOURAGE AND STRENGTHEN JUNEAU'S POSITION AS A REGIONAL TRADE CENTER FOR SOUTHEAST COMMUNITIES. 10.8 – IA1 Implement public transit service to and from the Alaska Marine Highway	136	

Plan name	Potential CIP item	Page	Implementation period if given
	System ferry terminal.		
	POLICY 10.12. TO DESIGNATE AND RESERVE WATERFRONT LAND WITH ADEQUATE SERVICES AND IN APPROPRIATE LOCATIONS FOR WATER-DEPENDENT RECREATION, PUBLIC ACCESS AND COMMERCIAL/INDUSTRIAL ACTIVITIES WHILE PROTECTING IMPORTANT FISH AND WILDLIFE HABITAT AND OTHER COASTAL RESOURCES. 10.12 - SOP2 Within the Capital Improvement Program (CIP), identify special infrastructure needs for port and water-dependent development.		
	POLICY 12.2. TO EXTEND PUBLIC WATER, SEWER, STORM DRAINAGE, AND EARTH RETENTION FACILITIES TO ALL AREAS WITHIN THE URBAN SERVICE AREA. 12.2 - IA1 Amend the Land Use Code to specify that no permanent urban service infrastructure, specifically sewer and storm drainage, shall be provided by the CBJ in any location beyond the USAB, and that the CBJ water system will not be extended beyond its 2008 configuration except to serve lands within the USAB. Extensions should only be considered after a decision has been made to expand the Urban Service Area boundary as a Comprehensive Plan Land Use Map amendment. 12.2 - IA4 Develop plans for overall storm drainage systems, including public provision of a central drainage system within the USAB, and storm/sanitary sewer separation. 12.2 - IA5 Develop a water conservation plan for CBJ utility customers.	201	
	POLICY 12.4. TO FACILITATE THE REDUCTION OF WASTE MATERIALS GENERATED AND DISPOSED BY HOUSEHOLDS AND BUSINESSES THROUGH PROMOTION OF AN AGGRESSIVE SOLID WASTE DIVERSION PROGRAM INCLUDING ACTIVITIES FACILITATING WASTE PREVENTION, REUSE AND RECYCLING. 12.4 - IA1 Implement the Final Solid Waste Management Strategy for the City and Borough of Juneau, as adopted on November 29, 2007 and amended January 7, 2008.	202	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 12.5. TO PROMOTE EFFICIENT, SAFE, CONVENIENT, COST—EFFECTIVE AND ENVIRONMENTALLY—SOUND METHODS FOR THE DISPOSAL OF SOLID AND HAZARDOUS WASTE. 12.5 - IA1 Implement the Final Solid Waste Management Strategy for the City and Borough of Juneau, as adopted on November 29, 2007 and amended January 7, 2008.	204	
	POLICY 13.2. TO PROVIDE ADEQUATE AND EFFICIENT FIRE PROTECTION AND FIELD EMERGENCY MEDICAL CARE FOR ALL. IT IS FURTHER THE POLICY OF THE CBJ TO MAINTAIN AN INCIDENT RESPONSE ORGANIZATION TO EFFECTIVELY RESPOND TO LARGE-SCALE EVENTS AND DISASTERS. 13.2 - IA2 Complete preparation of a plan, staff a Level A response team and equipment acquisition for emergency response to a hazardous materials incident, per the federal Community Right to Know Act. 13.2 - IA3 Develop a plan to sprinkle critical government or public buildings.	212	
	POLICY 15.1. TO SUPPORT THE ARTS AS A VITAL ELEMENT OF COMMUNITY LIFE AND TO RECOGNIZE THE IMPORTANT ROLE THAT THE ARTS PLAY IN THE CULTURAL, SOCIAL, AND ECONOMIC WELLBEING OF THE COMMUNITY. IT IS FURTHER THE POLICY OF THE CBJ TO STRENGTHEN ITS ROLE AS A REGIONAL CULTURAL RESOURCE TO THE COMMUNITIES OF SOUTHEAST ALASKA. 15.1 – IA1 Through the Capital Improvement Program (CIP), promote the expansion of facilities for a wide variety of cultural activities, including performing and visual arts and neighborhood cultural centers. 15.1 – IA2 Promote the development of a Juneau Performing Arts Center in downtown Juneau as well as making needed improvements to Centennial Hall to provide venues for live performances, visual arts, receptions, public meetings, and convention-related presentations.	220	

Plan name	Potential CIP item	Page	Implementation period if given
	POLICY 17.2. TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST. 17.2 - IA1 Seek to acquire lands located in hazardous areas for open space/natural areas land use designations as well as lands located along riparian habitat for stream protection and greenbelt purposes.	226	

Plan name	Potential CIP item	Page	Implementation period if given
1997 West Douglas Concept Plan	No CIP projects listed in this plan. West Douglas Pioneer Road was funded through CIP		

Plan name	Potential CIP item	Page	Implementation period if given
2015 Auke Bay Area Plan	Create new gateways	50	2017 -2021
	Plan routes for future seawalk.	50	2017 -2021
	Plan routes for a future street grid in the Auke Bay Center planning area	50	2017 -2021
	Establish a new parking management plan	50	2017 -2021
	Establish a new parking management plan	50	2017 -2021
	Establish new park in the center planning area	50	2017 -2021
	Add pedestrian-level lighting along streets in Center planning area	50	2017 -2021
	Explore CBJ sewer renovations to accommodate growth in Auke Bay	50	2017 -2021
	Construct seawalk	51	2020-2035
	Construct future streets within the Center planning area	51	2020-2035
	Analyze parking at Spaulding Meadow trailhead to provide safer capacity	51	2020-2035
	Analyze and construct new parking structure within small town center	51	2020-2035
	Construct bicycle stations	51	2020-2035
	Connect pathways around Auke Lake to provide circular pedestrian path	51	2020-2035
	Construct separated pathway from the Auke Bay Ferry Terminal to the center planning area	52	2020-2035

Plan name	Potential CIP item	Page	Implementation period if given
	Design way finding signage to direct people to desitinations i.e. harbors, parks, trails	52	2020-2035
	Explore new CBJ Capital Transit hub to enable transportion options	52	2020-2035
	CBJ sewer upgrades to serve increased development in Auke Bay	52	2020-2035
	Design a by-pass highway around Auke Bay	52	2036+

Plan name	Potential CIP item	Page	Implementation period if given
2016 Housing Action Plan	CBJ should designate a minimum of 20% of Pederson Hill lots for affordable housing and made available to buyers earning less than 50% Area Median Income (AMI).	56	
	Develop Small Area (Neighborhood) Plans with detailed incentives for and direction on tackling affordability and availability issues	60	
	Seek and assemble resources, including Housing Fund resources, to coordinate restoration for housing above the retail level within historic buildings.	63	

Plan name	Potential CIP item	Page	Implementation period if given
2012 Willoughby District Land Use Plan	Two new picnic areas/ pocket parks	52	
	Expansions to the JACC and Centennial Hall	52	
	Restore Gold Creek including providing community path or trail	50	
	Prepare a downtown Egan Drive Master Plan including addressing LOS at 10th and Egan	50	
	Five new or improved walking connections to and from Willoughby District	53	
	New streets, sidewalks, paths to help break up 'super blocks' particularly those that in CBJ surface parking lot between Willoughby and Whittier	53	
	Relocate Zach Gordon Youth Center as Willoughby Area redevelops to prevent existing facility being sandwiched by taller development	54	
	Interpretive and wayfinding signage and public art	54	
	Redevelop Willoughby Avenue with landscaped 13ft sidewalks and pedestrian scaled lighting		

Plan name	Potential CIP item	Page	Implementation period if given
2009 Non-motorized Transportation Plan	Bicycle and pedestrian education and signage program		
	High priority projects (some have already been addressed in CBJ or DOT street reconstruction) - medium and low priority improvements are also identified in plan	3	
	Increase secure bicycle (U-lock compatible) bike racks and continue to provide on Capital Transit (Policy 10)	73	

Plan name	Potential CIP item	Page	Implementation period if given
2017 Lemon Creek Area Plan	Undertake an update to the Lemon Flats Second Access Study completed in 2007 with a recommendation for a minimum two lane paved surface	83	Mid
	Fund an industrial/commercial traffic impact study to better understand the uses and traffic patterns of the Lemon Flats area.	83	Mid
	Improve the perched culvert in Switzer Creek (located on city property at the end of Mountain Avenue) which impedes fish passage, and any other barriers to fish passage in the area, such as the barriers in Vanderbilt Creek.	85	Short
	Restore and recover Vanderbilt Creek watershed and enforce stream buffers as a method of protection.	85	Long
	Enhance pedestrian/recreational linkages connecting the residential neighborhoods to Dzantik'i Heeni Middle School	84	Mid
	Ensure all bus stops have enclosed bus shelters	84	Ongoing
	Identify and construct additional parkland in the area with continued input from the public.	86	Mid
	Repair the viewing platform and trail at Kingfisher Park, install wayfinding and parking signage	86	Mid
	Improve Davis Meadows and Marriott Loop trails by hardening the trail surfaces in damp areas	86	Mid
	Provide recreational trail extension from Lemon Creek water body under Egan Drive at the Lemon Creek Bridge, extending the trail to existing Egan Game Refuge pull-out	86	Long
	Provide an improved pedestrian trail from the Vanderbilt Hill area to the trail intersection at Home Depot, possibly making the trail bikeable	87	Mid
	Provide a new primary bike route as an alternative to Glacier Highway. Potential route to extend from Glacier Highway at Vanderbilt Hill, across wetlands, then extend parallel to Egan to reach the Lemon Creek area.	87	Mid

Plan name	Potential CIP item	Page	Implementation period if given
	Build a new trail on one or both sides of Lemon Creek, extending from upper Davis Avenue to the open wetland area near Egan Drive.	87	Mid
	Build a pedestrian bridge between upper Davis Avenue and the commercial and industrial area	87	Long
	Develop a community garden and composting site.	87	Mid

2010 Downtown Parking Management Plan	Install multi-space parking meters for on-and offstreet parking controlled by CBJ in downtown parking management area	58	
	Implement parking education campaign	59	
	Real-time parking occupancy information system including online and readerboard signage at downtown gateways	60	
	Purchase necessary enforcement equipment	60	

2004 Long Range Transportation Plan This includes studies and implementation of CBJ related components implementation table	Study of Expansion of Cruise Operations within the City and Borough	Table 8, P. 67	2005-2009
	Expansion/Redevelopment of Marine Park - Phase I	Table 8, P. 67	2005-2009
	Enhancement of South Franklin Street/Cruise Dock Portals	Table 8, P. 67	2005-2009
	Right-of-Way Acquisition for South Franklin Street Sidewalk Expansion	Table 8, P. 67	2005-2009
	South Franklin Street Sidewalk Expansion	Table 8, P. 67	2005-2009
	Relocation of the CBJ's City Maintenance Shop	Table 8, P. 67	2005-2009
	Cruise Ship Terminal Dock Expansion Design and Permitting	Table 8, P. 67	2005-2009/2010-2014
	Seawalk Phase 1: Marine Park and Steamship Wharf	Table 8, P. 67	2005-2009
	Public Library and Surrounding Area Improvements	Table 8, P. 67	2005-2009/2010-2014
	Gold Creek Marina Design and Permitting	Table 8,	2005-2009

		P. 68	
	Security Enhancements to USCG and NOAA Facilities	Table 8, P. 68	2005-2009
	Subport Utility Enhancements	Table 8, P. 68	2005-2009
	Evaluation of Opening of the Little Rock Dump for Public Access and Recreation	Table 8, P. 68	2005-2009
	Redevelopment of the Little Rock Dump - Phase I	Table 8, P. 68	2005-2009
	Seawalk Phase 2: Taku Smokeries to the Franklin Street Dock	Table 8, P. 69	2010-2014
	Gateway into Downtown Juneau	Table 8, P. 69	2010-2014
	Seawalk Phase 3: Juneau-Douglas Bridge to Gold Creek	Table 8, P. 69	2010-2014
	Streetscape Enhancements and Reorganization of Parking - Phase 1	Table 8, P. 69	2010-2014
	Tidelands and Gold Creek Projection Zone Enhancements	Table 8, P. 69	2010-2014
	Gold Creek Marina Development	Table 8, P. 69	2010-2014
	Gold Creek Park Development	Table 8, P. 69	2010-2014
	Subport Utility Enhancements	Table 8, P. 69	2010-2014
	Subport Interior Access Roads and On-Street Parking Facilities	Table 8, P. 69	2010-2014
	Redevelopment of Merchant's Wharf and the Seadrome Building	Table 8, P. 70	2010-2014
	Expansion/Redevelopment of Marine Park - Phase 2	Table 8, P. 70	2010-2014
	Seawalk Phase 4: Marine Park to Subport	Table 8, P. 70	2010-2014
	Realignment of the City Tender Dock	Table 8, P. 70	2010-2014
	Civic Center Facility Expansion	Table 8,	2010-2014

		P. 70	
	South Franklin Alternate Route Study	Table 8, P. 70	2010-2014
	Redevelopment of the AEL&P Building on South Franklin Street	Table 8, P. 70	2010-2014
	Downtown Transit Center	Table 8, P. 70	2010-2014
	Streetscape Enhancements and Reorganization of Parking - Phase 2	Table 8, P. 70	2015-2026
	South Franklin Alternate Route Development	Table 8, P. 70	2015-2026

2015 Juneau Economic Development Plan	No specific CIP initiatives		

2018 Juneau Renewable Energy Strategy Actions were prioritized list of **2011 Juneau Climate Action and Implementation Plan**. List is in priority order	T1-A Purchase low or zero-emission vehicles or renewable fuel vehicles to test for fleet use.	B2	
	U1-B Install Supervisory Control Data Acquisition System in lift stations, to eliminate the need for a staff person to visit on a daily basis.	B4	
	U1-B Complete the high priority Energy Conservation Opportunities outlined in the 2009 Juneau-Douglas and Mendenhall Treatment Plant Energy Audits	B4	
	U1-B Complete the medium priority Energy Conservation Opportunities outlined in the 2009 Juneau-Douglas and Mendenhall Treatment Plant Energy Audits.	B4	
	U2-A Implement the High Priority actions listed in the 2008 Water System Energy Audit.	B4	
	B1-B Set up a system to monitor heating oil, water, and electricity use. Determine if tracking should be done by building, division, or department, and select a system that is easy to install, wireless, and web-based (for example, www.esightenergy.com).	B5	
	B1-B Continue to implement high, medium, and low-priority measures recommended by the energy audits for local government buildings.	B6	
	B3-B Launch a community awareness campaign to promote energy efficiency. Actions could include the installation and use of programmable thermostats, weatherization strategies, and new and/or alternative heating systems. Connect businesses and nonprofits with information on state, federal, or other resources that provide financing for energy efficiency improvements.	B6	

	B3-B Implement ongoing financial incentives for energy efficiency measures taken by commercial and industrial building owners.	B6	
	B4-B Evaluate ways to provide incentives to home owners to carry out innovative energy projects (including solar hot water, micro-hydro, etc). Consider an annual competitive granting process.	B6	
	B4-B Implement energy efficiency incentive packages for homeowners.	B6	
	T3-B Create free or designated parking spaces and metered charging stations for electric and plug-in hybrid vehicles.	B7	
	T4-B Install bicycle racks, showers, and other amenities at City facilities to promote bicycle use by agency employees and visitors.	B7	
	T8-C Implement recommendations from the Juneau Non-Motorized Transportation Plan to improve the pedestrian environment, including crosswalk and streetscape improvements at specific locations.	B7	
	U2-A Implement the Low priority actions listed in the 2008 Water System Energy Audit.	B7	
	T6-A Mandate new commercial docks to provide electric plug-ins for cruise ships and other commercial vessels, and require that ships use electric power whenever it is available.	B8	
	B4-B Evaluate possible incentives local government could offer for home energy and heating efficiency improvements. (Incentives could include no/low interest loans, property tax reduction, waiving permit fees for innovative projects, using a Property Assessed Clean Energy program where the City offers a loan that is paid back through property taxes over 15 to 20 years.) Include incentives aimed at low-income residents and landlords.	B9	
	B4-C Consider local government incentives to encourage local energy-related training courses.	B9	
	T2-A Build a new maintenance facility to house expanding hybrid/electrical fleet.	B10	
	T4-A Implement the recommendations from the Safe Routes to Schools Plan.	B10	
	U5-E Consider the economic feasibility of developing a waste-to-energy facility in Juneau.	B11	
	U1-A Evaluate the feasibility of composting all sewage sludge. Consider adding other compostables, such as fish or brewery waste.	B12	
	U1-A If feasible, develop a system for composting sewage sludge.	B12	
	U3-A Adopt incentive program to encourage installation of water conservation measures in existing businesses and homes.	B12	
	U3-B Carry out ongoing maintenance and repairs to minimize leaks in the water system.	B12	

	U3-B Expand leak detection and ongoing maintenance and repairs to the water distribution system.	B12	
	U3-B Upgrade and retrofit CBJ plumbing systems with water conserving technology.	B12	
	U3-B Assess, maintain, and repair existing plumbing fixtures and pipes in all government buildings and facilities, including building and parking lot landscaping, public restrooms, and parks and other recreational facilities, to reduce borough-wide water consumption.	B13	
	U5-B Complete an audit of waste from various departments and use results to make changes that will reduce waste.	B13	
	U5-C Educate the public about opportunities for waste reduction and recycling.	B13	
	U5-C Place recycling collection bins in neighborhoods throughout the community, e.g., at schools, shopping centers, or publicly-owned buildings.	B14	
	U5-C Add a free store or take-it-or-leave-it location at the landfill where reusable items can be dropped off and picked up.	B14	
	U5-D Research and develop a municipal composting facility in a central location. Consider composting sewage sludge, fish waste, brewery waste, wood scraps, yard waste, and household compostables, drawing on the composting experiences of other communities in the region, e.g., Gustavus, Haines, and Whitehorse.	B14	
	U5-D Consider the feasibility of developing a commercial biomass recovery facility that could accept various biomass waste streams such as sewage sludge, landscape/tree residue, waste/recycled paper and cardboard, and cooking grease, for energy recovery.	B14	
	F1-A Encourage and support existing community gardens as well as neighborhood initiatives to launch additional community gardens. Consider avalanche chutes as possible locations.	B15	
	F1-A Support local seafood sales on or near the downtown waterfront.	B15	

City & Borough of Juneau, Alaska

Old Glacier Highway
Spring Thaw – 1932

Photo Courtesy of Juneauhistory.com

Capital Improvement Program

Fiscal Years 2019 through 2024

Attachment E - FY2019-2024

CITY AND BOROUGH OF JUNEAU
CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2019-2024

Prepared By
City and Borough of Juneau
Engineering & Public Works Department
June 1, 2018

INTRODUCTION

Each year, the City and Borough of Juneau (CBJ) adopts a Capital Improvement Program (CIP). The legal requirements applicable to the CIP are set forth in Section 9 of the CBJ Charter. In general, the CIP is a plan of capital improvements proposed for a six-year period, together with an estimated cost of each improvement and the proposed method of financing it. The CIP serves as the overarching strategic plan for improving the public infrastructure of Juneau and is collectively developed by the CBJ Assembly, its boards and commissions, CBJ staff, and the citizens of CBJ.

The CBJ Charter requires the City Manager to assemble and submit a Preliminary CIP to the Assembly by April 5 of each year. The Charter further requires this document to be available for public inspection. This document is available from the CBJ Engineering Department at the third floor of the Marine View Building, or online at http://www.juneau.org/engineering/CIP_Process.php.

By May 1st, the Charter requires the Assembly to hold a public hearing on the CIP. In addition to the Charter requirement, the Assembly holds public hearings at its Public Works and Facilities Committee. The Planning Commission reviews it for conformance with the Area Wide Comprehensive Plan. The meetings are announced in the Juneau Empire, on the CBJ's Web Pages, and the public access channel. Citizens are encouraged to provide their comments at these meetings.

The Assembly Public Works and Facilities Committee (PWFC) introduced the CIP at the January 29th meeting and forwarded the CIP to the Assembly Finance Committee (AFC) at the February 26th PWFC meeting. The CIP resolution was introduced at the AFC on April 5th, amended and forwarded to the Assembly at the April 11th AFC meeting. It was then opened for public comment during the Special Assembly meeting on April 25th and referred back to the AFC for further review at the meeting on May 3rd. The AFC approved Resolution 2819(b) as amended and referred it to the full Assembly for adoption.

By June 15th, the Assembly must adopt its own CIP or the City Manager’s CIP. In practice, the Assembly uses the Manager’s CIP as the starting point, adjusts it during the public comment period, and adopts its own CIP at the same time it adopts the budget in early June. The Assembly approved this CIP on June 5, 2017, and Resolution 2819(b) was adopted.

FY 2019 CIP IMPROVEMENTS

This section of the CIP lists capital improvements approved by the Assembly for FY 2019. Resolution number 2819(b) adopting the City and Borough Capital Improvement Program for fiscal years 2019 through 2024, and establishing the capital improvement project priorities for fiscal year 2019 is shown along with a table that shows the name of each improvement, the department recommending the improvement, and the amount and type of funding approved by the Assembly. Some of the projects listed herein are not CIP projects but have been inserted for clarity of fund distribution.

A summary table at the end of the section lists all funding sources, and the total amount recommended for expenditure in each fund.

The following criteria is used in determining approval of capital improvement projects:

Support: Projects that are a high priority of the Department or Committee proposing it, as well as the general public.

Consistency: Projects that are consistent with applicable CBJ plans or policies.

Health and Safety: Projects that will address an imminent or expected threat or danger to users or occupants.

Maintenance or Repair of Existing Property: Projects that will prevent further deterioration or damage to property.

Local Match for Federal/State Grants: Funds required to match federal or state capital project funds.

Maintenance Impact: Projects that will increase efficiency and reduce on-going operating costs.

Economic Development Stimulus: Projects that directly or indirectly stimulate economic development in the community.

Anticipated Need: Projects that enhance or expand an existing facility or service to accommodate increased public use.

Recreational: Projects that establish, enhance or expand a facility or service to accommodate new or increase public use.

Funding Alternatives: Funding alternatives are explored for each project.

Presented by: The City Manager
Introduced: April 4, 2018
Drafted by: Engineering & Public Works Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2819(c)

A Resolution Adopting the City and Borough Capital Improvement Program for Fiscal Years 2019 through 2024, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2019.

WHEREAS, the CBJ Capital Improvement Program is a plan for capital improvement projects proposed for the next six fiscal years; and

WHEREAS, the Assembly has reviewed the Capital Improvement Program for Fiscal Year 2019 through Fiscal Year 2024, and has determined the capital improvement project priorities for Fiscal Year 2019.

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

Section 1. Capital Improvement Program.

(a) Attachment A, entitled "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," dated June 1, 2018, is adopted as the Capital Improvement Program for the City and Borough.

(b) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019 - 2024," are pending capital improvement projects to be undertaken in FY19:

FISCAL YEAR 2019
GENERAL SALES TAX IMPROVEMENTS

DEPARTMENT	PROJECT	FY19 BUDGET
Eaglecrest	Deferred Maintenance /Mountain Operations Improvements	275,000
Parks & Recreation	Park & Playground Deferred Maintenance and Repairs	270,000
Parks & Recreation	Sports Field Resurfacing & Repairs	80,000
Parks & Recreation	Capital School Park Ret. Wall Design & Short Term Rapairs	200,000
Parks & Recreation	Deferred Building Maintenance - Downtown Library Windows	175,000
	General Sales Tax Improvements Total	**$ 1,000,000**

FISCAL YEAR 2019
AREAWIDE SALES TAX PRIORITIES

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Vehicle and Equipment Wash Bays	1,150,000
Street Maintenance	Pavement Management	1,200,000
Street Maintenance	Areawide Drainage Improvements	250,000
Street Maintenance	McGinnis Subdivision Improvements - Ph 4(Heron)	1,000,000
Street Maintenance	Downtown Street Improvements PH 3	1,100,000
Street Maintenance	Gold Creek Flume Repairs	300,000
Street Maintenance	Sidewalk & Stairway Repairs	300,000
Street Maintenance	Birch Lane Improvements Ph 2 - Mendenhall to Dogwood	1,000,000
Street Maintenance	Columbia and Poplar Reconstruction	2,100,000
Capital Transit	Bus Shelters /Interim Valley Transit Center Improvements	500,000
Engineering	EV (Electric Vehicle) Charging Infrastructure	25,000
Engineering	Contract Specification and Contract Language Update	65,000
Parks & Trail Maintenance	Christopher Trail - Cope Park to Flume	90,000
Parks & Trail Maintenance	Crow Hill Trail - Gast School to Crow Hill Road	20,000
	Areawide Sales Tax Priorities Total	**$ 9,100,000**

** Operating Budget Funding*

FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/13 - 09/30/18

DEPARTMENT	PROJECT	FY19 BUDGET	
Manager's Office	Bonded Debt Service	1,040,000	*
Manager's Office	Budget Reserve	400,000	*
Manager's Office	IT - Infrastructure Upgrades	400,000	
Engineering	North Douglas Crossing	250,000	
Engineering	Business Case/High Level Cost Estimate of New City Hall	150,000	
Eaglecrest	Snow Making Equipment	250,000	
Manager's Office	JACC Expansion - Performing Arts Center	250,000	*
Parks & Recreation	Lemon Creek Park	250,000	
Parks & Recreation	Off-Highway Vehicle (OHV) Park	100,000	
Parks & Recreation	Deferred Building Maintenance	380,000	
Parks & Recreation	Deferred Building Maintenance - Arboretum Building Repairs	120,000	
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000	*
	Temporary 1% Sales Tax Priorities Total	**$ 3,790,000**	

** Operating Budget Funding*

FISCAL YEAR 2019
TEMPORARY 1% SALES TAX PRIORITIES
Voter Approved Sales Tax 10/01/18 - 09/30/23

DEPARTMENT	PROJECT	FY19 BUDGET	
Manager's Office	IT - Infrastructure Upgrades	400,000	
Manager's Office	Affordable Housing Fund	400,000	*
Public Works	Wastewater Infrastructure Maintenance - JDTP Structural Imp	2,000,000	
Parks & Recreation	Building Maintenance	500,000	
School District	JSD Buildings Major Maintenance / Match	800,000	
Hospital	BRH - Rainforest Recovery Center Upgrades	1,800,000	
Public Works	Waste - RecycleWorks Waste Diversion Program	200,000	*
	Temporary 1% Sales Tax Priorities Total	**$ 6,100,000**	

** Operating Budget Funding*

FISCAL YEAR 2019
MARINE PASSENGER FEE PRIORITIES

DEPARTMENT	PROJECT	FY19 BUDGET
Manager's Office	Public/Private Port Infrastructure Plan	$ 150,000
Port of Juneau	Visitor Information Kiosk Replacement - Replacement	150,000
Port of Juneau	Downtown Restroom - Contruction (new)	500,000
Port of Juneau	Small Cruiseship Moorage Master Planning	150,000
Engineering	Downtown Sidestreets Phase III	900,000
Engineering	Downtown Wayfinding and Interpretive Signs	450,000
Engineering	Seawalk Major Maintenance	85,000
Engineering	Seawalk Next Phases	250,000
	Marine Passenger Fee Priorities Total	**$ 2,635,000**

FISCAL YEAR 2019
WATER ENTERPRISE FUND

DEPARTMENT	PROJECT	FY19 BUDGET
Water Utility	Last Chance Basin Underground Fuel Tank Removal and Reloc.	$ 215,000
Water Utility	Lee Street Pump Station Replacement	500,000
Water Utility	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	100,000
Water Utility	Crow Hill and Cedar Park PS Control Updates	300,000
Water Utility	Areawide Watermain Repairs	100,000
Water Utility	Birch Lane - Mendenhall to Dogwood	100,000
Water Utility	Columbia and Poplar Reconstruction	220,000
Water Utility	Pavement Management Utility Adjustments	20,000
Water Utility	ADOT Project Utility Adjustments	45,000
	Water Enterprise Fund Total	**$1,600,000**

FISCAL YEAR 2019
WASTEWATER ENTERPRISE FUND

DEPARTMENT	PROJECT	FY19 BUDGET
Wastewater Utility	Gruening Park Pump Station Replacement	$ 800,000
Wastewater Utility	Kaiser Forcemain Replacement (Mendenhall River Erosion)	1,000,000
Wastewater Utility	JD Clarifier and Digester tank Floor Improvements	225,000
Wastewater Utility	Anode Repl. on Under Water Portion of Outer Drive FM	250,000
Wastewater Utility	JDTP Infrastructure Imprvmnts (Aeration and Clarifier Roof)	1,000,000
Wastewater Utility	JDTP Vactor Dump/Decant Fac. & Grit Handling Imprvmnts)	125,000
Wastewater Utility	Birch Lane Sewer Replacement	100,000
Wastewater Utility	Columbia and Poplar Reconstruction	220,000
Wastewater Utility	McGinnis Subdivision Utility Adjustments	15,000
Wastewater Utility	Calhoun (8th to Gold Creek) Sewer Replacement	50,000
Wastewater Utility	Pavement Management Utility Adjustments	20,000
Wastewater Utility	ADOT Project Utility Adjustments	40,000
	Wastewater Enterprise Fund Total	**$ 3,845,000**

FISCAL YEAR 2019
LANDS FUND

DEPARTMENT	PROJECT	FY19 BUDGET
Lands	Pits and Quarries Infrastructure Maintenance and Expansion	$ 100,000
	LANDS Fund Total	**$ 100,000**

ORDINANCE 2018-11	**CAPITAL PROJECTS FUNDING TOTAL**	**$ 25,680,000**
ORDINANCE 2018-11	**OPERATING BUDGET FUNDING TOTAL**	**$ 2,490,000** *

** Operating Budget Funding*

(c) The following list, as set forth in the "City and Borough of Juneau Capital Improvement Program, Fiscal Years 2019-2024," are capital improvement projects identified as priorities proposed to be undertaken beginning in FY19, but are dependent on other unsecured funding sources. As the sources are secured, the funds will be appropriated:

FISCAL YEAR 2019
HOSPITAL UNSCHEDULED FUNDING

DEPARTMENT	PROJECT	
Hospital	Medical Arts Building Roof Replacement	$ 400,000
	HOSPITAL Unscheduled Funding Total	**$ 400,000**

FISCAL YEAR 2019
AIRPORT UNSCHEDULED FUNDING

DEPARTMENT	PROJECT	
Airport	Design/Const. Passenger Boarding Bridge gate 2	$ 2,000,000
Airport	Design/Const. Terminal Reno Ph 2 incl. Dep Lnge Exit Lane	1,300,000
Airport	Design SREF Phase 2 Sand/Chemical Storage/Fuel	300,000
Airport	Space Reconfig - Old Dining Room/Kit. for Admin & Tenants	250,000
Airport	Design&Install Terminal Camera Surveillance System	200,000
Airport	26 MALSR (FAA F&E Project)	3,750,000
	AIRPORT Unscheduled Funding Total	**$ 7,800,000**

FISCAL YEAR 2019
DOCKS AND HARBORS UNSCHEDULED FUNDING

DEPARTMENT	PROJECT	
Harbors	Statter Harbor Breakwater Safety Improvements	333,000
Harbors	Areawide Anode Installation Matching Funds	300,000
Harbors	ABMS D&H/UAS Cost Share Agreement	350,000
Harbors	Cost Share with ACOE for Breakwater Feasibility	500,000
	Docks & Harbors Unscheduled Funding Total	**$ 1,483,000**

FISCAL YEAR 2019
EAGLECREST UNSCHEDULED FUNDING REQUESTS

DEPARTMENT	PROJECT	
Eaglecrest	Upper Loop Overnight Cabin	$ 50,000
	Eaglecrest Unscheduled Funding Requests Total	**$ 50,000**

FISCAL YEAR 2019
ENGINEERING & PW UNSCHEDULED FUNDING REQUESTS

DEPARTMENT	PROJECT	
Engineering & PW	Facility Upgrades	$ 1,000,000
Engineering & PW	Water Building Upgrades	300,000
	Engineering & PW Unscheduled Funding Requests Total	**$ 1,300,000**

Section 2. Fiscal Year 2019 Budget. It is the intent of the Assembly that the capital improvement project budget allocations as set forth in the FY19 pending Capital Improvements List in Section 1(b), above, not already appropriated, shall become a part of the City and Borough's Fiscal Year 2019 Budget.

Section 3. State and Federal Funding. To the extent that a proposed CIP project, as set forth in Section 1(c), above, includes state funding, federal funding, or both, the amount of funding for that project is an estimate only, and is subject to appropriation contingent upon final funding being secured. It is the intent of the Assembly that once funding is secured, these items will be brought back to the Assembly for appropriation.

Section 4. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 4th day of June, 2018.

Kendell D. Koelsch Mayor

Attest:

Laurie J. Sica, Municipal Clerk

FY 2019 CIP IMPROVEMENTS

Department	Division	Priority	Project	Funding Source	Amount
Administration	**Manager's Office**	1	IT - Infrastructure Upgrades	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 400,000
				Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 400,000
		2	Vehicle & Equipment Wash Bays	Areawide Sales Tax Priorities	$ 1,150,000
		3	Bonded Debt Service	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 1,040,000
		4	Budget Reserve	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 400,000
		5	Affordable Housing Fund	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 400,000
		6	Public/Private Port Infrastructure Plan	Marine Passenger Fee Priorities	$ 150,000
		7	JACC Expansion - Performing Arts Center	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 250,000
				Administration Total Funding:	**$ 4,190,000**
Airport		1	Design/Const. Passenger Boarding Bridge Gate 2	Airport Unscheduled Funding	$ 2,000,000
		2	Design/Const. Terminal Reno Ph 2 Including Departure Lounge Exit Lane	Airport Unscheduled Funding	$ 1,300,000
		3	Design SREF Phase 2 Sand/Chemical Storage/Fuel	Airport Unscheduled Funding	$ 300,000
		4	Space Reconfig (old dining rm/kitn) for Tenants & Admin	Airport Unscheduled Funding	$ 250,000
		5	Design & Install Terminal Camera Surveillance System	Airport Unscheduled Funding	$ 200,000
		6	26 MALSR (FAA F&E Project)	Airport Unscheduled Funding	$ 3,750,000
				Airport Total Funding:	**$ 7,800,000**
BRH		1	Rainforest Recovery Center Upgrades	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 1,800,000
		3	Medical Arts Building Roof Replacement	Hospital Unscheduled Funding	$ 400,000
				BRH Total Funding:	**$ 2,200,000**
Docks & Harbors	**Docks**	1	Visitor Information Kiosk Replacement	Marine Passenger Fee Priorities	$ 150,000
		2	Downtown Restrooms Construction (new)	Marine Passenger Fee Priorities	$ 500,000
		3	Small Cruiseship Moorage Master Planning	Marine Passenger Fee Priorities	$ 150,000

FY 2019 CIP IMPROVEMENTS

Department	Division	Priority	Project	Funding Source	Amount
	Harbors	1	Statter Harbor Breakwater Safety Improvements	Docks & Harbors Unscheduled Funding	$ 333,000
		2	Areawide Anode Installation Matching Funds	Docks & Harbors Unscheduled Funding	$ 300,000
		3	ABMS D&H/UAS Cost Share Agreement	Docks & Harbors Unscheduled Funding	$ 350,000
		4	Cost Share with ACOE for Breakwater Feasibility	Docks & Harbors Unscheduled Funding	$ 500,000
				Docks & Harbors Total Funding:	**$ 2,283,000**
Eaglecrest		1	Deferred Maintenance - Mountain Operations Improvements	General Sales Tax Improvements	$ 275,000
		2	Upper Loop Overnight Cabin	Unscheduled Funding Requests	$ 50,000
		3	Snowmaking Pumping Station	FY19 Special 1%	$ 250,000
				Eaglecrest Total Funding:	**$ 575,000**
Lands & Resources		1	Pits and Quarries Infrastructure Maintenance & Expansion	Lands Fund	$ 100,000
				Lands & Resources Total Funding:	**$ 100,000**
Parks & Recreation	**Bldg. Maintenance**	1	Deferred Building Maintenance - Downtown Library Windows	General Sales Tax Improvements	$ 175,000
		2	Deferred Building Maintenance	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 380,000
				Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 500,000
		3	Deferred Building Maintenance - Arboretum Building Repairs	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 120,000
	Parks/Rec Areas	1	Park & Playground Repairs & Maintenance	General Sales Tax Improvements	$ 270,000
		2	Sports Field Resurfacing & Repairs	General Sales Tax Improvements	$ 80,000
		3	Capital School Park Retaining Wall-Design & Short Term Repairs	General Sales Tax Improvements	$ 200,000
		4	Lemon Creek Park	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 250,000
		5	Off Highway Vehicle (OHV) Park	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 100,000
	Trail Maintenance	1	Christopher Trail - Cope Park to Flume	Areawide Sales Tax Priorities	$ 90,000

FY 2019 CIP IMPROVEMENTS

Department	Division	Priority	Project	Funding Source	Amount
		2	Crow Hill Trail - Gast School to Crow Hill Road	Areawide Sales Tax Priorities	$ 20,000
				Parks & Recreation Department Total Funding:	**$ 2,185,000**
Public Works and Engineering Department					
	Capital Transit	1	Bus Shelters/Interim Valley - Transit Center	Areawide Sales Tax Priorities	$ 500,000
	Engineering	1	Contract Specification & Contract Language Update	Areawide Sales Tax Priorities	$ 65,000
		2	Downtown Side Streets Phase III	Marine Passenger Fee Priorities	$ 900,000
		3	Downtown Wayfinding and Interpretive Signs	Marine Passenger Fee Priorities	$ 450,000
		4	Seawalk Major Maintenance	Marine Passenger Fee Priorities	$ 85,000
		5	Seawalk Next Phases	Marine Passenger Fee Priorities	$ 250,000
		6	EV (Electric Vehicle) Charging Infrastructure	Areawide Sales Tax Priorities	$ 25,000
		7	North Douglas Crossing	Areawide Sales Tax Priorities	$ 250,000
		8	New City Hall	Areawide Sales Tax Priorities	$ 150,000
	RecycleWorks	1	RecycleWorks Waste Diversion Program	Temporary 1% Sales Tax - 10/01/13 - 09/30/18	$ 200,000
				Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 200,000
		2	Facility Upgrades	RecycleWorks Unscheduled Funding	$ 1,000,000
		3	Water Building Upgrades	RecycleWorks Unscheduled Funding	$ 300,000
	Streets	1	Pavement Management	Areawide Sales Tax Priorities	$ 1,200,000
		2	Areawide Drainage Improvements	Areawide Sales Tax Priorities	$ 250,000
		3	McGinnis Subdivision Improvements, Ph IV (Heron)	Areawide Sales Tax Priorities	$ 1,000,000
		4	Downtown Street Improvements Ph III	Areawide Sales Tax Priorities	$ 1,100,000
		5	Gold Creek Flume Repairs	Areawide Sales Tax Priorities	$ 300,000
		6	Sidewalk & Stairway Repairs	Areawide Sales Tax Priorities	$ 300,000
		7	Birch Lane Improvements, Ph II - Mendenhall to Dogwood	Areawide Sales Tax Priorities	$ 1,000,000
		8	Columbia and Poplar Reconstruction	Areawide Sales Tax Priorities	$ 2,100,000
	Wastewater Utility	1	Wastewater Infrastructure Maintenance - JDTP Structural Improvements (Aeration and Clarifier Roof)	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 2,000,000
				Wastewater Enterprise Fund	$ 1,000,000
		2	Gruening Park Pump Station Replacement	Wastewater Enterprise Fund	$ 800,000
		3	Birch Lane - Mendenhall to Dogwood	Wastewater Enterprise Fund	$ 100,000
		4	Columbia and Poplar Reconstruction	Wastewater Enterprise Fund	$ 220,000

FY 2019 CIP IMPROVEMENTS

Department	Division	Priority	Project	Funding Source	Amount
		5	Kaiser Forcemain Replacement (Mendenhall River Erosion)	Wastewater Enterprise Fund	$ 1,000,000
		6	Anode Replacement on Under Ocean Portion of Outer Drive FM	Wastewater Enterprise Fund	$ 250,000
		7	McGinnis Subdivision, Heron Way Manhole Adjustments	Wastewater Enterprise Fund	$ 15,000
		8	Calhoun Sewer Replacement W 8th to Gold Creek	Wastewater Enterprise Fund	$ 50,000
		9	JDTP Vactor Dump and Grit Handling Improvements	Wastewater Enterprise Fund	$ 125,000
		10	JD Clarifier and Digester Tank Floor Improvements	Wastewater Enterprise Fund	$ 225,000
		11	Pavement Management Utility Adjustments	Wastewater Enterprise Fund	$ 20,000
		12	ADOT Project Utility Adjustments	Wastewater Enterprise Fund	$ 40,000
	Water Utility	1	Birch Lane - Mendenhall to Dogwood	Water Enterprise Fund	$ 100,000
		2	Columbia and Poplar Reconstruction	Water Enterprise Fund	$ 220,000
		3	Lee Street Pump Station Replacement	Water Enterprise Fund	$ 500,000
		4	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	Water Enterprise Fund	$ 100,000
		5	Crow Hill and Cedar Park PS Control Updates	Water Enterprise Fund	$ 300,000
		6	Pavement Management Utility Adjustments	Water Enterprise Fund	$ 20,000
		7	ADOT Project Utility Adjustments	Water Enterprise Fund	$ 45,000
		8	Last Chance Basin Underground Fuel Tank Removal & Reloc.	Water Enterprise Fund	$ 215,000
		9	Areawide Watermain Repairs	Water Enterprise Fund	$ 100,000
				Public Works & Engineering Department Total Funding:	**$ 19,070,000**
Schools		1	JSD Buildings Major Maintenance / Match	Temporary 1% Sales Tax - 10/01/18 - 09/30/23	$ 800,000
				Schools Total Funding:	**$ 800,000**

SUMMARY OF FY 2019
CAPITAL IMPROVEMENT PROJECTS FUNDING SOURCES

FUNDING SOURCES	General Sales Tax Priorities	$ 1,000,000
	Areawide Sales Tax Priorities	$ 9,100,000
	Temporary 1% Sales Tax Priorities - Voter Approved Sales 10/01/13 - 09/30/18	$ 3,790,000
	Temporary 1% Sales Tax Priorities - Voter Approved Sales 10/01/18 - 09/30/23	$ 6,100,000
	Marine Passenger Fee Priorities	$ 2,635,000
	Water Enterprise Fund	$ 1,600,000
	Wastewater Enterprise Fund	$ 3,845,000
	Lands Fund	$ 100,000
	Hospital Unscheduled Funding	$ 400,000
	Airport Unscheduled Funding	$ 7,800,000
	Docks & Harbors Unscheduled Funding	$ 1,483,000
	Eaglecrest Unscheduled Funding	$ 50,000
	Eng. & Public Works Unscheduled Funding	$ 1,300,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

This section of the CIP shows the capital improvement plan for each CBJ department for fiscal years 2019 – 2024. The plans were submitted by the director of the department and were developed in conjunction with a governing board or committee. For example, the Docks and Harbors plan was submitted by the Port Director and developed by the Port Director and the Docks and Harbors Board.

The projects identified for 2019 are those approved by the Assembly for funding in FY 2019. Projects identified in years 2020 and 2021 will be recommended for funding in the coming fiscal years. Those projects identified for funding beyond 2021 provide a general direction of capital spending in those years, not a specific direction.

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
Administration								
Manager's Office	IT - Infrastructure Upgrades	1	$ 800,000	$ 400,000	$ 400,000	$ 400,000		
	Vehicle & Equipment Wash Bays	2	$ 1,150,000					
	Bonded Debt Service	3	$ 1,040,000					
	Budget Reserve	4	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	
	JACC Expansion - Performing Arts Center	5	$ 250,000					
	Affordable Housing Fund	6	$ 400,000					
	Public/Private Port Infrastructure Plan	7	$ 150,000					
	Willoughby Parking Structure	8						$ 5,500,000
	Landslide/Avalanche/Mass Wasting Norway Pt to South End of Gastineau Ave.	9						$ 200,000
	Composting Feasibility Study	10						$ 100,000
	Wayfinding and Gateway Signage - Auke bay	11						$ 250,000
	W Douglas Road Feasibility Study/Plan	12						$ 250,000
	Cordova St. Alternate Access	13						$ 5,000,000
	Move Riverbend Elem. Access to Dimond Park Signalized Entrance	14						$ 1,500,000
	Replace Montana Creek Bridge - (Past Rifle Range)	15						$ 500,000
	North Douglas Channel Crossing	16						$ 90,000,000
	Administration Total:		**$ 4,190,000**	**$ 800,000**	**$ 800,000**	**$ 800,000**	**$ 400,000**	**$ 103,300,000**
Airport								
	Design/Const. Passenger Boarding Bridge Gate 2	1	$ 2,000,000					
	Design/Const. Terminal Reno Ph 2 Including Departure Lounge Exit Lane	2	$ 1,300,000					
	Design SREF Phase 2 Sand/Chemical Storage/Fuel	3	$ 300,000					
	Space Reconvig (old dining rm/kitn) for Tenants & Admin	4	$ 250,000					
	Design & Install Terminal Camera Surveillance System	5	$ 200,000					
	26 MALSR (FAA F&E Project)	6	$ 3,750,000					
	Const. Taxiway A Rehab	7		$ 17,000,000				
	Const. Taxiway E Realignment (Geometry)	8		$ 2,000,000				
	Const. Taxiway D-1 Relocation (RIM)	9		$ 1,000,000				
	Multi-Modal Feasibility Planning	10		$ 10,000				
	Const. Terminal Renovation, Phase II	11		$ 15,000,000				
	Replace Trash Compactors and Pads	12		$ 100,000				
	SREF Building Phase II Sand/Chemical Storage, Fuel	13			$ 10,300,000			
	Passenger Terminal Parking Lot Rehab	14				$ 3,000,000		
	Terminal Area (121) Apron Rehabilitation	15				$ 3,500,000		
	Terminal Area (135) Apron Rehabilitation	16				$ 6,000,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Emergency Vehicle Access Road (EVAR) Extend Design/Construction	17				$ 500,000		
	Acquire Wetlands Access Vehicle (w/CCFR)	18				$ 250,000		
	Replace Snow Removal Equipment	19				$ 5,000,000		
	NE Development Area Sewer Infrastructure	20				$ 100,000		
	Phase 1C SREB (remainder of maintenance shop) Non-FAA Eligible	21				$5,500,000		
	Design & Reconstruct Alex Holden Way, Cessna & Renshaw	22					$2,200,000	
	Design & Construct Terminal Reno, Ph III (Knuckle)	23					$24,000,000	
	Design/Construct Taxiway C Reconfiguration	24						$5,000,000
	Design/Construct Safety Area Grading @ RW Shoulder and NAVAIDs (2025)	25						$ 3,300,000
	Design/Construct Conversion of Runway 8/26 to 9/27 - MAGVAR (2025)	26						$ 200,000
	Reconstruct West GA Taxi Lanes (2026)	27						$ 2,500,000
	Reconstruct West Tiedown Apron (2026)	28						$ 3,000,000
	Replace ARFF Truck (2026)	29						$ 1,000,000
	Reconstruct East GA Taxi Lanes (2027)	30						$ 2,000,000
	Reconstruct East Tiedown Apron (2027)	31						$ 3,000,000
	Reconstruct E-1 Ramp (2027)	32						$ 5,500,000
	Terminal Expansion Planning - Baggage, Departure Lounge	33						$ 600,000
	Parking Garage	34						$ 20,000,000
	Snow Removal Equipment Acquisition	35						$ 5,000,000
	ARFF Truck Replacement	36						$ 1,000,000
	Demolish (old) Sand/Chem Facility	37						$ 300,000
	Terminal Infrastructure Replacement	38						$ 5,000,000
	Airport Master Plan Update	39						$ 1,200,000
	Relocate/Construct FAA ATCT	40						$ 50,000,000
	Terminal Expansion Construction	41						$ 10,000,000
	Landside Access Roads Pavement Rehab	42						TBD
	Airfield Pavement Rehab	43						TBD
	Civil Air Patrol Hangar Relocation	44						TBD
	Fish & Wildlife Service Hangar Relocations	45						TBD
	Airport Total:		**$ 7,800,000**	**$ 35,110,000**	**$ 10,300,000**	**$ 23,850,000**	**$ 26,200,000**	**$ 118,600,000**
BRH								
	Rainforest Recovery Center Upgrades	1	$ 1,800,000					
	Medical Arts Building Roof Replacement	2	$ 400,000					
	Asphalt Replacement Drive From Admin to JMC	3		$ 500,000				
	RRC Remodel	4		$ 2,500,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Parking Ramp (200 places)	5						$ 4,000,000
	Operating Room Renovation	6						$ 16,500,000
	Information Services Facility with Generator	7						$ 2,000,000
	BOPS Replacement	8						$ 9,000,000
	Remodel Laboratory (5000 sq. ft.)	9						$ 3,750,000
	Child & Adolescent Mental Health Unit	10						$ 23,125,000
	Maintenance Building for Equipment	11						$ 750,000
	Oxygen Tank (Bulk) Storage	12						$ 500,000
	Relocate & Remodel Biomed, Dietary, Laundry, Materials Management Bldg.	13						$ 2,500,000
	Pharmacy Remodel to Comply with UPC 500	14						$ 400,000
	BRH Total:		**$ 2,200,000**	**$ 3,000,000**	**$ -**	**$ -**	**$ -**	**$ 62,525,000**
Docks & Harbors								
Docks	Visitor Information Kiosk Replacement - Const.	1	$ 150,000					
	Downtown Restrooms - Construction	2	$ 500,000					
	Small Cruise Ship Moorage Master Planning	3	$ 150,000					
	Archipelago Property (Acquisition/Development)	4						$ 5,750,000
	Marine Park Sheet Pile Coating - Phase III of III	5		$ 500,000				
	Security Checkpoint Shelters	6		$ 300,000				
	Shore Power at Cruise Ship Berths	7						$ 25,800,000
	Docks Total:		**$ 800,000**	**$ 800,000**	**$ -**	**$ -**	**$ -**	**$ 31,550,000**
Harbors	Statter Breakwater Safety Improvements	1	$ 333,000					
	Area Wide Anode Installation Matching Funds	2	$ 300,000					
	ABMS D&H/UAS Cost Share Agreement	3	$ 350,000					
	Cost Share w/ACOE for Breakwater Feasibility	4	$ 500,000					
	Aurora Harbor Rebuild-Phase III	5		$ 7,000,000				
	Amalga Harbor Fish Cleaning Float	6		$ 300,000				
	Auke Bay Net Repair Float	7		$ 300,000				
	Aurora Harbor Dredging	8		$ 350,000				
	Wayside Float Maintenance Dredging	9		$ 350,000				
	Aurora Harbormaster Building and Shop	10						$ 3,000,000
	Douglas Harbor Uplands Improvements	11						$ 2,000,000
	North Douglas Boat Ramp Improvements	12						$ 1,000,000
	Juneau Fisheries Terminal Development	13						$ 10,000,000
	Fish Sales Facility/Seaplane Float	14						$ 1,000,000
	Marine Services Center	15						$ 10,000,000
	Taku Harbor Stockade Point Float Replacement	16						$ 300,000
	Harbors Total:		**$ 1,483,000**	**$ 8,300,000**	**$ -**	**$ -**	**$ -**	**$ 27,300,000**
	Docks & Harbors Total:		**$ 2,283,000**	**$ 9,100,000**	**$ -**	**$ -**	**$ -**	**$ 58,850,000**

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
Eaglecrest Ski Area								
	Deferred Maintenance - Mountain Operations Improvements:							
	Lodge Maintenance/Improvements	1	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	Lift Operations - Misc Lift Parts	2	$ 15,000		$ 15,000		$ 15,000	
	Mountain Operations - Trail Conditioning	3	$ 65,000		$ 10,000		$ 15,000	
	Mountain Operations - Hiking Trails	4	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000	$ 15,000
	Mountain Operations - Trail Maintenance	5	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
	Mountain Operations - Snowmaking & Water Line Replacement/Improvement	6	$ 40,000	$ 40,000		$ 40,000		$ 40,000
	Lift Operations - Black Bear Motor	7	$ 10,000	$ 35,000		$ 60,000	$ 90,000	
	Upper Loop Overnight & Day Use Cabin (Grant Request)	8	$ 50,000					
	Snowmaking Pumping Station (Grant Request)	9	$ 250,000					
	Mountain Operations - Caretaker Shack	10		$ 50,000		$ 30,000		
	Mountain Operations - Nordic Improvements	11		$ 40,000	$ 30,000			$ 60,000
	Mountain Operations - Septic System Upgrades	12		$ 40,000				
	Lift Operations - Magic Carpet	13				$ 25,000	$ 35,000	
	Generator Building Repairs	14			$ 100,000			
	Eaglecrest Ski Area Total:		**$ 575,000**	**$ 350,000**	**$ 300,000**	**$ 300,000**	**$ 300,000**	**$ 245,000**
Fire								
	Replace Juneau Station SCBA Compressor	1						$ 85,000
	Air Intake Relocation at Glacier Fire Station	2						
	Replace & Renovate Burn Pits at Fire Training Center	3						$ 1,200,000
	Apparatus Door Replacement at Juneau Station	4						$ 250,000
	Juneau Station Kitchen Counter & Appliance Replacement	5						$ 20,000
	Door Replacement at Glacier Station	6						$ 250,000
	Addition to Auke Bay Station for Live-in Quarters & Training Rooms	7						$ 1,200,000
	Fire Department Master Plan	8						$ 75,000
	Platform Ladder Truck	9						$ 1,400,000
	SCBA Airpak Replacement	10						$ 773,900
	New Roof & Siding At Glacier Fire Station	11						$ 1,550,000
	Lemon Creek Fire Station Design	12						$ 950,000
	Hagevig Regional Training Center Improvements	13						$ 1,500,000
	Lemon Creek Fire Station Construction & Permits	14						$ 12,000,000
	Millennium Door Security System Expansion	15						$ 65,000
	Douglas Fire Station Renovation	16						$ 75,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Station Alerting System for Volunteer Stations	17						$ 120,000
	Glacier Station Classroom Technology Upgrade	18						$ 65,000
	Fire Department Total:		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,578,900**
Lands & Resources								
	Pits and Quarries Infrastructure Maintenance & Expansion	1	$ 100,000	$ 100,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000
	Stabler Quarry Infrastructure & Expansion	2				$ 200,000		$ 1,000,000
	Lemon Creek Material Sources Infrastructure & Expansion	3			$ 75,000		$ 50,000	$ 500,000
	Pederson Hill Subdivision: Infrastructure Phase II	4			$ 1,500,000			
	Land Management Plan Implementation Studies	5		$ 125,000				
	Lands & Resources Total:		**$ 100,000**	**$ 225,000**	**$ 1,725,000**	**$ 350,000**	**$ 200,000**	**$ 1,650,000**
Parks & Recreation								
Building Maintenance	Deferred Maintenance-Replace Downtown Library Windows	1	$ 175,000					
	Deferred Building Maintenance	2	$ 880,000	$ 1,165,000	$ 1,200,000	$ 1,240,000	$ 1,280,000	$ 5,000,000
	Deferred Building Maintenance-Arboretum Building Repairs	3	$ 120,000					
	Deferred Building Maintenance - JPD Flooring and Carpet	4						$ 350,000
	Building Maintenance Total:		**$ 1,175,000**	**$ 1,165,000**	**$ 1,200,000**	**$ 1,240,000**	**$ 1,280,000**	**$ 5,350,000**
Centennial Hall	Remodel Phase II	1				$ 400,000	$ 1,400,000	
	HVAC Design & Replacement	2				$ 1,300,000	$ 1,400,000	
	Centennial Hall Total:		**$ -**	**$ -**	**$ -**	**$ 1,700,000**	**$ 2,800,000**	**$ -**
Library	Deferred Maintenance-Upgrade Douglas Meeting Room	1		$ 87,000				
	Deferred Maintenance-MPG/Downtown Library Elevator Lobby	2		$ 45,000				
	Deferred Maintenance-Replace Douglas Library Carpeting	3		$ 65,000				
	Upgrade Outdoor Space Between Valley Lib & Dimond Pk	4						TBD
	Library Total:		**$ -**	**$ 197,000**	**$ -**	**$ -**	**$ -**	**$ -**
Rec Buildings	Augustus Brown Pool - Major Renovations	1		$ 1,700,000	$ 3,300,000			
	Treadwell Ice Arena Roof Replacement	2		$ 975,000				
	Treadwell Ice Arena Parking Lot Paving	3		$ 280,000				
	Treadwell Ice Arena Combined Bleachers/Storage Unit	4			$ 90,000			
	Treadwell Ice Arena Refrigeration System Replacement	5					$ 1,650,000	
	Treadwell Ice Arena Concession Area Upgrade	6						$ 30,000
	Treadwell Ice Arena Electric Ice Resurfacer Charging Station	7						$ 30,000
	Recreation Buildings Total:		**$ -**	**$ 2,955,000**	**$ 3,390,000**	**$ -**	**$ 1,650,000**	**$ 60,000**
Parks/Rec Areas	Park & Playground Repairs & Maintenance	1	$ 270,000	$ 275,000	$ 280,000	$ 285,000	$ 290,000	$ 300,000
	Sports Field Resurfacing & Repairs	2	$ 80,000	$ 250,000	$ 255,000	$ 260,000	$ 265,000	$ 275,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Capital School Park Retaining Wall-Design & Short Term Repairs	3	$ 200,000		$ 2,500,000			
	Lemon Creek Area Park	4	$ 250,000					
	Off-Highway Vehicle (OHV) Park	5	$ 100,000					
	Parks Deferred Maintenance	6		$ 500,000				
	Adair/Kennedy Park Improvements	7		$ 800,000				
	Thane Campground Health & Safety Improvements	8		$ 25,000				
	Arboretum Building Repairs	9		$ 120,000				
	Fish Creek Park ADA Fishing Platform and Vault Toilet	10		$ 175,000				
	Riverside Rotary Park Pathway Reconstruction	11		$ 250,000				
	Jackie Renninger Skate Park Roof Replacement	12		$ 150,000				
	Cope Park Parking Lot and Walkway Paving	13		$ 350,000				
	Melvin Park Parking Lot Repairs	14		$ 275,000				
	Dimond Park Field Complex Landscaping	15		$ 300,000				
	Park Maintenance Shop Security Fencing	16		$ 250,000				
	Areawide Park Signs	17		$ 80,000				
	Savikko Park Lighting	18			$ 100,000			
	Hank Harmon Rifle Range Improvements	19			$ 375,000			
	Arboretum Multi Purpose Room, Public Restroom (Grant)	20			$ 530,000			
	Adair/Kennedy Field Lighting Repairs	21			$ 50,000			
	Amalga Meadows Public Use Cabin	22			$ 75,000			
	Savikko Park Paving, Sidewalk & Drainage Repairs	23			$ 375,000			
	Homestead Park Repairs & ADA Improvements	24			$ 450,000			
	Evergreen Cemetery Headstone Restoration for City Founding Figures - Juneau, Harris, Kowee	25			$ 30,000			
	Auke Lake Wayside Restrooms, Dock & Picnic Shelter	26			$ 550,000			
	False Outer Point Campground & Vault Toilet	27			$ 200,000			
	Arboretum ADA Walkways	28				$ 75,000		
	Jackie Renninger Skate Park Parking Lot Paving	29				$ 285,000		
	Adair/Kennedy Lower Press Box Repairs	30				$ 50,000		
	Melvin Park Field Lighting Repairs	31				$ 500,000		
	Arboretum Greenhouse	32				$ 200,000		
	Adair/Kennedy Tennis Court & Basketball Court Repairs	33				$ 350,000		
	Mendenhaven Park Parking Lot Repairs/Paving	34				$ 30,000		
	Park Maintenance Shop Covered Storage	35				$ 50,000		
	Dimond Park Softball Field Lighting	36					$ 600,000	
	Miller Fields (Glacier Valley Elementary School) Parking Lot Paving	37					$ 300,000	
	Sunshine Cove Vault Toilet	38						$ 150,000
	Adair/Kennedy Track Replacement	39						$ 1,500,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Adair/Kennedy Artificial Turf Baseball & Softball Fields	40						$ 8,500,000
	Parks/Rec Areas Total:		**$ 900,000**	**$ 3,800,000**	**$ 5,770,000**	**$ 2,085,000**	**$ 1,455,000**	**$ 10,725,000**
Trail Maintenance	Christopher Trail (Cope Park to Flume Trail)	1	$ 90,000					
	Crow Hill Trail - Gast School to Crow Hill Road	2	$ 20,000					
	Kaxdigoowu Heen Dei Trail Repairs (repair failing asphalt and new re-route)	3		$ 385,000				
	Update Trails Plan	4		$ 50,000				
	General Trail Repairs	5		$ 40,000	$ 45,000	$ 50,000	$ 55,000	$ 65,000
	Perseverance Trail Bridges Phase I (Phase II 2021)	6		$ 250,000	$ 250,000			
	Switzer Trail System	7		$ 100,000				
	Lena Point Trail	8		$ 150,000				
	Breadline Trail	9		$ 100,000				
	Treadwell Ditch Trail (From 5th St. via Mt. Jumbo Trail)	10		$ 200,000				
	North Douglas Trail System	11		$ 150,000				
	Trail Signage	12		$ 75,000				
	Trail Maintenance Total:		**$ 110,000**	**$ 1,500,000**	**$ 295,000**	**$ 50,000**	**$ 55,000**	**$ 65,000**
	Parks & Recreation Department Total:		**$ 2,185,000**	**$ 9,617,000**	**$ 10,655,000**	**$ 5,075,000**	**$ 7,240,000**	**$ 16,200,000**
Police Department								
	Digital Evidence Management System & Interface with City Attorney/District Attorney	1						$ 125,000
	CAD System Replacement	2						$ 600,000
	Communications Center Furniture	3						$ 100,000
	JPD Needs Assessment	4						$ 75,000
	Radio Study	5						$ 95,000
	Building Flooring Replacement	6						$ 350,000
	EOD Vehicle	7						$ 300,000
	Impound Lot Improvements	8						$ 90,000
	Radio Console Upgrades	9						$ 350,000
	Interface from TrACS to RMS	10						$ 25,000
	Encrypted Radio Channel	11						$ 200,000
	Crow Hill/Downtown Repeater	12						$ 50,000
	Simul Cast	13						$ 200,000
	Building Air Rebalancing	14						$ 30,000
	Radio Paging Interface with CAD	15						$ 30,000
	Physical Evidence Storage	16						$ 400,000
	K9 Vehicle	17						$ 50,000
	Crow Hill Microwave	18						$ 35,000
	Clean Agent Fire Suppression	19						TBD
	Bear Cat Vehicle	20						$ 300,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Bike Rodeo Kit	21						$ 15,000
	Recruiting Kiosk	22						$ 10,000
	Replace Covered Carport	23						TBD
	Car Wash Bay at 7 Mile Shop	24						$ 833,000
	Smaller MIC	25						$ 80,000
	Downtown Substation & JPD Radio Problems	26						$ 50,000
	Radio Console for Backup Dispatch Location	27						$ 225,000
	Police Department Total:		**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,618,000**
Public Works & Engineering								
Capital Transit	Bus Shelters/Interim Valley Transit Center	1	$ 500,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 50,000
	Purchase & Install Bus Shelters on Loop Road	2		$ 180,000				
	Capital Transit Total:		**$ 500,000**	**$ 230,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**
Engineering	Contract Specification & Contract Language Update	1	$ 65,000					
	Downtown Side Streets Phase III	2	$ 900,000					
	Downtown Wayfinding and Interpretive Signs	3	$ 450,000					
	Seawalk Major Maintenance	4	$ 85,000	$ 1,200,000	$ 2,000,000	$ 2,000,000		
	Seawalk Next Phases	5	$ 250,000	$ 2,000,000	$ 2,000,000	$ 2,000,000		
	EV (Electric Vehicle) Charging Infrastructure	6	$ 25,000					
	North Douglas Crossing	7	$ 250,000					
	New City Hall	8						
	Engineering Department Total:		**$ 2,025,000**	**$ 3,200,000**	**$ 4,000,000**	**$ 4,000,000**	**$ -**	**$ -**
RecycleWorks	RecycleWorks Waste Diversion Program	1	$ 400,000	$ 400,000	$ 400,000	$ 200,000		
	Facility Upgrades	2	$ 1,000,000					
	Water Building Upgrades	3	$ 300,000					
	RecycleWorks Total:		**$ 1,700,000**	**$ 400,000**	**$ 400,000**	**$ 200,000**	**$ -**	**$ -**
Streets	Pavement Management	1	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000	$ 1,200,000
	Areawide Drainage Improvements	2	$ 250,000	$ 250,000	$ 250,000		$ 250,000	$ 250,000
	McGinnis Subdivision Improvements, LID, Ph IV	3	$ 1,000,000					
	Downtown Street Improvements, Ph III	4	$ 1,100,000					
	Gold Creek Flume Repairs	5	$ 300,000					
	Sidewalk & Stairway Repairs	6	$ 300,000					
	Birch Ln Improvements - Mendenhall Blvd to Dogwood Ph II	7	$ 1,000,000					
	Columbia and Poplar Reconstruction	8	$ 2,100,000					
	Calhoun Ave Improvements - Main St to Gold Creek, Ph I	9		$ 1,100,000	$ 1,000,000			
	Capital Avenue, Willoughby to 9th Street	10		$ 600,000				
	Sidewalk & Stairway Repairs	11		$ 250,000	$ 200,000	$ 250,000	$ 200,000	$ 200,000
	Hospital Drive	12		$ 1,200,000				
	Delta Dr Improvements	13		$ 950,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Aspen Ave Improvements (Mend Blvd to Taku)	14		$ 1,200,000				
	River Road Improvements - LID	15		$ 2,000,000				
	Nowell Ave Improvements (South of Cordova)	16			$ 1,200,000			
	Behrends Ave Improvements	17			$ 1,100,000			
	Misty Ln Improvements - Bayview Subdivision	18			$ 600,000			
	Conifer Ln Reconstruction	19			$ 400,000			
	Goodwin Rd Improvements	20			$ 1,100,000			
	Poplar Ave (Mendenhall Blvd to Taku Blvd)	21			$ 850,000			
	Chelsea Ct Reconstruction	22			$ 600,000			
	Retaining Wall Repairs	23				$ 200,000		
	Nowell Ave Improvements (North of Cordova)	24				$ 600,000		
	Thunder Mountain Rd Improvements	25				$ 1,100,000		
	Starlight Court Improvements - Bayview Sub	26				$ 800,000		
	Crest St Improvements - Old Dairy to Yandukin Dr	27				$ 1,100,000		
	Alpine Ave - Mallard to Airport Blvd	28				$ 700,000		
	Lakeview Ct Reconstruction	29				$ 600,000		
	Dogwood Ln Improvements - (Columbia to Mendenhall	30				$ 600,000		
	Foster Ave Improvements - (South of Cordova)	31					$ 1,200,000	
	Dogwood Ln Improvements - (Mendenhall to Poplar Ave)	32					$ 800,000	
	Vintage Blvd - Riverside to Egan	33					$ 1,200,000	
	Melrose Street Reconstruction & Drainage	34					$ 1,100,000	
	Crow Hill Dr Improvements	35					$ 1,100,000	
	Long Run Dr Improvements - Drainage-Riverside to End	36						$ 1,300,000
	Eyelet Ct Improvements	37						$ 400,000
	Lawson Creek Rd	38						$ 950,000
	Troy Avenue Improvements	39						$ 1,100,000
	Radcliffe Road - Berner's to the End	40						$ 750,000
	Streets Division Total:		**$ 7,250,000**	**$ 8,750,000**	**$ 8,500,000**	**$ 7,150,000**	**$ 7,050,000**	**$ 6,150,000**
Wastewater Utility	Gruening Park Pump Station Replacement	1	$ 800,000					
	Kaiser Forcemain Replacement (Mendenhall River Erosion)	2	$ 1,000,000					
	JD Clarifier and Digester Tank Floor Improvements	3	$ 225,000					
	Wastewater Infrastructure Maintenance - JDTP Structural Imp - (Aeration and Clarifier Roof)	4	$ 3,000,000					
	Anode Replacement on Under Ocean Portion of Outer Drive FM	5	$ 250,000					
	JDTP Vactor Dump and Grit Handling Improvements	6	$ 125,000					
	Birch Ln Improvements - Mendenhall Blvd to Dogwood	7	$ 100,000					
	Columbia and Poplar Reconstruction	8	$ 220,000					
	McGinnis Subdivision Heron Way Manhole Adjustments	9	$ 15,000					
	Calhoun Sewer Replacement W 8th to Gold Creek	10	$ 50,000					
	Pavement Management Utility Adjustments	11	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 25,000	$ 25,000

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	ADOT Project Utility Adjustments	12	$ 40,000	$ 25,000	$ 30,000	$ 15,000		$ 35,000
	MWWTP Pretreatment Improvements	13		$ 1,000,000	$ 2,000,000			
	JDTP Pretreatment Improvements	14		$ 500,000	$ 2,500,000			
	ABTP Tank Repairs	15		$ 1,150,000		$ 2,250,000		
	SCADA (Supervisory Control and Data Acquisition)	16		$ 100,000	$ 100,000	$ 100,000		
	Pump Station upgrades (7 outdated stations remain)	17		$ 950,000	$ 1,100,000	$ 2,000,000	$ 200,000	
	JDTP Office/Lab Building Updates	18		$ 250,000				
	Basin Recirculation Pump Replacements - MWWTP	19		$ 1,500,000			$ 500,000	
	Pump and Motors Improvements/Lift Station Upgrades	20		$ 350,000		$ 250,000		$ 450,000
	ABTP Disinfection Upgrades	21		$ 400,000				
	ABTP Generator/Backup Power	22		$ 800,000				
	Delta Dr Road Improvements - Street Recon	23		$ 75,000				
	Aspen Ave Improvements (Mend Blvd to Taku) - Street Recon	24		$ 150,000				
	River Road Paving LID - Street Reconstruction	25		$ 25,000				
	Hospital Drive Road Improvements - Street Reconstruction	26		$ 35,000				
	Outer Drive Pump Station Pump Replacements and VFD Upgrades	27			$ 950,000			
	MWWTP SBR/WS/TS Pump Replacement	28			$ 1,000,000			
	JDTP Facility Structural Improvements	29			$ 250,000	$ 900,000	$ 900,000	$ 650,000
	ABTP Facility Structural and Painting Projects	30			$ 100,000			
	MWWTP Furnace and Above Ground Fuel System Upgrades	31			$ 650,000			
	Behrends Road Street Reconstruction	32			$ 100,000			
	W. 9th St & Indian St. Improvements (8th to Capital) Recon	33			$ 150,000			
	Conifer Ln Reconstruction	34			$ 25,000			
	Poplar Ave Mendenhall to Taku - Street Reconstruction	35			$ 90,000			
	Chelsea Ct Reconstruction	36			$ 50,000			
	Bayview Subdivision - Starlight and Misty Improvements	37			$ 950,000			
	Goodwin Rd Improvements & Pump Station Replacement	38			$ 850,000			
	MWWTP SBR Basin Repairs (Structural) & Resurfacing/Resealing	39				$ 2,000,000	$ 2,500,000	$ 1,600,000
	MWWTP Outfall Maintenance & Rehabilitation	40				$ 1,000,000		
	ABTP SCADA and Instrumentation Upgrades	41				$ 350,000		
	ABTP Structural and Building Upgrades	42				$ 650,000		
	JDTP SCADA and Instrumentation Upgrades	43				$ 850,000		
	JDTP Instrumentation Upgrades	44				$ 400,000		
	Thunder Mountain Rd Improvements	45				$ 35,000		
	Crest, Alpine, Airport Area Roads - Street Recon	46				$ 150,000		
	Lakeview Ct Reconstruction	47				$ 100,000		
	Dogwood Lane - Street Recon	48				$ 1,500,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	W. Juneau Pump Station Pump Replacements & VFD Upgrades	49					$ 1,050,000	
	MWWTP Treatment Process Upgrades	50					$ 1,500,000	
	MWWTP Site Improvements (lighting, security, access)	51					$ 500,000	
	JDTP Outfall Maintenance and Rehabilitation	52					$ 1,000,000	
	Foster Ave Improvements	53					$ 200,000	
	Vintage Blvd - Street Recon	54					$ 125,000	
	Melrose Street Reconstruction	55					$ 125,000	
	JDTP Site Improvements (lighting, security, access)	56						$ 120,000
	JDTP Treatment Process Upgrades	57						$ 1,000,000
	MWWTP Facility Structural and Painting projects	58						$ 500,000
	Wastewater Utility All Facilities Plan Update	59						$ 850,000
	Long Run (Riverside to River) - Street Reconstruction	60						$ 150,000
	Eyelet Ct - Street Recon	61						$ 55,000
	Lawson Creek Rd - Street Recon	62						$ 100,000
	Troy Avenue Improvements - Street Recon	63						$ 45,000
	Wastewater Utility Division Total:		**$ 5,845,000**	**$ 7,330,000**	**$ 10,915,000**	**$ 12,570,000**	**$ 4,125,000**	**$ 2,760,000**
Water Utility	Last Chance Basin Underground Fuel Tank Removal & Reloc.	1	$ 215,000					
	Lee Street Pump Station Replacement	2	$ 500,000					
	Salmon Creek Filter Plant Upgrades (ADEC Grant Match)	3	$ 100,000					
	Crow Hill and Cedar Park PS Control Updates	4	$ 300,000					
	Areawide Watermain Repairs	5	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000
	Birch Lane Mendenhall to Dogwood - Street Recon	6	$ 100,000					
	Columbia and Poplar Reconstruction	7	$ 220,000					
	Pavement Management Utility Adjustments (valve boxes, vault lids etc.)	8	$ 20,000	$ 8,000	$ 8,000	$ 8,000	$ 10,000	$ 10,000
	ADOT Project Utility Adjustments (provide valve boxes, vault lids, etc.)	9	$ 45,000		$ 50,000		$ 50,000	
	Cedar Park Pump Station Backup Generator Replacement	10		$ 600,000				
	LCB Well Pump VFD Conversion and Programming Upgrades	11		$ 900,000				
	Lena Reservoir Pax Mixer	12		$ 300,000				
	Last Chance Basin Well Rehab #6	13		$ 75,000				
	Hospital Drive Valve Vault Automation and SCADA Communication	14		$ 450,000				
	Bonnie Brae Pump Station Upgrades	15		$ 200,000				
	Metering System Upgrades, MIU's Replacement 10 year Life Span 1500 MIU's	16		$ 225,000				

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	MOV Installations & Communications Mill Tunnel, W. Juneau, Crowhill	17		$ 800,000				
	Hospital Drive Water System Replacement - Street Recon	18		$ 150,000				
	Delta Drive Water Rehab - Street Recon	19		$ 100,000				
	River Road Paving LID Utility Adjustments - Street Recon	20		$ 20,000				
	Savikko Road Waterline Replacement - Street Recon	21		$ 75,000				
	West Juneau Reservoir Improvements, Mixer, Cathodic Protection	22			$ 150,000			
	Last Chance Basin Well Rehab #7	23			$ 75,000			
	PRV Station Improvements/Upgrades, Crowhill, 5th Street Douglas	24			$ 500,000			
	Egan Drive Water Crossings Repl, Norway Point, Highland Drive, Salmon Creek	25			$ 800,000			
	W 9th and Indian St - 8th to Capital Ave Water System - Street Recon	26			$ 175,000			
	Goodwin Road Water System - Street Recon	27			$ 100,000			
	Misty Lane - Bayview - Water System - Street Recon	28			$ 60,000			
	Behrends Ave Water System - Street Recon	29			$ 100,000			
	Poplar Ave Water System - Street Recon	30			$ 100,000			
	Chelsea Ct water System - Street Recon	31			$ 60,000			
	Engineers Cutoff Water Replacement	32			$ 1,500,000			
	Outer Drive Watermain Replacement Main Street South To Admiral Way/S. Franklin	33				$ 500,000		
	Metering Upgrades, Radio Read, Master Station, Mobile Pack	34				$ 500,000		
	Mill Tunnel PRV Station Access	35				$ 125,000		
	Well #3 Onsite Chlorine Generation Replacement	36				$ 350,000		
	Cope Park Pump Station Upgrades, Pumps, Motors, and Communications	37				$ 400,000		
	Mendenhall Peninsula Water Replacement - Glacier Hwy to Engrs Cutoff	38				$ 3,000,000		
	East Valley Reservoir Improvements - power to res, mixer, cathodic protection	39				$ 250,000		
	Last Chance Basin Well #3 Rehab	40				$ 75,000		
	Thunder Mountain Rd Water System - Street Recon	41				$ 180,000		
	Starlight Court - Bayview - Water System - Street Recon	42				$ 200,000		
	Crest & Alpine Streets (Airport Area) Water System - Street Recon	43				$ 300,000		
	Lakeview Ct Water - Street Recon	44				$ 100,000		

SIX-YEAR DEPARTMENT IMPROVEMENT PLANS

Division	Project	Priority	FY19	FY20	FY21	FY22	FY23	Future
	Montgomery Street Lemon Creek Water Replacement	45				$ 180,000		
	Salmon Creek Onsite Chlorine Generation Replace/Upgrade	46					$ 260,000	
	Last Chance Basin Well #4 Rehab	47					$ 100,000	
	Mill Tunnel Cleaning and Reconditioning	48					$ 2,500,000	
	Lena Area Water System Replacement	49					$ 2,500,000	
	Downtown Stairway/Easements 3rd St. Franklin to Gold Street - Street Recon	50					$ 220,000	
	Vintage Boulevard - Street Recon	51					$ 250,000	
	Dogwood Water System - Columbia to Poplar - Street Recon	52					$ 150,000	
	Melrose Street - Street Recon	53					$ 150,000	
	I Street Douglas Watermain Replacement - Street Recon	54					$ 185,000	
	Foster Avenue Water System Replacement - Street Recon	55					$ 100,000	
	Crow Hill Reservoir Improvements, Mixer, Cathodic Protection	56						$ 150,000
	Last Chance Basin Well #5 Rehab	57						$ 100,000
	Channel Crossing Automation and SCADA Communication	58						$ 400,000
	4th Street Douglas Watermain Replacement - Street Recon	59						$ 250,000
	First Street Douglas Water System Replacement - Street Recon	60						$ 300,000
	Harris Street 4th to 5th Watermain Replacement - Street Recon	61						$ 140,000
	Long Run Drive - Riverside to River - Street Recon	62						$ 225,000
	Eyelet Ct - Street Recon	63						$ 45,000
	Lawson Creek Road - Street Recon	64						$ 100,000
	Troy Avenue - Street Recon	65						$ 75,000
	Crow Hill Drive Water System - Street Recon	66						$ 75,000
	N Douglas Highway Waterline Replacement - Bridge to 4000 Block	67						$ 3,600,000
	Water Utility Division Total:		**$ 1,600,000**	**$ 4,003,000**	**$ 3,778,000**	**$ 6,268,000**	**$ 6,575,000**	**$ 5,570,000**
	Public Works & Engineering Department Total:		**$ 18,920,000**	**$ 23,513,000**	**$ 27,243,000**	**$ 30,038,000**	**$ 17,800,000**	**$ 14,530,000**
Schools								
	JSD Buildings Major Maintenance / Match	1	$ 800,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 200,000
	Schools Total:		**$ 800,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 200,000**

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
Administration	**Manager's Office**	1	**IT INFRASTRUCTURE UPGRADES -** funds will be used to upgrade CBJ's IT systems, allowing for operational efficiencies, enhanced management reporting and more effective customer services. Projects include dispatch for Juneau Police Department and Capital City Fire/Rescue, enhancements to electronic payments and implementation of security cameras.
		2	**VEHICLE & EQUIPMENT WASH BAYS PLANNING & DESIGN -** This project will construct environmentally friendly wash bays for all CBJ vehicles and equipment to be washed. There is currently no specific location for departments to wash and care for the vehicle and equipment that CBJ has spent millions of dollars purchasing. It is imperative this equipment be cleaned and cared for to prevent corrosion and premature failures. This facility will not only provide a needed location to clean equipment but will also provide a wash facility that will contain the run off from such activity. Funding level approved for FY18 was only about half of what is needed to construct this facility, even after cutting back the design as far as possible and still have an end product that will meet the needs of CBJ.
		3	**BONDED DEBT SERVICE -** These funds will be used for bond debt repayment.
		4	**BUDGET RESERVE** - These funds will be used to increase the City's budget reserve.
		5	**JACC EXPANSION - PERFORMING ARTS CENTER -** The Juneau Arts and Humanities Council plans to construct a performing arts center adjacent to the Juneau Arts and Culture Center. The new center would house two mid-size theaters, gallery exhibit spaces, classroom and meeting spaces, and offices. The total project cost is estimated at $14.5 million. This sales tax revenue would be allocated to help support this project.
		6	**AFFORDABLE HOUSING FUND** - These funds would provide funding for housing activities that target families and individuals who earn 120% of the Area Median Income and below. The fund can be used by local housing developers, non-profit agencies and social service agencies for the creation, acquisition, rehabilitation or preservation of affordable housing. Examples of the types of projects that could utilize the fund include phase two of Housing First, development of a rapid re-housing program, winter or emergency shelter programs, senior housing and housing targeted for low-income and homeless populations.
		7	**PUBLIC/PRIVATE PORT INFRASTRUCTURE PLAN -** These funds will fund a master plan study that would assess the existing docks and needs for the future, including infrastructure and governance.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
Airport		1	**DESIGN/CONST. PASSENGER BOARDING BRIDGE GATE 2 -** As of October 2017, Alaska Airlines has discontinued use of combi aircraft (aircraft serving both passengers and freight configuration) and has converted to full passenger configuration aircraft (and separate freight configured aircraft), there is a need for another passenger boarding bridge (jetway). At this time, full passenger configured aircraft that utilize Gate 2 must board their passenger by going down the stairs, walk across the ramp, and back up the aircraft aft stairs. This project was originally scheduled for Federal Fiscal Year (FFY) 17, however, JNU Airport's status to a small hub limits the type of federal funding for this lower level priority project. The project was moved to FFY18 since no other JNU projects were scheduled which would usurp the Entitlement funds.
		2	**DESIGN/CONST. TERMINAL RENO PH 2 INCLUDING DEPARTURE LOUNGE EXIT LANE -** This design phase includes part of the north end terminal and central knuckle areas. The FAA will only fund design costs for the pro rata share of the eligible portions of the terminal renovations. This phase also includes design/construct of the Departure Lounge Secured Exit Lane System.
		3	**DESIGN SREF PHASE 2 SAND/CHEMICAL STORAGE/FUEL -** This project is to design Phase 2 of the SREF, to include design of the sand/chemical facility and fueling facility.
		4	**SPACE RECONFIG (OLD DINING ROOM/KITCHEN) TENANTS & ADMIN -** This construction project will reconfigure the old abandoned restaurant kitchen and dining areas into office spaces for airport business and construction projects personal. Also included will be the construction of storage space for food and gift shop concessionaires, additional tenant office lease space, and a new public meeting room.
		5	**DESIGN & INSTALL TERMINAL CAMERA SURVEILLANCE SYSTEM -** This would be upgrade to current camera system as well as additional recording devices.
		6	**26 MALSR (FAA F&E PROJECT) -** The Airport currently has an abbreviated MALS system on the Runway 26 approach which goes out to the 800' station. Installing the remaining system out to 2400' on the approach would decrease the minimums for instrument equipped airlines to approximately one-half mile, thus increasing safety and efficiency into JNU. This has support from the Airport Board, the CBJ Assembly, Alaska Congressional Delegation and the airlines (Alaska and Delta). The State has participated in a special Legislative Grant of $93,750 for the remaining light installation.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
BRH		1	**RAINFOREST RECOVERY CENTER UPGRADES -** funds would be used to develop a detox bay to allow for on-site detoxification of patients and to create an addiction assessment center at the Rainforest Recovery Center. The detox bay would reduce volume of patients at the medical and mental health unit departments, and reduce wait times in the emergency department. The addition assessment center would serve as a single point of entry to provide assessment, placement and outpatient treatment of substance use disorders.
		2	**MEDICAL ARTS BUILDING ROOF REPLACEMENT -** Funds will be used to replace roof.
Docks & Harbors		1	**VISITOR INFORMATION KIOSK REPLACEMENT -** The visitor information kiosk serves cruise ship passengers needing information about Juneau. It is located in a strategic location near one of the two city owned docks that support the cruise industry. The current kiosk has exceeded its design life. The facility does not meet ADA standards, has inadequate heating, and does not provide adequate shelter for patrons.
		2	**DOWNTOWN RESTROOMS CONSTRUCTION -** This project has been brought forward at the request of the Assembly to address the lack of adequate restroom facilities in the downtown waterfront area.
		3	**SMALL CRUISESHIP MOORAGE MASTER PLANNING -** The increased number of small cruise ships have adversely impacted and strained Docks and Harbors' ability to provide suitable dock space. This master planning effort would examine the future business need and develop a holistic plan which would enable this industry to thrive in a sustainable manner.
		4	**STATTER HARBOR BREAKWATER SAFETY IMPROVEMENTS -** to infill the open areas of the breakwater structure with fiberglass reinforced plastic grates that would close the open cells to allow pedestrian traffic yet allow the structure to adequately provide wave reduction to the overall harbor.
		5	**AREAWIDE ANODE INSTALLATION MATCHING FUNDS -** Docks and Harbors has applied for a matching grant to install zinc anodes to existing newer steel piling of Douglas, Harris, and Statter Harbors. Anodes protect the piling and provide longer life for the facility. Performing this work on multiple harbors at one time saves money by reducing mobilization costs. The funds identified would provide the required match for the ADOT Municipal Harbor Grant.
		6	**ABMS D&H/UAS COST SHARE AGREEMENT -** CBJ Docks and Harbors recently acquired the Auke Bay Marine Station from the federal government. The property was spilt with the University of Alaska. In the partition agreement UA and D&H agreed to share expenses to address access and utility relocation to account for the newly created property line. The funds of this project would design and construct the necessary relocations to comply with the CBJ Platting requirements for the subdivision.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		7	**COST SHARE WITH ACOE FOR BREAKWATER FEASILITY -** This project would investigate the feasibility of a new wave attenuator at Statter Harbor which would allow expansion of the harbor and provide access to the newly acquired Auke Bay Marine Station. The Army Corps of Engineers would perform the study but requires a local funding match. The funds of this CIP item would provide the CBJ match.
Eaglecrest		1	**DEFERRED MAINTENANCE - LIFT/MOUNTAIN OPERATIONS IMPROVEMENTS** - which include the following projects:
			Lodge Maintenance and Pub Renovations – Eaglecrest will be doing some small renovations to the Base Lodge to create a delineated space for Beer and Wine sales with our third party vendor. Eaglecrest will also continue to fund small to medium projects that ensure the building remains in serviceable condition until the lodge undergoes a major remodel. In the near term this includes roof maintenance, new flooring, deck repair and upgrades to the fire suppression system.
			Lift Operations - Misc. Lift Parts - These funds will be used to keep up on the ongoing maintenance and servicing to our Chair Lifts. The Lift maintenance staff has held an extremely high standard of repair on our ski lifts and these funds will ensure that this continues. During our annual inspection that State Inspector described the condition on the lifts as exceptional. Being that our ski lifts are older in age it is of importance that we continue with this high standard of repair.
			Mountain Operations Trail Conditioning – The continued work on improving drainage around the mountain smoothing out low points and preventing washouts greatly improves the ability for the mountain to operate during low snow conditions providing a dependable skiing experience. We are in the need of culvert replacement and upgrades in certain locations to eliminate the risk of damaging erosion during peak storm and flood events that are occurring more frequently. This is an ongoing effort to continually improve the condition of the slopes.
			Mountain Operations - Hiking Trails - The Master Plan outlines hiking trails/multi-use trails as a top priority for the future of Eaglecrest. We will continue a multi-year plan to create more hiking/multi-use trails within the CBJ/Eaglecrest Boundary.
			Mountain Operations - Trail Maintenance - The trail network at Eaglecrest was overgrown after many years of little annual maintenance. We have begun a program of yearly maintenance to reclaim the ski trail network enabling Eaglecrest to open as early as possible with the safest conditions possible. This will include cutting and trimming by hand all trails at Eaglecrest on a rotating basis.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
			Mountain Operations - Snowmaking & Water Line Replacement/Improvements - We will begin multi-year plan to repair/replace the current snowmaking system and increase snowmaking coverage of the lower mountain. The mountain will also be working to install a spur leg of pipe to expand snowmaking coverage to the bottom of Black Bear and the top of the Hooter Chair Lift over the next couple of years to fortify access to the higher elevations that typically remain above the snowline. Investments in snowmaking maintenance and expansion will allow Eaglecrest to better handle low snow years and open as early as possible. In addition the snowmaking lines feed the hydroelectric system which significantly lowers our electric usage annually. The pipeline from Cropley Lake is showing increasing signs of decay and patching and welding is becoming less effective. The plan calls for replacement with new pipe in sections over the next few years.
			Black Bear Motor Upgrades - The motor and drive terminal upgrades will be an ongoing project over the next couple of years. This motor room is the least weather resistant and most difficult to perform maintenance on. Electricity to the motor is current powered by a diesel generator. We will be looking at options to do a phased in approach to a new drive terminal to guarantee continued consistent safe operations into the future. It is the ultimate goal to be able to provide electrical grid power to the bottom of Black Bear in the near future.
		2	**UPPER LOOP OVERNIGHT CABIN -** This has been a goal in the Eaglecrest Master Plan and with the Board of Directors for many years. We have now started looking at different locations and designs with the goal of refining the costs over the next couple of months with an interested party that is looking to raise funds to support the effort.
		3	**SNOWMAKING PUMPING STATION -** to install a booster pumping station into our snowmaking line to increase flow and pressure to our snowguns, increasing efficiency and production of our system when making snow at higher elevations on the mountain. We are working to refine the scope and cost of this project to execute in the coming years.
Lands & Resources		1	**PITS AND QUARRIES INFRASTRUCTURE MAINTENANCE & EXPANSION** - continue to provide funding for major maintenance (ex. haul roads, scales, truck wheel washes, environmental controls, drainage structures, etc.) and expansion activities to continue to meet the needs of the material users.
Parks & Rec	**Bldg. Maintenance**	1	**DEFERRED BUILDING MAINTENANCE - DOWNTOWN LIBRARY WINDOWS -** Funds will be used to replace the downtown library windows, original to the building, with thermal/energy efficient windows and seals.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		2	**DEFERRED BUILDING MAINTENANCE -** Funds are for on-going capital funded projects to repair CBJ buildings. These funds will be used to improve public safety and reduce liability for potential injury by funding repairs of critical park elements like walkways, parking areas, area lighting, site security components and other site amenities.
		3	**DEFERRED BUILDING MAINTENANCE - ARBORETUM BUILDING REPAIRS -** Repair exterior walls and replace windows. All single-pane sash windows need to be replaced with energy efficient windows. The aging siding on the building also needs to be repaired.
	Parks/Rec Areas	1	**PARK AND PLAYGROUND REPAIRS AND MAINTENANCE** - This CIP funds repairs to park facilities throughout Juneau, including repair/maintenance of playgrounds and equipment and also replacement of playground equipment that has outlived its useful life. Many of Juneau's playgrounds are more than 25 years old. Due to their age, these playgrounds do not comply with modern safety standards or the Americans with Disabilities Act.
		2	**SPORTS FIELD RESURFACING & REPAIRS** - This CIP funds repairs to sports fields throughout Juneau, including softball, baseball, soccer, and football fields. Sport fields require repairs, replacements and preventative maintenance as surfacing is worn away and drainage problems require improvements. If fields surfaces are not properly maintained, adult and student athletes could suffer injuries.
		3	**CAPITAL SCHOOL PARK RETAINING WALL - DESIGN & SHORT TERM REPAIRS -** Repair hillside retaining wall. The retaining wall at Capital School Park is in need of significant repair due to weathering of aging concrete.
		4	**LEMON CREEK PARK -** There is only one small playground between Twin Lakes Park and Mendenhall Loop Road, making Lemon Creek one of the most underserved areas in Juneau's park system. This project would identify a suitable location for a neighborhood park in Lemon Creek and fund construction.
		5	**OFF-HIGHWAY VEHICLE (OHV) PARK -** Demand for sustainable off-road vehicle access in Juneau is strong. Multiple attempts to locate a park for motorized recreation have failed, but the City has identified a large parcel near 37-Mile Glacier Highway for potential access. Initial funding for assessment, mapping and design was provided in 2010. This sales tax funding would be used to complete the public permitting process and begin construction of parking facilities and trails.
	Trail Maintenance	1	**CHRISTOPHER TRAIL - COPE PARK TO FLUME -** Re-route unsafe trail. The Christopher Trail runs from Cope Park over Gold Creek to the popular Flume Trail. The Cope Park section is deteriorating to the point that the trail will soon be too unsafe to use. A new bridge will have to be constructed downstream of the current bridge, and approximately 500 feet of new trail will have to be created where it will join the Flume Trail.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		2	**CROW HILL TRAIL - GAST SCHOOL TO CROW HILL ROAD** - Construct a trail from Douglas Highway to Fifth Street and then to the Crow Hill road. This area is highly used and has not had a maintained trail prior to this. It was discovered how popular this area was to transit during the reconstruction of waterline in the area.
Public Works and Engineering Department			
	Capital Transit	1	**BUS SHELTERS/ VALLEY TRANSIT/TRANSFER CENTER IMPROVEMENTS -** Provide funding for siting and locating the Valley transit center and provide match funds for potential FTA grant funding to assist with the construction of the Valley transit center. Funds will also be used to install and replace bus shelters.
	Engineering	1	**CONTRACT SPECIFICATION & CONTRACT LANGUAGE UPDATE -** the CBJ Construction Contract and specifications have not been comprehensively updated since 2003 and are outdated. This project will update the contract and specifications to the 21st century.
		2	**DOWNTOWN SIDE STREETS PHASE III -** This funding will provide for routine maintenance street reconstruction of Phase III of the Downtown Street Improvement project. This phase includes Front Street, Seward Street and Ferry Way
		3	**DOWNTOWN WAYFINDING AND INTERPRETIVE SIGNS -** this funding will pay for the fabrication and installation of wayfinding and interpretive signage in the downtown area and the Willoughby district. Throughout the public process for the Downtown Streets Improvement, the public commented on the lack of signage in the downtown area to direct visitors to attractions, services, and businesses. The public requested an improved wayfinding and interpretive program with consistent and accurate information.
		4	**SEAWALK MAJOR MAINTENANCE -** The anticipated upcoming work for 2018-2019 includes transition repair at the Icehouse Dock, Franklin Dock by the bathrooms, and the Fisherman's Memorial.
		5	**SEAWALK NEXT PHASE -** Funds will be used for continued efforts on next phase(s) of the seawalk. Activities will include surveying, geotechnical investigations, property appraisals and negotiations, cost estimating, permitting and preparation of conceptual and detailed design plans.
		6	**EV (ELECTRIC VEHICLE) CHARGING INFRASTRUCTURE -** This funding will support the installation of electric vehicle charging stations throughout Juneau.
		7	**NORTH DOUGLAS CROSSING -** To continue investigating the oportunities for constructing a new crossing to Douglas Island on North Douglas.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		8	**BUSINESS CASE/HIGH LEVEL COST ESTIMATE OF A NEW CITY HALL -** To evaluate the financial feasibility of construction of a new consolidated CBJ City Hall at another location. CBJ currently spends a significant amount of money renting office space and this evaluation will look at the financial and practical feasibility of constructing a new City Hall.
	RecycleWorks	1	**RECYCLEWORKS WASTE DIVERSION PROGRAM -** The RecycleWorks program, which diverts waste from the landfill and prolongs the life of the landfill, is operated primarily through contracts and these costs have risen significantly. By partially funding operational costs of recycling, household hazardous waste, and junk vehicle collection programs, these funds would maintain services to the community and reduce an increase to user rates.
		2	**FACILITY UPGRADES -** This funding will support improvements to or construction of buildings for recycling and household hazardous waste programs.
		3	**WATER BUILDING UPGRADES -** Provide funding to upgrade and update the old City Shop on Barrett Ave in the Valley for the Water Utility. The Water utility are moving from their existing facilities at Lemon Creek to accommodate the Sale of these facilities to the Alaskan Brewery.
	Streets	1	**PAVEMENT MANAGEMENT -** This is an on-going pavement management program to provide routine maintenance to paved roads including asphalt overlays, and other preventative maintenance treatments to CBJ streets. Pavement maintenance is required to extend the functional life of the road surfaces an additional 5 to 10 years. The program also provides capital funding to purchase and repair specialized asphalt maintenance equipment and to purchase necessary paving materials (oil, aggregates, chemicals) for pavement maintenance.
		2	**AREAWIDE DRAINAGE IMPROVEMENTS -** This is a multi-phase project that involves permitting, design, and construction of storm drainage improvements to both surface and underground infrastructure throughout the Juneau area to reduce the impacts from seasonal flooding and ground water damage to private and public property. Failure to repair or replace failing culverts and storm sewer piping may result in significant damage to roadways and adjacent private properties.
		3	**MCGINNIS SUBDIVISION IMPROVEMENTS, PHASE IV (Heron) -** This project will continue with the routine maintenance improvements to streets within the McGinnis subdivision. Improving the road sub-base adding sidewalks and street lights where needed. Replacing utilities as needed. Also improve drainage systems as needed.
		4	**DOWNTOWN SIDE STREETS PHASE III -** This funding will provide for routine maintenance street reconstruction of Phase III of the Downtown Street Improvement project. This phase includes Front Street, Seward Street and Ferry Way.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		5	**GOLD CREEK FLUME REPAIRS -** This project will make various routine maintenance repairs to the Gold Creek Flume that have been recommended by the Corp of Engineers after their thorough walk through inspection in April 2017. Patching areas concrete has eroded away enough to expose rebar and holes that have formed that need filled in.
		6	**SIDEWALK AND STAIRWAY REPAIRS -** Reconstruct and repair areawide stairs and sidewalks. Programmed repair of sidewalks and stairs reduces maintenance costs and promotes pedestrian safety.
		7	**BIRCH LANE IMPROVEMENTS, PH II - MENDENHALL TO DOGWOOD -** Routine maintenance to reconstruct existing roadway, improve drainage and replace utilities as needed. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
		8	**COLUMBIA AND POPLAR RECONSTRUCTION -** Routine maintenance to reconstruct existing roadway, improve drainage and replace utilities as needed. Roadway base to be excavated and replaced with shot rock to improve drainage under roadway and new asphalt applied.
	Wastewater Utility	1	**WASTEWATER INFRASTRUCTURE MAINTENANCE - JDTP INFRASTRUCTURE IMPROVEMENTS** - This project will repair the 1970's vintage metal building structures that enclose the Aeration Basins and Clarifier tanks. The roof structures, and walls will be rehabilitated as well as other needed structural improvements.
		2	**GRUENING PARK PUMP STATION REPLACEMENT -** Replace pump station that is past its service life prior to construction of the Glacier Highway Vanderbilt to Walmart Project.
		3	**BIRCH LANE IMPROVEMENTS, PH II - MENDENHALL TO DOGWOOD -** Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
		4	**COLUMBIA AND POPLAR RECONSTRUCTION -** Provide funds to reconstruct Wastewater Utility infrastructure with the associated street reconstruction project.
		5	**KAISER FORCEMAIN REPLACEMENT (MENDENHALL RIVER EROSION) -** Replace the existing pipeline or construct revetment to protect the pipeline for the Kaiser forcemain crossing to Taku Boulevard that has been undermined and exposed by the down cutting of the Mendenhall River.
		6	**ANODE REPLACEMENT ON UNDER OCEAN PORTION OF OUTER DRIVE FM -** The Anodes at the connection points of the underwater force main from Outer Drive forcemain that runs across the Cruise Ship turning basin to the JD Plant require replacement.
		7	**MCGINNIS SUBDIVISION IMPROVEMENTS, HERON WAY MANHOLE ADJUSTMENTS -** Provide funds to adjust Wastewater Utility infrastructure with the associated street reconstruction project.
		8	**CALHOUN AVE SEWER REPLACEMENT W 8th TO GOLD CREEK -** replace existing sewer infrastructure as part of the reconstruction of this segment of street.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		9	**JDTP VACTOR DUMP AND GRIT HANDLING IMPROVEMENTS -** Provide additional funds for the JD Vactor Dump Project and begin looking at improvements to the grit handling and processing from the influent settling basin/grit chamber since the two are directly related.
		10	**JD CARLIFIER AND DIGESTER TANK FLOOR IMPROVEMENTS -** Provide funds to rehabilitate the 40-plus year old concrete floors in the clarifier and the sludge digester tanks. The concrete floors are failing, introducing concrete chips and debris into the treatment stream.
		11	**PAVEMENT MANAGEMENT UTILITY ADJUSTMENTS -** Provide funds to adjust Wastewater Utility infrastructure with the associated paving projects.
		12	**ADOT PROJECT UTILITY ADJUSTMENTS -** Provide manhole covers and adjustment materials to ADOT road construction projects Egan, 10th to Main, Glacier Hwy Walmart to Vanderbilt etc.
	Water Utility	1	**BIRCH LANE - MENDENHALL TO DOGWOOD -** Replace the old and failing water system in this neighborhood in conjunction with the Street reconstruction project.
		2	**COLUMBIA AND POPLAR RECONSTRUCTION -** Replace the old and failing water system in this neighborhood in conjunction with the Street reconstruction project.
		3	**LEE STREET PUMP STATION REPLACEMENT -** Replace outdated, under sized pump with new pumps with capacity to provide domestic and fire flow to the neighborhood it serves.
		4	**SALMON CREEK FILTER PLANT UPGRADES (ADEC GRANT MATCH) -** Provide additional funding to cover complete expenditure of 990k of ADEC Grant funds to fix additional items that were not included in original project because of uncertain project funding.
		5	**CROW HILL AND CEDAR PARK PS CONTROL UPGRADES -** Replace outdated controls at these pump stations, the controls are late 1980's technology and not in production any longer. Currently, most of the replacement control parts are only available on E Bay.
		6	**PAVEMENT MANAGEMENT UTILITY ADJUSTMENTS -** Provide funds to adjust Water Utility infrastructure with the associated street reconstruction project.
		7	**ADOT PROJECT UTILITY ADJUSTMENTS -** Provide water valve boxes and fire hydrants to ADOT road construction projects Egan, 10th to Main, Glacier Hwy Walmart to Vanderbilt etc.
		8	**LAST CHANCE BASIN UNDERGROUND FUEL TANK REMOVAL & RELOC -** Remove existing emergency generator underground fuel storage tank due to significant increase (costs and staff time) in regulatory req'ts and replace with day tank in generator building.

FY 2019 CIP PROJECT DESCRIPTIONS

Department	Division	Priority	Project Description
		9	**AREAWIDE WATERMAIN REPAIRS -** Ongoing program used to repair emergency breaks and known trouble areas as time and funding allows.
Schools		1	**JSD BUILDINGS MAJOR MAINTENANCE / MATCH -**fund ongoing civil, architectural, mechanical and electrical deferred maintenance projects and provide matching funds to any other outside maintenance or construction grant funding that could be acquired.

FINANCIAL SUMMARY OF CURRENT PROJECTS

This section of the CIP provides a financial summary for the capital improvements that were active on April 25, 2018. A table is presented showing the project name, budget, commitments, expenditures to date, and the funds available to complete each improvement. This financial information is obtained from Infor (formally known as Lawson), CBJ's official accounting system.

CAPITAL IMPROVEMENT PROJECTS
Financial Summary
as of April 25, 2018

Activity	Project Name	Budget	Commitments	Actuals	Funds Available
A50-001	Airport CIP Project Design	$ 305,331.00	$ 3,000.00	$ 135,286.60	$ 167,044.40
A50-031	Airport Construction Cont. Res	$ 47,151.00	$ -	$ -	$ 47,151.00
A50-033	Airport Revovling Capital Rese	$ 488,600.00	$ -	$ -	$ 488,600.00
A50-061	Airport Water/Sewer Extension	$ 1,107,695.00	$ 6,366.75	$ 1,103,170.80	$ (1,842.55)
A50-071	Purchase Land/Airport Expansio	$ 1,000,000.00	$ -	$ 33,821.66	$ 966,178.34
A50-078	Runway Safety Area (RSA)	$ 26,443,625.49	$ -	$ 26,228,278.04	$ 215,347.45
A50-079	Runway Rehabilitation	$ 23,689,281.82	$ -	$ 22,839,008.29	$ 850,273.53
A50-080	Master Plan Study	$ 787,789.00	$ 771.44	$ 800,158.90	$ (13,141.34)
A50-081	Runway 26 MALSR	$ 93,750.00	$ -	$ 3,652.88	$ 90,097.12
A50-083	ARFF Building Modifications	$ 2,611,722.20	$ 79,419.19	$ 2,206,023.73	$ 326,279.28
A50-084	RSA Phase IIB & Fence	$ 868,025.00	$ 11,448.61	$ 835,929.65	$ 20,646.74
A50-085	New Terminal Renovation	$ 7,486,919.86	$ 1,442,742.57	$ 932,698.94	$ 5,111,478.35
A50-086	SREB	$ 21,187,973.05	$ 3,133,147.83	$ 16,190,293.48	$ 1,864,531.74
A50-088	Constr RSA IIB	$ 3,646,000.00	$ 15,978.60	$ 2,858,824.95	$ 771,196.45
A50-089	Part 121 Ramp	$ 612,414.24	$ -	$ 543,902.72	$ 68,511.52
A50-090	Design Twy A Rehab/E&D-1 Reali	$ 2,242,938.00	$ 997,003.51	$ 152,769.69	$ 1,093,164.80
A50-091	RSA 2C-NE/NW Quad Apron	$ 11,481,020.00	$ 7,395.00	$ 46,648.23	$ 11,426,976.77
A50-092	Float Pond Improvements	$ 816,000.00	$ 53,070.50	$ 134,345.17	$ 628,584.33
A50-093	Snow Removal Equipment	$ 5,145,121.00	$ -	$ 427.30	$ 5,144,693.70
A50-094	Ramp LED Lighting	$ 256,000.00	$ -	$ 8,635.20	$ 247,364.80
B55-073	BRH Information Services Facil	$ 1,000,000.00	$ -	$ -	$ 1,000,000.00
B55-074	BRH Operating Room Renovation	$ 2,000,000.00	$ -	$ -	$ 2,000,000.00
B55-075	BRH Roof for Medical Arts Bldg	$ 250,000.00	$ -	$ -	$ 250,000.00
B55-077	RFV Admin Build-Siding	$ 300,000.00	$ 35,000.00	$ -	$ 265,000.00
B55-078	RRC Detox Addition	$ -	$ 31,303.00	$ 14,563.03	$ (45,866.03)
D12-017	PRISM Core Financial Conver II	$ 432,347.20	$ 415,540.50	$ 7,393.75	$ 9,412.95
D12-027	Cultural Gateway	$ 100,000.00	$ -	$ -	$ 100,000.00
D12-045	Manager's Energy Efficiency	$ 434,340.23	$ 723.06	$ 259,082.58	$ 174,534.59
D12-046	Capitol Plaza Planning	$ 25,000.00	$ -	$ -	$ 25,000.00
D12-047	Areawide EV Charging Stations	$ 25,000.00	$ -	$ -	$ 25,000.00
D12-070	Open Space Waterfront Land Acq	$ 3,934,404.43	$ -	$ 2,023,840.36	$ 1,910,564.07
D12-081	Gastineau Apartments Demo	$ 1,800,000.00	$ 7,650.97	$ 1,692,067.72	$ 100,281.31
D12-095	Vehicle&Equipment Wash Bays Pl	$ 1,050,000.00	$ 217,656.04	$ 79,208.36	$ 753,135.60
D14-019	Lemon Creek 2nd Access	$ 300,000.00	$ -	$ 130,441.03	$ 169,558.97
D14-037	North Lemon Creek Gravel Sourc	$ 793,215.00	$ 5,000.00	$ 620,935.86	$ 167,279.14

CAPITAL IMPROVEMENT PROJECTS
Financial Summary
as of April 25, 2018

Activity	Project Name	Budget	Commitments	Actuals	Funds Available
D14-051	Pederson Hill Land Srvy & Plan	$ 6,465,560.21	$ 3,147,723.71	$ 711,449.76	$ 2,606,386.74
D14-060	N. Douglas Highway Extension	$ 2,972,785.02	$ 104,016.25	$ 2,794,934.83	$ 73,833.94
D14-096	Stabler Quarry Infr&Expansion	$ 1,065,000.00	$ 17,432.50	$ 334,690.28	$ 712,877.22
D23-059	City Museum Exhibit Case Repl	$ 100,000.00	$ 7,215.50	$ 60,494.40	$ 32,290.10
D24-001	AJ Mine	$ 250,000.00	$ 14,532.50	$ 143,195.20	$ 92,272.30
D24-010	Contaminated Sites Reporting	$ 176,951.00	$ 24,330.51	$ 106,532.45	$ 46,088.04
D24-044	Stormwater Mgmt Standard II	$ 21,520.58	$ -	$ -	$ 21,520.58
D28-054	Mountain Operations and Lift	$ 1,528,132.00	$ 71,750.00	$ 1,443,185.33	$ 13,196.67
D28-097	Eaglecrest Learning Center & L	$ 3,558,963.97	$ 40,646.55	$ 3,501,512.06	$ 16,805.36
D28-098	EagleDfrrd Maint/Mtn Ops Impvm	$ 475,000.00	$ 111,750.00	$ 154,230.04	$ 209,019.96
D44-049	Juneau Arts & Culture Center	$ 600,000.00	$ -	$ 569,990.83	$ 30,009.17
D71-053	Capital Transit Bus Shelters	$ 632,980.00	$ -	$ 343,601.39	$ 289,378.61
D71-085	Capital Transit Maint Shop	$ 6,318,301.00	$ 47,615.83	$ 6,103,076.89	$ 167,608.28
D71-086	Transit Technology	$ 100,000.00	$ -	$ 97,885.71	$ 2,114.29
D71-087	DT Passenger Trans Improv	$ 150,000.00	$ 78,300.00	$ 26,999.80	$ 44,700.20
D71-088	Bus Shelters/Interim Valley Im	$ 150,000.00	$ -	$ -	$ 150,000.00
D71-089	Valley Transit Transfer Statio	$ 300,000.00	$ -	$ 1,502.80	$ 298,497.20
D71-090	Electronic Fare Boxes	$ 175,779.87	$ -	$ -	$ 175,779.87
F21-038	DT Fire Station Roof Replaceme	$ 300,000.00	$ -	$ 278,494.34	$ 21,505.66
F21-039	Glacier Station HVAC improv	$ 56,338.72	$ -	$ -	$ 56,338.72
H51-083	Marine Pk/Steamship Whrf II	$ 210,000.00	$ -	$ 163,519.28	$ 46,480.72
H51-091	Waterfront Seawalk	$ 9,164,456.00	$ 6,385.05	$ 9,161,398.70	$ (3,327.75)
H51-092	Waterfront Seawalk II	$ 15,234,700.00	$ 511,843.36	$ 14,376,552.69	$ 346,303.95
H51-093	Statter Harbor Loading Fac/EI	$ 26,444,440.49	$ 58,971.90	$ 26,264,124.36	$ 121,344.23
H51-095	Downtown Cruise Ship Berth Enh	$ 11,443,081.88	$ 3,224.92	$ 11,438,405.07	$ 1,451.89
H51-100	Aurora Harbor Improvements	$ 17,141,940.88	$ 720,994.88	$ 14,919,763.04	$ 1,501,182.96
H51-101	Cruise Berth Improvements	$ 73,757,482.12	$ 4,954.50	$ 70,175,322.61	$ 3,577,205.01
H51-103	Weather Monitor & Communicatio	$ 172,500.00	$ -	$ 168,162.74	$ 4,337.26
H51-104	Dock Cathodic Protection	$ 500,000.00	$ 268,067.78	$ 234,611.95	$ (2,679.73)
H51-105	Amalga Fish Cleaning Station	$ 50,000.00	$ -	$ 8,692.20	$ 41,307.80
H51-106	Statter Harbor Breakwtr Sfty I	$ 466,000.00	$ 20,542.00	$ 82,383.08	$ 363,074.92
H51-107	Tug Assist	$ 110,920.00	$ -	$ 6,300.00	$ 104,620.00
H51-108	Statter Improv-Phase III	$ 9,200,000.00	$ 138,338.38	$ 624,202.61	$ 8,437,459.01
H51-109	Taku Harbor Deferred Maintenan	$ 200,000.00	$ 119,473.00	$ 25,405.06	$ 55,121.94
H51-110	Visitor Info Kiosk Replmt-Desi	$ 25,000.00	$ 1,755.00	$ 6,473.24	$ 16,771.76

CAPITAL IMPROVEMENT PROJECTS
Financial Summary
as of April 25, 2018

Activity	Project Name	Budget	Commitments	Actuals	Funds Available
H51-112	Dwntwn Restrooms Location/Desi	$ 75,000.00	$ -	$ -	$ 75,000.00
H51-113	Waterfront Seawalk	$ 577,780.00	$ 2,449.74	$ 127,021.17	$ 448,309.09
H51-114	Cruise Ship Uplands Staging Ar	$ 100,000.00	$ -	$ 10,000.00	$ 90,000.00
H51-115	Harris Harbor Restrooms	$ 200,000.00	$ 89,193.82	$ 15,766.41	$ 95,039.77
H51-116	MP to Taku Upland Improv	$ 200,000.00	$ 89,820.00	$ -	$ 110,180.00
H51-117	ABMS Maint & Impr	$ 200,000.00	$ -	$ 13,286.59	$ 186,713.41
M14-062	Switzer Area Muni Land Dev	$ 1,550,000.00	$ 16,850.89	$ 1,251,346.80	$ 281,802.31
M15-002	IT Infrastructure Modernizatio	$ 1,430,382.35	$ 120,995.60	$ 1,020,195.30	$ 289,191.45
P41-059	Parks & Playground Improvement	$ 4,087,798.06	$ 274,066.78	$ 3,598,414.56	$ 215,316.72
P41-085	Sportfield Repairs	$ 1,543,139.00	$ 3,628.75	$ 1,039,719.55	$ 499,790.70
P41-088	Outer Point Trail	$ 145,000.00	$ 15,102.00	$ 127,341.90	$ 2,556.10
P41-089	Restrooms, Paving, & Concessio	$ 1,307,788.99	$ 59,984.25	$ 976,958.82	$ 270,845.92
P41-090	Bridge Park	$ 1,560,000.00	$ 304,648.02	$ 1,326,012.22	$ (70,660.24)
P41-091	Horse Tram Trail Repairs	$ 125,000.00	$ 50,000.00	$ -	$ 75,000.00
P41-092	Sports Field Resurfacing-Repai	$ 190,000.00	$ -	$ -	$ 190,000.00
P41-093	Parks & Playground Maint & Rep	$ 270,000.00	$ -	$ -	$ 270,000.00
P41-094	Treadwell Arena Prkng Lot Lite	$ 50,000.00	$ 5,000.00	$ 3,121.04	$ 41,878.96
P41-095	Playground Rebuild	$ 1,334,074.14	$ 1,188,358.75	$ 150,361.83	$ (4,646.44)
P42-076	Arboretum Park Lot &Conservato	$ 90,000.00	$ 21,550.00	$ 79,761.83	$ (11,311.83)
P42-077	Arboretum Residence Def Maint	$ 127,000.00	$ 6,918.86	$ 92,513.71	$ 27,567.43
P44-073	Deferred Bldg Maintenance III	$ 7,690,503.00	$ 402,453.90	$ 7,080,898.12	$ 207,150.98
P44-085	Mt Jumbo Gym Roof	$ 250,000.00	$ -	$ -	$ 250,000.00
P44-086	AB Pool Short Term Repairs	$ 395,000.00	$ -	$ 5,587.42	$ 389,412.58
P44-087	Cent. Hall Floor Replacement	$ 125,000.00	$ 6,382.00	$ 106,045.52	$ 12,572.48
P44-088	Deferred Building Maintenance	$ 1,300,000.00	$ 255,331.80	$ 39,990.76	$ 1,004,677.44
P46-069	Auke Lake Wayside POT/PT Match	$ 170,000.00	$ 24,321.33	$ 68,056.40	$ 77,622.27
P46-078	Treadwelll Historic Plan&Const	$ 128,001.19	$ -	$ 110,630.69	$ 17,370.50
P46-079	Dimond Park Swimming Pool	$ 21,850,364.88	$ 414,691.67	$ 21,386,595.15	$ 49,078.06
P46-090	OHV Park Site Analysis	$ 245,000.00	$ -	$ 95,394.22	$ 149,605.78
P46-091	Under Thunder Trail	$ 100,000.00	$ -	$ -	$ 100,000.00
P46-094	Bridget Cove Trail	$ 80,000.00	$ -	$ 69,686.69	$ 10,313.31
P46-101	ZGYC & AB Pool Improvements	$ 55,000.00	$ -	$ -	$ 55,000.00
P46-102	Trail Improvements	$ 200,000.00	$ 20,000.00	$ -	$ 180,000.00
P46-103	Kax Trail Bridge River Bank St	$ 400,000.00	$ -	$ 683.67	$ 399,316.33
P46-104	Treadwell Ditch Trail Repairs	$ 150,000.00	$ -	$ 109,000.65	$ 40,999.35

CAPITAL IMPROVEMENT PROJECTS
Financial Summary
as of April 25, 2018

Activity	Project Name	Budget	Commitments	Actuals	Funds Available
P46-105	Treadwell Mine Park Preservn	$ 275,000.00	$ 31,538.75	$ 158,168.36	$ 85,292.89
P46-106	Augustus Brown Pool Covers	$ 151,863.85	$ -	$ 5,930.64	$ 145,933.21
P46-107	Hut to Hut	$ 50,000.00	$ -	$ -	$ 50,000.00
P47-072	Centennial Hall Renovation	$ 3,820,230.49	$ -	$ 3,795,578.36	$ 24,652.13
P48-087	Willoughby District Parking	$ 1,574,465.52	$ 15,922.30	$ 160,193.28	$ 1,398,349.94
P48-088	Downtown Parking Management	$ 575,000.00	$ -	$ 25,275.26	$ 549,724.74
R72-035	Sidewalk & Stairway Repairs	$ 980,000.00	$ 17,580.83	$ 893,668.02	$ 68,751.15
R72-038	Valley Snow Storage Permitting	$ 1,791,562.00	$ 3,497.50	$ 1,648,661.31	$ 139,403.19
R72-048	MntnaCrkRd Closure/Prkg Mdfctn	$ 100,000.00	$ -	$ 85,701.41	$ 14,298.59
R72-053	Eagles Edge Utility LID	$ 3,638,856.30	$ 120,629.20	$ 3,441,525.38	$ 76,701.72
R72-056	Areawide Drainage Improvements	$ 1,291,736.00	$ -	$ 702,518.77	$ 589,217.23
R72-060	City Shop Demolition/Removal	$ 300,000.00	$ 88,853.73	$ 206,137.00	$ 5,009.27
R72-061	Industrial Boulevard Match	$ 1,365,428.00	$ -	$ 216,017.84	$ 1,149,410.16
R72-081	St Maint Shop Design - New Loc	$ 13,944,158.87	$ 13,330.00	$ 13,881,519.44	$ 49,309.43
R72-101	Glacier Ave Intersection	$ 15,000.00	$ -	$ -	$ 15,000.00
R72-103	Flood Plain Mappng Tech Assist	$ 150,000.00	$ -	$ 57,347.50	$ 92,652.50
R72-107	Meadow Lane Improvements	$ 1,325,000.00	$ 63,221.25	$ 1,222,654.86	$ 39,123.89
R72-110	Areawide Snow Storage Facility	$ 250,000.00	$ -	$ -	$ 250,000.00
R72-111	Distin/W. 8th St. Reconstructi	$ 1,271,000.00	$ 33,282.80	$ 1,186,677.27	$ 51,039.93
R72-112	McGinnis Sub LID Ph 1	$ 3,740,000.00	$ 1,015,780.03	$ 2,057,971.10	$ 666,248.87
R72-114	Blueberry Hills Road	$ 2,264,908.00	$ 62,406.20	$ 2,150,040.70	$ 52,461.10
R72-115	Dunn Street	$ 536,349.68	$ 18,668.80	$ 489,663.96	$ 28,016.92
R72-116	Downtown Street Improvements	$ 4,961,629.47	$ 1,473,443.48	$ 2,927,293.59	$ 560,892.40
R72-117	DOT Riverside/Stephen Richards	$ 250,000.00	$ -	$ 25,961.00	$ 224,039.00
R72-120	River Rd Reconstruct LID	$ 150,000.00	$ -	$ -	$ 150,000.00
R72-121	Bridge Repairs	$ 150,000.00	$ 9,704.57	$ 12,922.84	$ 127,372.59
R72-122	Retaining Wall Repairs	$ 150,000.00	$ 59,878.00	$ 72,112.94	$ 18,009.06
R72-123	West 8th Street Reconstruction	$ 720,000.00	$ 38,350.05	$ 570,914.84	$ 110,735.11
R72-126	F St Douglas- 3rd to 5th	$ 650,000.00	$ 315,779.78	$ 114,875.40	$ 219,344.82
R72-127	East Street-5th to 6th	$ 595,000.00	$ 5,405.00	$ 467,432.07	$ 122,162.93
R72-128	Pavement Management	$ 765,000.00	$ 760,000.00	$ -	$ 5,000.00
R72-129	Sidewalk & Stairway Repairs	$ 150,000.00	$ -	$ -	$ 150,000.00
R72-130	Shaune Dr Imprv-Anka to Barrow	$ 1,112,010.26	$ 713,613.50	$ 72,089.12	$ 326,307.64
R72-131	Birch Lane Sewer Replacement	$ 1,778,000.00	$ 1,553,247.87	$ 118,784.86	$ 105,967.27
R72-132	Calhoun Av Imprv-Main to Gold	$ 300,000.00	$ -	$ -	$ 300,000.00

CAPITAL IMPROVEMENT PROJECTS
Financial Summary
as of April 25, 2018

Activity	Project Name	Budget	Commitments	Actuals	Funds Available
R72-133	Douglas Side Streets -D and E	$ 1,075,000.00	$ 776,052.40	$ 69,749.49	$ 229,198.11
R72-134	Sitka Street Reconstrution	$ 485,000.00	$ 35,000.00	$ 3,859.97	$ 446,140.03
S02-094	Gastineau Elem Reno	$ 13,322,674.59	$ 125,740.68	$ 13,162,478.62	$ 34,455.29
S02-101	JSD Facilities Reno and Repair	$ 150,662.00	$ -	$ 135,252.11	$ 15,409.89
S02-102	JSD Def maint and Minor Impov	$ 1,950,000.00	$ 596,230.80	$ 800,468.73	$ 553,300.47
S02-103	JSD Comprehensive Facility Pla	$ 300,000.00	$ 500.00	$ 149,311.54	$ 150,188.46
U76-004	Wastewater SCADA Improvements	$ 812,284.21	$ -	$ 111,000.60	$ 701,283.61
U76-014	Auke Bay Sewer Extension	$ 75,000.00	$ -	$ 49,783.84	$ 25,216.16
U76-015	JD Plant Infrastructure Improv	$ 204,245.00	$ -	$ 186,226.12	$ 18,018.88
U76-100	Glacier Hwy Sewer-Anka to Walm	$ 1,825,766.00	$ 29,401.75	$ 597,006.00	$ 1,199,358.25
U76-103	Facilities Planning	$ 250,000.00	$ -	$ -	$ 250,000.00
U76-106	Treatment Plants Headworks Imp	$ 5,610,000.00	$ 683,649.15	$ 3,264,744.65	$ 1,661,606.20
U76-107	MWWTP Instrumentation Upgrades	$ 300,000.00	$ -	$ -	$ 300,000.00
U76-108	MWWTP Roof Repair	$ 1,100,000.00	$ -	$ -	$ 1,100,000.00
U76-109	BioSolids Treatment and Dispos	$ 20,713,505.75	$ 12,382,616.50	$ 7,775,919.81	$ 554,969.44
U76-111	RealTime Cruise WW Dschrg Mntr	$ 50,000.00	$ -	$ -	$ 50,000.00
U76-112	JDTP New Vactor Dump	$ 500,000.00	$ -	$ -	$ 500,000.00
U76-113	Maier Dr Forcemain Emerg Repai	$ 500,000.00	$ 86,488.87	$ 176,510.99	$ 237,000.14
W75-036	Areawide Water Main Repairs	$ 505,433.00	$ 5,378.77	$ 477,941.23	$ 22,113.00
W75-037	Lst Chance Basin Hydro-Geo Inv	$ 5,454,136.00	$ -	$ 3,434,610.97	$ 2,019,525.03
W75-046	SCADA Upgrades	$ 405,000.00	$ -	$ 78,740.82	$ 326,259.18
W75-048	Back Loop Rd Auke Bay Waterlin	$ 926,575.54	$ -	$ 731,145.38	$ 195,430.16
W75-050	Egan Drive Water - Main to Ten	$ 2,080,939.00	$ 5,322.50	$ 943,501.96	$ 1,132,114.54
W75-052	Crow Hill Reservoir improvemen	$ 700,000.00	$ 37,604.45	$ 479,083.80	$ 183,311.75
W75-054	Douglas Highway Water Repl.	$ 3,339,157.41	$ 1,744,138.50	$ 242,152.81	$ 1,352,866.10
W75-055	Salmon Creek Filtration Projec	$ 1,290,067.71	$ 68,072.00	$ 7,576.36	$ 1,214,419.35
		$ 475,648,973.52	$ 38,345,159.86	$ 352,757,595.60	$ 84,546,218.06