Agenda

Planning Commission - Regular Meeting
City and Borough of Juneau
Mike Satre, Chairman

September 22, 2015
Assembly Chambers
7:00 PM

I. ROLL CALL

II. APPROVAL OF MINUTES

A. August 25, 2015 Regular Planning Commission Meeting Minutes

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

IV. PLANNING COMMISSION LIAISON REPORT

V. RECONSIDERATION OF THE FOLLOWING ITEMS

VI. CONSENT AGENDA

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS

VIII. UNFINISHED BUSINESS

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

IX. REGULAR AGENDA

X. BOARD OF ADJUSTMENT

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

XI. OTHER BUSINESS

A. AME2015 0015: 2015 Draft Land Management Plan Update Introduction

XII. DIRECTOR'S REPORT

A. Demolition of the Gastineau Apartments

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

XV. ADJOURNMENT

MINUTES

Regular Planning Commission Meeting
CITY AND BOROUGH OF JUNEAU
Mike Satre, Chairman

August 25, 2015

I. ROLL CALL

Mike Satre, 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 pm.

Commissioners present: Mike Satre, Chairman; Dennis Watson, Vice Chairman (telephonic); Bill Peters, Michael LeVine (telephonic), Ben Haight, Nicole Grewe Matthew Bell, Paul Voelckers, Dan Miller

Commissioners absent:

Staff present: Hal Hart, Planning Director; Beth McKibben, Planning Manager; Tim Felstead, Planner I

II. APPROVAL OF MINUTES

- July 28, 2015 – Regular Planning Commission Meeting Minutes

MOTION: *by Mr. Miller, to approve the minutes for the July 28, 2015, Regular Planning Commission meeting with any minor modifications by staff or Commission members.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT

Mr. Jones reported that the Subdivision Ordinance has been reviewed through the Assembly Committee of the Whole several times, and it should be on the Assembly agenda Monday night (August 31, 2015). They will soon review the Senior Tax Exemption, and the final written report with suggestions on downtown parking and the Willoughby District Parking Plan. The Housing Action Plan will come up before the Assembly in September.

DRAFT

Commission Comments and Questions
Mr. Voelckers asked if it was the intent that the City and State work together on the Willoughby District Parking Plan.

Mr. Jones said the CBJ was given $1.2 million through a state appropriation to look at Willoughby District parking including the State parking needs. Mr. Jones said there is discussion about whether to expand the state parking garage, or whether to do a separate parking garage; to address future needs in the Willoughby District if the Juneau Arts complex is constructed in the area, consideration of the flat area behind the Juneau Economic Development Council could serve both state and federal parking needs. Mr. Jones said it was the desire of the State to share a parking area in the Willoughby District among state and federal employees and the public. The other option is the parking that the construction workers have been using for the construction of the State Library, Archives and Museum (SLAM) located across Egan Drive from the Willoughby District, he added.

Mr. Watson asked if there have been any substantive changes made to the Subdivision Ordinance.

Mr. Jones responded there were was discussion about the private access roads on a right-of-way in within subdivisions. He said he believed the substantive change was to allow that access only outside of the roaded service area. Privately maintained access would not be allowed within the roaded service area of a subdivision.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

CSP2015 0011:	Consistency review for new salt and sand storage structure.
Applicant:	City and Borough of Juneau
Location:	7100 Glacier Highway

Staff Recommendation
Staff recommends that the Planning Commission recommend that the Assembly **APPROVE** the proposed project, as prescribed by CBJ 49.10.170(c).

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

The motion was approved with no objection.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

DRAFT

IX. REGULAR AGENDA – None

The Planning Commission adjourned and reconvened as the Board of Adjustment.

X. BOARD OF ADJUSTMENT

VAR2015 0027:	A modification to a condition of VAR2010 0023 in regard to the front yard setback.
Applicant:	Debbie & Christopher White
Location:	2130 Fritz Cove Road

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR2015 0027. The Variance permit would modify the condition of VAR2010 0023 which requires a 150 foot front yard setback and allow for a front yard setback of 60 feet

Ms. McKibben informed the Commission that this is a request to modify an existing variance to the front yard setback. The property is located on the waterfront on Fritz Cove Road, said Ms. McKibben. The lot size is .79 acres.

The applicant is requesting a modification to a condition of VAR2010 0023 which would require any new dwellings constructed on the lot to be set back 150 feet from the front property line bordering Fritz Cove Road, said Ms. McKibben. Ms. McKibben noted that the standard setback for the district is 25 feet. Ms. McKibben said the note requiring the 150 foot setback was left off of the plat note when it was recorded.

The applicant was not aware that the front property line was set back significantly from Fritz Cove Road. As a result from a call about this property the planner on call discovered the 150 foot requirement from VAR2010 0023. The staff subsequently called the applicant and found out that the applicant had already dug the foundation for the home, which was set back 60 feet from the front property line, said Ms. McKibben. It was determined that the best way to rectify this situation was to request a modification to the 150 foot setback requirement to 60 feet. She added that the variance request meets all the requirements.

Applicant

Applicant Debbie White asked that the Commission take note of the materials in the packet from the Department of Environmental Conservation (DEC). She said that the DEC has not approved any waterfront homes to have a new outfall system this calendar year. She said this is causing problems with finances and resales. She said that is why for their home they decided to install a leach field instead of an outfall system. Ms. White said they would have preferred to build closer to the water but that due to various considerations such as lack of subsoil they had to build closer to the road.

DRAFT

Commission Comments and Questions
Mr. Voelckers commented that had they been able to construct their home closer to the water, it would have put them in closer proximity to the neighbors, so that he felt the neighbors were probably content that the applicant was building closer to the road.

Ms. White responded that the neighbors are satisfied with the location of the home, and that they enjoyed their improved views when the applicant had cut some trees down on their property.

MOTION: *by Mr. Miller, to approve VAR2015 0027, with staff's findings, analysis and recommendations.*

The motion passed with no objection.

The Planning Commission reconvened after adjourning as the Board of Adjustment.

XI. OTHER BUSINESS

A. Update regarding CBJ emails for Empowered Boards and the Planning Commission.

Municipal Clerk Laurie Sica said as a result of a board training session in the earlier part of the year, discussions on board emails ensued. Also the CBJ changed to a different email server, she noted. Subsequently all of the Assembly members received new CBJ emails at juneau.org. At this time the staff realized they should be offering these emails to their board members, the Planning Commission and to enterprise board members who do a significant amount of work for the CBJ, said Ms. Sica.

With CBJ email the Commission emails would be saved on the CBJ server, and a distribution list could be added to include all CBJ board members listing their staff liaisons. These emails could then be provided to the public so that they could send one email to the entire board rather than each individual board member, said Ms. Sica. Ms. Sica shared the following information with the Comission:

- ✓ Email to an individual or the full board is considered a public record and the subject to public disclosure.
- ✓ Board members will be issued a CBJ email account after they have read the CBJ Telecommunications Policy 14 – 04 and signed the board member acknowledgment form.
- ✓ Board members should only use their CBJ email accounts when conducting CBJ related business.

DRAFT

- ✓ Never use the reply all feature when responding to emails that are sent to the full board. Multiple messages of substance that are shared with the quorum of members can be considered a violation of the Open Meetings Act.

- ✓ The group distribution list will include board members, Assembly member liaisons, and key staff members. The staff will file and retain copies of the emails sent to the full board in accordance with CBJ records retention policies.

- ✓ CBJ emails automatically disappear after a 90 day period.

Mr. Voelckers said it seemed to him that any email which was sent to all nine board members would create a problem with the Open Meetings Act.

Ms. Sica said she felt it was support important for everyone to receive the information, but that when communications began going back to all the members that is when an Open Meetings Act issue could be raised. Communicating with one or two members should not be a problem because they did not consider it a meeting if three or less board members were communicating.

Emails older than 90 days would be archived but not immediately accessible, said Ms. Sica.

Ms. Grewe said that she would accept the new email, but asked if board members would have the option of turning down the email if they did not want it.

Ms. Sica responded that the staff had not really considered that scenario.

Mr. Voelckers expressed concerns that this additional email may not function with the same immediacy as a person's work or personal email.

While acknowledging that Planning Commission members have a large amount of work, Ms. Sica stated that monitoring the CBJ email was part of the job.

Mr. LeVine suggested that while the board members acclimated themselves to the new email, if something of an immediate nature came up that they be given a call by the staff.

The goal for the Community Development Department was September 1, (2015) said Ms. Sica.

Mr. Watson said he appreciated the Borough providing the emails for the board members.

XII. DIRECTOR'S REPORT

DRAFT

Building Permits
Mr. Hart reported that the value of building permits for this year exceeds $85 million. Forty four new homes have been constructed, he said, with over $4 million in permits issued within the past week. A lot of the construction has been in home additions and remodels, but a lot of it is occurring, noted Mr. Hart.

Ms. McKibben stated that the senior citizen housing to be constructed by St. Vincent de Paul has not yet completed the permit process.

Other Development
Sportsman's Warehouse is busy moving into its new location in the Nugget Mall, said Mr. Hart. The same developers are looking at other opportunities in Juneau, he added. He added that several other developers have committed to 19 new single family homes in the community. There are an additional 36 new pre-fabricated housing units being constructed in the Valley, said Mr. Hart.

Auke Bay
Mr. Hart reported that over the next five days the staff would be meeting with 19 interested parties to inform them of the options available in the community for development. There is a party interested in constructing 38 townhomes in Auke Bay based upon the changes that the Commission has recommended in the Subdivision Ordinance. Mr. Hart reported that in the past week he has also been contacted by three other groups regarding apartment and condominium construction as well as senior retirement options in the Auke Bay area.

At the first Auke Bay Steering Committee charrette, said Mr. Hart, there were approximately 50 people in attendance. Attendance was down a bit at the second charrette with attendance increasing again at the third charrette, he noted. It is notable that there were a lot of different people attending each charrette, said Mr. Hart.

They have the Auke Bay plan in place and now they are at the point where they are receiving input from the community on its priorities for moving forward with the Plan in terms of the design for the central commercial Mixed-Use area, said Mr. Hart. The three charrettes were designed for this community input as well as to create relationships and bring the community together, said Mr. Hart.

Mr. Hart stated that he was surprised that the feedback about overhead canopies was not that positive from the community. At the past meeting individuals expressed their concern about eminent domain, said Mr. Hart. Other members explained to each other that there would not be a taking of an individual's property without their permission, said Mr. Hart.

The overriding theme among the community was the water which connected them all, said Mr. Hart. He added that the Commission needed to keep in mind this was a small area with the

DRAFT

potential of perhaps seven or nine more businesses. The bypass threat had initially been a large issue said Mr. Hart, but it is important to keep in mind that it can have negative effects on the core business community not located along that route. He said the main issue for the next 20 years would probably be the speed on the current road through the core Auke Bay neighborhood. The DeHarts convenience store reports a significant increase in revenue following the conclusion of the construction in the immediate area, reported Mr. Hart.

The retention of the natural resources in the area such as salmon in the streams and the connection of the community with Auke Bay is of prime importance to consider when moving forward with development in this area, said Mr. Hart. There are 43 multi-family units scheduled to be constructed across the road and up the hill from DeHarts convenience store, said Mr. Hart.

Unfortunately, said Mr. Hart, bus service to the area is being reduced. There is the current idea of developing an access road shared by the fire Department at its current location and the Alwine property owners, said Mr. Hart. This access road could also provide access to City-owned land adjacent to these parcels, he added. It is a priority with the community that green and natural space be preserved, said Mr. Hart. The community would prefer several small parks over one larger park, noted Mr. Hart.

It will be a challenge to fit all of these priorities of the various community members into one small area, commented Mr. Hart. The site potential of the University property would be approximately 121 units, said Mr. Hart. The nature of the lots enables only about half of the potential development, he said. The amount and the nature of the parking will have a huge impact on how future development proceeds, said Mr. Hart.

Mr. Hart reported that the bottom line is that the staff will be asking basic questions of the community for three weeks in a row, and then show them some examples of their ideas, which will be brought forward to the Commission in the form of an ordinance with pictures to illustrate the ideas.

Title 49 Committee Meeting Change
Ms. McKibben asked if the Title 49 Committee meeting could be moved to Friday, September 18, (2015).

Ms. Grewe (Chairman of the committee) responded in the affirmative.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Lands Committee
Mr. Peters reported that the Lands and Resources Committee met last night and approved the motion to move the Land Management Plan into public comment through the public meeting process.

DRAFT

Title 49 Committee
Ms. Grewe reported that the Title 49 Committee met last Friday (August 21, 2015) to discuss changes to the Table of Permissible Uses related to marijuana growing, processing, testing and selling. They passed a recommendation which should be before the Planning Commission at its September 8, (2015) meeting, said Ms. Grewe.

Wetlands Review Board
Mr. Haight reported that the Wetlands Review Board met last Thursday (August 20, 2015). They reviewed VAR2015 0016 which is the Jordan Creek stream setback variance. This is the portion of Jordan Creek adjacent to the Central Council building, explained Mr. Haight. They also reviewed SMP2015 0008 which is a Silver Bay planned unit subdivision, said Mr. Haight. They want to modify their property in the wetlands common area, he explained. This did pass through the Wetlands Review Board, but there was definitely concern with some of the protocol, noted Mr. Haight. They were notified that apparently the airport has been doing some clearing along Jordan Creek in violation of the code, said Mr. Haight. This is being addressed by the Community Development Department, he added. Several of the board members commented favorably on the action taken by the Planning Commission on the Armstrong stream-side setback variance.

Marijuana Task Force
Chairman Satre reported that the Marijuana Task Force met earlier in the month after the last Planning Commission meeting, and had a long discussion about the potential for limiting licenses in Juneau. He said there were many differing opinions on the subject. They will be waiting to see what recommendations come from the Title 49 Committee and also to see what the State dictates, said Chairman Satre. Some questions did arise because the Assembly moratorium on accepting any sort of land use permit for marijuana use is supposed to expire in October. They did make some recommendations that the Assembly extend that moratorium, said Chairman Satre.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

DRAFT

Community Development

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

DATE: August 28, 2015

TO: Planning Commission

FROM: Chrissy McNally, Planner II
Community Development Department

FILE NO.: AME2015 0009

PROPOSAL: Proposed changes to Title 49 Table of Permissible Uses relating to marijuana establishments.

The City and Borough of Juneau Code states in CBJ 49.10.170(d) that the Commission shall make recommendations to the Assembly on all proposed amendments to this title, zonings and re-zonings, indicating compliance with the provisions of this title and the Comprehensive Plan.

ATTACHMENTS:

Attachment A: AME2015 0009 application
Attachment B: Memo to PC from CDD staff
Attachment C: Memo to Title 49 Subcommittee from CDD staff
Attachment D: Ordinance 2015-39 (Title 49 Subcommittee recommendations)
Attachment E: August 21, 2015 Title 49 Subcommittee meeting minutes

BACKGROUND

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. At the June 6, 2015 Marijuana Committee meeting, the committee recommended to the Planning Commission that new sections be added to Title 49 *Table of Permissible Uses* for marijuana establishments. Those recommendations were presented in a staff memo to the Planning Commission dated July 15, 2015 (Attachment A, B).

The draft ordinance relating to marijuana establishments was reviewed at the August 21, 2015 Title 49 Subcommittee meeting. The Title 49 Subcommittee recommends several changes to the Marijuana Committee recommendations, which are now reflected in the proposed ordinance and discussed below (Attachment D).

The State Marijuana Control Board is required to adopt regulations for marijuana establishments by November 24, 2015. The CBJ Marijuana Committee recommended extending the moratorium on the acceptance of applications for marijuana establishments until the CBJ Planning Commission and Assembly has adequate time to create and adopt changes to Title 49 the Land Use Code related to marijuana related land uses.

DISCUSSION

The State's Marijuana Control Board has established four types of marijuana establishments; marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities and retail marijuana stores. Prior to this report, marijuana product manufacturing was referred to as 'marijuana processing'. However, marijuana product manufacturing is consistent with the state draft regulations. To date, the state draft regulations provide definitions for these establishments as follows;

> *Marijuana cultivation facility* means an entity licensed to cultivate, prepare, and package marijuana and sell marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.
>
> *Marijuana product manufacturing facility* means an entity licensed to purchase marijuana; manufacture, prepare, and package any approved marijuana product; and sell marijuana and marijuana products to any other marijuana product manufacturing facility or marijuana retail store, but not to a consumer;

A product manufacturing facility may possess an *extraction only license* which allows the facility to strictly make and sell marijuana concentrate.

> *Marijuana testing facility* means an entity registered to analyze and certify the safety and potency of marijuana.
>
> *Retail marijuana store* means an entity licensed to purchase marijuana from a marijuana cultivation facility, to purchase marijuana and any approved marijuana product from a marijuana product manufacturing facility, and to sell marijuana and any approved marijuana product to a consumer.

Community Development Department staff initially identified the existing sections of Title 49 *Table of Permissible Uses* which could potentially include marijuana establishments. These included CBJ 49.25.300 section 14.210 *commercial agriculture excluding farm animals* and section 19.210 *nurseries, commercial greenhouses, retail sales* for marijuana cultivation.

Marijuana product manufacturing facilities were found to be most consistent with section 4.070 *medium manufacturing*. Medium manufacturing is defined in Title 49 as the following;

> *The processing and/or fabrication of materials or products where the process involved will produce noises, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative effect on other businesses or property values.*

Marijuana testing facilities were found to be most consistent with CBJ 49.25.300 section 3.300 *Research, laboratory uses*. Marijuana retail stores were considered within section 2.120 *Miscellaneous* (sales).

Staff then interviewed county and municipal planning departments throughout Colorado and Washington to gather information on how other jurisdictions have treated recreational marijuana in their land use codes as well as gather information about the impacts these uses have on adjacent properties and the public. These findings are summarized in Attachment C of this report. This information was used to determine if the existing use categories were adequate or if a new use category for marijuana establishments was necessary. Staff recommended a new use category as the appropriate approach for regulating marijuana establishments in Title 49, the Land Use Code. In general, staff recommended no marijuana establishments be allowed in residential zoning districts or the Waterfront Commercial (WC) and Waterfront Industrial (WI) districts. In addition, all marijuana establishment proposals would require a Conditional Use Permit.

The Marijuana Committee made three changes to staff recommendations for allowed zoning districts. The Committee moved to allow marijuana cultivation in the D-1 zoning district outside the urban service boundary. The Committee further moved to allow marijuana retail in the WC and the WI districts. The Marijuana Committee recommendation can be found in Attachment A.

On August 21, 2015 the Title 49 Subcommittee met to discuss the Marijuana Committee's recommendations for changes to Title 49 for marijuana uses (Attachment E). The committee made several amendments to the proposed zoning regulations for marijuana establishment;

Marijuana Cultivation Facility CBJ 49.25.300 section 14.240 and 19.230

No changes to the allowed zoning districts were recommended for marijuana cultivation. A motion was made to remove cultivation from the D-1 zoning district based on the intent to treat all residential zoning districts equally. That motion failed.

Marijuana Production Manufacturing Facility CBJ 49.25.300 section 4.220

The Title 49 Subcommittee recommends removing marijuana product manufacturing facility from the Light Commercial (LC) zoning district as the Subcommittee deemed the use inconsistent with the definition of Light Commercial;

> *The LC, light commercial district, is intended to accommodate commercial development that is less intensive than that permitted in the general commercial district. Light commercial districts are primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in the GC, general commercial district, they are listed as conditional uses in this district and therefore require commission review to determine compatibility with surrounding land uses. A lower level of intensity of development is also achieved by stringent height and setback restrictions.*

This recommendation is consistent with the zoning districts which allow for medium manufacturing. Medium manufacturing is not allowed in the LC district.

The Title 49 Subcommittee also recommends marijuana product manufacturing be allowed in the Rural Reserve (RR) district with an approved Conditional Use Permit. This recommendation is consistent with the treatment of medium manufacturing in the TPU.

Marijuana Testing Facility CBJ 49.25.300 section 3.500

The Title 49 Subcommittee recommends allowing marijuana testing facilities in the RR district with an approved Conditional Use Permit. This recommendation is consistent with the allowed zoning districts for other research and laboratory uses.

Marijuana retail store CBJ 49.25.300 section 2.300

The Title 49 Subcommittee recommends removal of marijuana retail from the WC and WI districts based on the limited nexus between marijuana establishments and the requirement for uses in these districts to be water-oriented.

Note 'N' in the TPU states that the uses allowed in the WC and WI districts must be water-dependent, water-related, or water-oriented. The waterfront districts are defined and described in CBJ 49.25.250 and under the definitions section, CBJ 49.80.120.

> **49.25.250 Waterfront districts**
>
> (a) The WC, waterfront commercial district, is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment.

Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail services directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented.

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

49.80.120 Definitions

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

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

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

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

Staff originally recommended to the Marijuana Committee that marijuana establishments not be allowed in the WC and WI districts. The Marijuana Committee noted that there are several retail stores in both the WC and WI districts that do not necessarily meet the criteria for water-oriented.

The Title 49 Subcommittee also recommends that marijuana retail stores be allowed in the RR district with an approved Conditional Use Permit. The Title 49 Subcommittee argued the allowance of all marijuana establishments in the RR district is consistent with the intent to limit the uses in residential zoning districts, but allow one licensee to operate all four businesses on

one site. However, this recommendation is not consistent with the TPU's treatment of miscellaneous retail. The only retail allowed in the RR district is marine merchandise and equipment. That use must be associated with a unique site specific feature in order to function.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

Designating appropriate zoning districts for marijuana establishments that provide for adequate space for a new industry to develop while recognizing potential conflicts with residentially zoned land is supported by the policies of the Comprehensive Plan. The following policies in the 2013 Comprehensive Plan are furthered by the proposed amendments to the Table of Permissible Uses for marijuana establishments.

CHAPTER 5 – ECONOMIC DEVELOPMENT

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

POLICY 5.6. TO ENCOURAGE TOURISM, CONVENTION AND OTHER VISITOR-RELATED ACTIVITIES THROUGH THE DEVELOPMENT OF APPROPRIATE FACILITIES AND SERVICES, WHILE PROTECTING JUNEAU'S NATURAL, CULTURAL AND ECONOMIC ATTRACTIONS FO RLOCAL RESIDENTS AND VISTORS ALIKE, AND TO PARTICIPATE IN THE ACCOMMODATION O FHTE FUTURE GROWTH OF TOURISM IN A MANNER THAT ADDRESSES BOTH COMMUNITY AND INDUSTRY CONCERNS.

POLICY 5.11. TO ENCOURAGE THE LOCATION AND GROWTH OF LOCALLY-BASED BASIC SECTOR INDUSTRIES THAT PROVIDE YEAR-ROUND, FULL-TIME EMPLOYMENT AND PROVIDE TAX REVENUES THAT SUPPORT PUBLIC SERVICES.

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

CHAPTER 10 – LAND USE

POLICY 10.4. TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES.

COMPLIANCE WITH TITLE 49, CBJ LAND USE CODE

The proposed amendments to Title 49 Table of Permissible Uses for marijuana product manufacturing facilities and marijuana testing facilities will not create any internal

inconsistencies within the Land Use Code. An inconsistency does exist for marijuana retail stores in that they would be allowed in the RR district where miscellaneous retail is not allowed.

FINDINGS

Based upon the above analysis, staff finds that the proposed amendments to Title 49's Table of Permissible Uses is consistent with the goals and policies in the Comprehensive Plan. Of the recommended changes, staff finds one internal inconsistency with the allowance of retail in the RR district.

STAFF RECOMMENDATION

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

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received: 07/14/15
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description: Amendment to Title 49 related to marijuana uses

PROPERTY LOCATION

Street Address: Borough wide — City/Zip:

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot):

Assessor's Parcel Number(s): 0

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.

B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date _____

X _____ Landowner/Lessee Signature — Date _____

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
Mailing Address	Home Phone:	Fax Number:
E-mail Address	Other Contact Phone Number(s):	

X _____ Applicant's Signature — Date of Application _____

STAFF APPROVALS

----------OFFICE USE ONLY BELOW THIS LINE----------

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit			
	City/State Project Review and City Land Action			
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)			
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
	Variance Case (De Minimis and all other Variance case types)			
	Wetlands Permits			
	Zone Change Application			
✓	Other (Describe) AME		07/14/15	AME2015 0009

***Public Notice Sign Form filled out and in the file.

Comments:

Permit Intake Initials: AME

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

I:\FORMS\2010 Applications

ATTACHMENT A

Revised November 2009

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Law Department
City & Borough of Juneau

MEMORANDUM

TO: Beth McKibben, Planning Manager

FROM: Amy Gurton Mead, Municipal Attorney

DATE: July 13, 2015

SUBJECT: Draft language amending TPU to address commercial marijuana establishments

---

Dear Beth
As directed by the Marijuana Committee, please find below draft language amending the table of permissible uses to address commercial marijuana establishments.

Section ___. Amendment of Table. Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
...																
2.200	Storage and display of goods with greater or equal									1,3	1,3	1,3	1,3	3^N	3^N	3
2.300	Marijuana retail store									3	3	3	3	3^N	3^N	3

Section ___. Amendment of Table. Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1^N,3^N		3^S
3.500	Marijuana testing facility									3	3	3	3			3

Section ___. Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
4.210	Seafood processing	3^T												3,	1,3	1,3
4.220	Marijuana processing									3	3		3			3

Section ____.Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
14.00	Commercial agricultural operations																
	…																
	14.240	Marijuana cultivation	3	3							3	3					3

ATTACHMENT A

Section ___. Amendment of Table. Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
19.200	Nurseries, commercial greenhouses																
	…																
	19.230	Marijuana cultivation	3	3							3	3					3

ATTACHMENT A

Community Development

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

Date: July 15, 2015

To: Planning Commission

From: Chrissy McNally, Planner II
Community Development Department

Re: Title 49 Amendments in regard to Marijuana

Summary:

Staff will be working with the Title 49 Committee and the Planning Commission to promptly present amendments to Title 49 regarding recreational marijuana cultivation, processing, testing and retail sales. Staff intends to present a comprehensive amendment proposal to the Title 49 Committee on August 14.

Discussion:

In light of the passage of ballot measure 2 on November 4, 2014 establishing AS 17.38, an act to tax and regulate the production, sale and use of marijuana, a Marijuana Committee was appointed to make recommendations on the local regulation of marijuana. Based on information and recommendations provided by Community Development Department staff and the public, the Marijuana Committee is recommending new use categories be added to the Table of Permissible Uses for marijuana establishments to include cultivation, processing, testing, and retail.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 "marijuana retail" allowed with a Conditional Use Permit in the following zoning districts;

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
2.300	Marijuana retail store									3	3	3	3	3^N	3^N	3

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 "marijuana testing facility" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
3.500	Marijuana testing facility									3	3	3	3	-	-	3

ATTACHMENT B

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 "marijuana processing" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
4.220	Marijuana processing									3	3		3			3

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 "marijuana cultivation" allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the D-1 zoning district outside of the urban service boundary.

	Use Description		RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
14.000	Commerical agricultural operations																
	…																
	14.240	Marijuana Cultivation	3	3							3	3					3

Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

	Use Description		RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
19.200	Nurseries, commercial greenhouses																
	…																
	19.230	Marijuana Cultivation	3	3							3	3					3

The Marijuana committee is further recommending a 200 foot buffer between marijuana establishments and property lines of schools, churches and state licensed child cares in all zoning districts.

The State Marijuana Control Board is currently in the process of drafting marijuana regulations and is scheduled to have final regulations for implementation beginning in November 2015. Definitions and further regulations will be recommended based on the draft regulations developed by the Marijuana Control Board. The amendments to Title 49 recommended thus far by the Marijuana Committee conform to what the State has drafted to date.

ATTACHMENT B

MEMORANDUM

TO: CBJ Marijuana Committee

FROM: Chrissy McNally, Planner
Community Development Department, City and Borough of Juneau

DATE: May 29, 2015

RE: Allowable areas for marijuana establishments

The Marijuana Committee has worked with CDD staff to determine which zoning districts would allow marijuana establishments. Marijuana establishments currently include cultivation facilities, processing facilities, testing facilities, and retail stores. The committee determined that the question of marijuana clubs, or places to legally consume purchased marijuana product, required more time and analysis of the CBJ smoking ordinance.

Staff contacted planning departments throughout Colorado and Washington to discuss how their jurisdictions handled legalized recreational marijuana in the land use codes. While the statewide laws regarding marijuana are different in each state, several themes ran through many jurisdictions;

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

Staff initially presented the relevant use categories that the establishments could potentially fit into. Over several meetings the committee determined that a special use category for marijuana establishments was required.

The Table of Permissible Uses Section 2.000 **Sales and Rental Goods, Merchandise, or Equipment** would be amended to include 2.300 “marijuana retail” allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
2.300	Marijuana retail store									3	3	3	3	3^N	3^N	3

ATTACHMENT C

Section 3.000 **Professional, Office, Clerical, Research, Real Estate, Other Office Services** would be amended to include 3.500 "marijuana testing facility" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
3.500	Marijuana testing facility									3	3	3	3	-	-	3

Section 4.000 **Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods** would be amended to include 4.220 "marijuana processing" allowed with a Conditional Use Permit in the following zoning districts.

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
4.220	Marijuana processing									3	3		3			3

Section 14.000 **Aquaculture, Agriculture, Silviculture, Mining, Quarrying, Operations, Spring Water Bottling** would be amended to include 14.240 "marijuana cultivation" allowed with a Conditional Use Permit in the following zoning districts. The use is recommended in the d-1 zoning district outside of the urban service boundary.

	Use Description		RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
14.000	Commerical agricultural operations																
	…																
	14.240	Marijuana Cultivation	3	3							3	3					3

ATTACHMENT C

Cultivation would also be allowed under Section 19.000 **Open Air Market, Nurseries, Greenhouses**

	Use Description	RR	D1	D3	D5	D10SSF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
19.200	Nurseries, commercial greenhouses															
	…															
	19.230 Marijuana Cultivation	3	3							3	3					3

Buffers

The Marijuana Committee compared 1,000, 500 and 200 foot buffers from schools, churches and child cares. Both the 1,000 and 500 foot buffers were considered too restrictive on the available land for such uses. The Marijuana Committee is recommending a 200 foot buffer from the property lines of churches, schools and day cares in all zoning districts.

Attached: Proposed buffer maps
Zoning maps
Draft Ordinance

ATTACHMENT C

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-39

An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Table. Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
2.200	Storage and display of goods with greater or equal ….									1,3	1,3	1,3	1,3	3^N	3^N	3
2.300	Marijuana retail store	3								3	3	3	3			3

Section 3. Amendment of Table. Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

ATTACHMENT D

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1[N],3[N]		3[S]
3.500	Marijuana testing facility	3								3	3	3	3			3

Section 4. Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
4.210	Seafood processing	3[T]												3,	1,3	1,3
4.220	Marijuana product manufacturing facility	3									3		3			3

Section 5. Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
14.00	Commercial agricultural operations																
	…																
	14.240	Marijuana cultivation	3	3							3	3					3

ATTACHMENT D

Section 6. Amendment of Table. Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
19.200	Nurseries, commercial greenhouses																
	…																
	19.230	Marijuana cultivation	3	3							3	3					3

Section 7. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2015.

_____
Merrill Sanford, Mayor

Attest:

_____
Laurie J. Sica, Municipal Clerk

ATTACHMENT D

TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

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

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

DRAFT MEETING MINUTES

Committee Members Present:

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

Committee Members Absent:

None

Staff Present:

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

Chrissy McNally, Planner, Community Development Department (CDD)

Rob Palmer, Attorney, Department of Law (DOL)

Public or Other Present:

Larry Woodall, Citizen

Reading of Agenda

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

Approval of Minutes

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

Agenda Topic – Marijuana

- McNally provided brief overview of CBJ Marijuana Committee activities and outcomes thus far. Special note was made regarding the relationship between state and local regulations. In particular, the State of Alaska is still working on statewide regulations, which will influence local regulations. While CBJ continues to work on local regulations, attention also needs to be paid to statewide regulations and corresponding local impacts. Notably, the CBJ Marijuana Committee has postponed the issue of marijuana clubs – or, places to legally consume product until a later date. The purpose for today's T49 is to focus attention on marijuana cultivation, processing, testing, and selling.

- McNally also noted that significant research was conducted in municipalities in Colorado and Washington regarding marijuana local land use code. Common themes, noted across municipalities included concern regarding marijuana activities in residential districts, unanticipated fast growth of industry.

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

- Committee deliberations generally moved in chronological order from cultivating to processing to testing to selling. Committee deliberations briefly considered nurseries and generally treated similarly to cultivating.

Cultivation Discussion [Section 14.240]

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

Processing Discussion [Section 4.220]

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

Testing Facility Discussion [Section 3.500]

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

Retail Discussion [Section 2.300]

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

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

Committee Member Comments and Questions

- None

CDD Staff Discussion

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

Meeting adjourned at 1:00 PM

Community Development

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

Date: **September 16, 2015**

To: **Planning Commission**

Re: **Case No.: AME2015 0009 – Proposed changes to Title 49 of Permissible Uses for marijuana establishments.**

The subject case has been continued from the September 8, 2015 Regular Planning Commission Meeting to the September 22, 2015 Regular Planning Commission Meeting.

Additional materials for continued consideration of AME2015 0009 include a revised draft ordinance, and four public comments.

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-39

An Ordinance Amending the Land Use Code Relating to Marijuana Establishments.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Table. Category 2.000 Sales and Rental Goods, Merchandise or Equipment, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
2.200	Storage and display of goods with greater or equal ….									1,3	1,3	1,3	1,3	3^N	3^N	3
2.300	Marijuana retail store	3								3	3	3	3			3

Section 3. Amendment of Table. Category 3.000 Professional Office, Clerical, Research, Real Estate, Other Office Services, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
3.400	Offices greater than 2,500 square feet									1,3	1,3	1,3	1,3	1[N],3[N]		3[S]
3.500	Marijuana testing facility	3								3	3	3	3			3

Section 4. Amendment of Table. Category 4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description	RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																
4.210	Seafood processing	3[T]												3,	1,3	1,3
4.220	Marijuana product manufacturing facility	3									3	3				3

Section 5. Amendment of Table. Category 14.000 Aquaculture, Agriculture, Silviculture, Mining, Quarrying Operations, Spring Water Bottling, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
14.00	Commercial agricultural operations																
	…																
	14.240	Marijuana cultivation	3	3[AB]							3	3					3

Section 6. Amendment of Table. Category 19.000 Open Air Markets, Nurseries, Greenhouses, of CBJ 49.25.300 Table of Permissible Uses, is amended to add a new use description to read as follows:

	Use Description		RR	D1	D3	D5	D10SF	D10	D15	D18	LC	GC	MU	MU2	WC	WI	I
…																	
19.200	Nurseries, commercial greenhouses																
	…																
	19.230	Marijuana cultivation	3	3[AB]							3	3					3

Section 7. Amendment of Table. CBJ 49.25.300 Table of Permissible Uses, is amended by adding to the Note section the following:

49.25.300 Table of Permissible Uses.

…

Note:

AB. Use is prohibited in the urban service area but allowed outside the urban service area.

Section 8. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2015.

_____
Merrill Sanford, Mayor

Attest:

_____
Laurie J. Sica, Municipal Clerk

PC_Comments

From: Margo Waring <margowaring@ak.net>
Sent: Wednesday, September 09, 2015 12:44 PM
To: PC_Comments
Subject: comment for 9/22
Attachments: I ask that cultivation and processing of marijuana be removed from D1 and from the residential areas in RR.docx

I ask that the attached comments made by me at the 9/21 T49 committee meeting be included in the packet prepared for the 9/22 meeting.
Thank you.

PUBLIC COMMENT 1

I ask that cultivation and processing of marijuana be removed from D1 and from the residential areas in RR. The use in these areas is primarily residential and other uses should be compatible with residential uses. Marijuana cultivation and processing is not a compatible use. Medium manufacturing is, by CBJ's own definition, not compatible with residential areas as it requires that this use "have not negative effect (of the facility) on property values."

We do not yet know what cultivation and processing will look like. CBJ's Marijuana Committee, looking at staff work with agencies in Colorado and Washington did NOT recommend processing or testing in D1 or RR, based on what has been learned in these other locations. How can we say we know more when we have yet to undertake these activities? D1 and RR have no sewer systems. Do we know the impacts on streams and other water bodies? On air quality? Of the pesticides and other toxics used? We should recognize the limits of our knowledge and wait until we learn more before we place these facilities in D1 and RR residential areas.

Further, allowing cultivation, processing, testing and retail in RR is particularly of concern as not only would manufacturing be permitted in RR but also retail in areas with families. I ask that you reject retail in RR, at a minimum.

CBJ's residential areas should enjoy equal protection from the potential harm of this new industry, at least until we know more about those impacts. The zoning maps have not yet recognized that significant portions of RR zones are actually D1 areas. If we learn that cultivation and processing are indeed incompatible, we would then have to deal with the difficulties of "grandfathering" when we can avoid it by just moving ahead slowly.

I imagine that you feel that these activities are of low intensity. But we do not actually know this. Again, the research done to date by the Marijuana Committee shows them to be incompatible with residential areas. They are not permitted in Colorado or Washington residential areas. You may also think that set backs and buffers can be required through conditional use permits. But so often we have seen that the public is inadequately notified of such permits in time to specify adequate conditions and then begins a lengthy and difficult period of public protest. Again, we can solve much of this by going slowly, and, if appropriate, adding D1 and RR residential areas at a later date.

There is another point I wish to make. When property is purchased, most of us believe that our residential area will not become a manufacturing zone at some unspecified future date. We deserve to have our purchase decisions free of the worry of lost value due to changes to Title 49 and to variances and conditional use permits for practices inconsistent with residential living.

PC_Comments

From: Marjorie Menzi <marjoriemenzi@msn.com>
Sent: Tuesday, September 15, 2015 3:05 PM
To: PC_Comments
Subject: FW: Marijuana Ordinance
Attachments: Planning Commission re Marijuana.docx

From: Marjorie Menzi [mailto:marjoriemenzi@msn.com]
Sent: Tuesday, September 15, 2015 2:21 PM
To: 'pc_comments@gmail.org'
Subject: Marijuana Ordinance

Hello-
Please include these comments for the Sept. 22 meeting packet. They were verbal comments for the previous meeting but I would like the written comments included as all of the commissioners were not present. Thank you.
Marjorie Menzi

PUBLIC COMMENT 2

Planning Commission Testimony – Sept. 8, 2015
Marjorie Menzi, 6000 Thane Road
44 yr resident of Juneau

As a, 20 yr. resident of Thane Road, I can attest to the fact that indeed, Thane is a real residential neighborhood even though it happens to be outside of the urban service boundary. There are more than 70 families, many of which include children and dogs.

I am opposed to the change being recommended to Title 49.25.300 section 14.240 & 19.230 regarding the allowance of "marijuana establishments" in D1 residential areas outside of the urban service boundary. I am also opposed to allowing cultivation and processing of marijuana in residential areas in RR zones but am focusing on D1 as I live on Thane Road.

The staff made the initial recommendation to prohibit marijuana cultivation and processing in residential zoning districts. This was based on significant research conducted in municipalities in CO and WA regarding marijuana local land use codes. Reports from approximately 20 communities contacted by staff strongly recommended that residential areas be free of "marijuana establishments." These states have wisely chosen to keep marijuana –related activities outside of residential areas. The Juneau Marijuana Committee chose to disregard this recommendation.

I am opposed to inclusion of D1 in Section 14.240 for the reasons which were voiced by a Marijuana committee member in the committee's August 21 meeting.

- We are not being treated equally with other residential areas—It should be noted that we pay the same taxes as those in the urban service boundary for services we receive as well as for some we don't receive. However, we do not have city water and sewer and I wonder about the handling of wastewater from marijuana cultivation and the impacts on our wells and septic systems. I did not see that issue addressed in any of the minutes in which D1 inclusion was discussed.
- There should be protection of ALL residential districts while CBJ moves into an unknown activity.
- It would be easy to add zones at a later date versus the challenge of dealing with "grandfathering."
- This is a controversial activity in a community which has a significant addiction problem; we should adopt more restrictive regulations and liberalize at a later date.

In closing, I'm also interested in the status of the discussed "buffers" having read that the recommendation was 200 feet from "child-centered facilities, churches and correctional facilities" and then read that the committee supported a 500 foot buffer, which I also support. I also believe that school bus stops should be included in the list of areas requiring a buffer.

I urge the Planning Commission to delete D-1 zones from the areas in which marijuana cultivation and processing are allowable.

PC_Comments

From: Judy Sherburne <jlsherburne@gci.net>
Sent: Tuesday, September 15, 2015 7:48 PM
To: PC_Comments
Subject: Proposed changes to Title 49 Table of Permissible Uses relating to marijuana establishments.

To the Juneau Planning Commission

I recommend against allowing the light industrial development of commercial marijuana operations in Thane. No one knows the short or long terms impacts to this residential neighborhood and our short history nationwide is that residential neighborhoods are avoided absolutely. My comment has nothing to do with whether someone smokes pot or wants to grow pot in their home and everything to do with imposing an industry into a residential area. The atmosphere of my neighborhood and my property values are at stake. The following are reasons to exclude Thane:

- Marijuana as an agricultural crop is vulnerable to theft
- Marijuana as a drug especially is vulnerable to theft
- Marijuana, having extremely high value, is vulnerable to theft
- A commercial marijuana industry will require theft protection such as guns, dogs, lights, alarms, razor fences, etc, which are incompatible within a neighborhood -- children, elderly, dog walkers, bike riders assume their home and neighborhood does not attract crime unnecessarily - I do not want my neighborhood to be a magnet for theft nor for the potential violence in defense of a theft
- All homes in Thane are on wells with finite water supply and wells can get low under certain conditions -- a commercial operation could place a large and as yet unknown tap on ground water
- All homes have septic systems -- a commercial agricultural industry combined with wells is asking for conflict:

CHAPTER 10 – LAND USE
POLICY 10.4. TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY
RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE
IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL
DECISIONS AND REGULATORY MEASURES.

- Has anyone discussed light pollution from grow lights for months out of the year? I do not want the glow of a grow or processing operation out my window
- A commercial industry in Thane could impose a notoriety on the community that could reduce property values

Thank you for more serious consideration of this decision.

PUBLIC COMMENT 3

PC_Comments

From: Chris Prussing <beadiste@gmail.com>
Sent: Wednesday, September 16, 2015 8:08 AM
To: PC_Comments
Subject: Testimony for Marijuana Committee, Planning Commission meeting Sept. 22, 2015

FROM: Chris Prussing, 4655 Thane road

Having resided in Thane for over 40 years, I can agree with a neighbor's letter to the Commission that Thane "is a real residential neighborhood." As Thane has been in existence for over a century, there is quite a variety of buildings and types of land usage. Hearing concerns that a cannabis grow building might be a metal shed surrounded by barbed wire and security lights, I observed that my neighbor across the road has an giant vintage metal Quonset hut with a flood light capable of illuminating the entire lot; that another neighbor has their poultry yard surrounded by an 8-foot chain link fence with prison-style angled barbed-wire at the top to keep out bears (it didn't work, a bear ate the turkeys).

Reading through the minutes of previous marijuana committee meetings was sufficient to convince me that our existing building and fire codes, zoning areas, and table of allowable uses are entirely adequate to permit safe facilities for cannabis cultivation. Likewise, there is an impressive body of expertise that has been developed about indoor gardens; they are not raggedy sheds, but high-tech operations.

If my neighbors with large garages (or Quonset huts…) or outbuildings or vacant lot space want to engage in cannabis cultivation in order to generate income, there seems to be no reasonable objection that such activity would reduce property values. Indeed, it might make land and buildings more valuable because of the increase in market demand and scarcity of such opportunities elsewhere in the Borough.

Cannabis cultivation need not be half-acre grow barns; there are also opportunities for more small-scale commercial growers that supply bedding plants to larger growers, or who specialize in varietals that do not adapt well to large monoculture operations. A network of small growers supplying plants to larger resin-producing and processing facilities could spread the economic benefit around more equitably. Market forces and inspections could take care of weeding out enterprises that fail to follow sound business practices.

Please consider:

- **Accepting the recommendation that D-l zones be permitted to engage in cannabis cultivation, subject to codes and inspections.**

PUBLIC COMMENT 4

- **Considering a lower D2 permitting level for smaller cannabis grow operations, such as those producing vegetative state starter plants instead of a resin-producing crop, rather than a D3 Conditional Use Permit**
- **Setting no cap on the number of licenses, instead relying on inspection and competitive business practices (market forces) to control the number of these commercial garden operations**
- **Adding no further buffers to the recommended 200 feet from "child-centered facilities, churches and correctional facilities," which already seem more restrictive than those allowed for bars, cigarette and liquor sales.**

Thank you for reading this.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF RECOMMENDATION
Date: September 23, 2015
File No.: AME2015 0009

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

Application For:	Planning Commission Recommendation to the City and Borough Assembly regarding changes to Title 49 Table of Permissible Uses relating to marijuana establishments.
Legal Description:	Boroughwide
Hearing Date:	September 22, 2015

The Planning Commission, at its regular public meeting, amended the analysis and findings listed in the attached memorandum dated August 28, 2015 and recommended that the City and Borough Assembly adopt the Planning Commission recommendation for changes to the Title 49 Table of Permissible Uses related to marijuana establishments.

The Planning Commission amended staff's recommendation as follows:

- Marijuana retail remained included with a Conditional Use Permit in the Rural Reserve zone district.
- Marijuana product manufacturing with a Conditional Use Permit was removed from the Mixed Use 2 zone district.
- Marijuana product manufacturing with a Conditional Use Permit was included in the Mixed Use zone district.
- Marijuana retail with a Conditional Use Permit was included in the Waterfront Commercial zone district.

Attachments: August 28, 2015 memorandum from Chrissy McNally, Community Development, to the CBJ Planning Commission regarding AME2015 0009.

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: _____
Chrissy McNally, Planner
Community Development Department

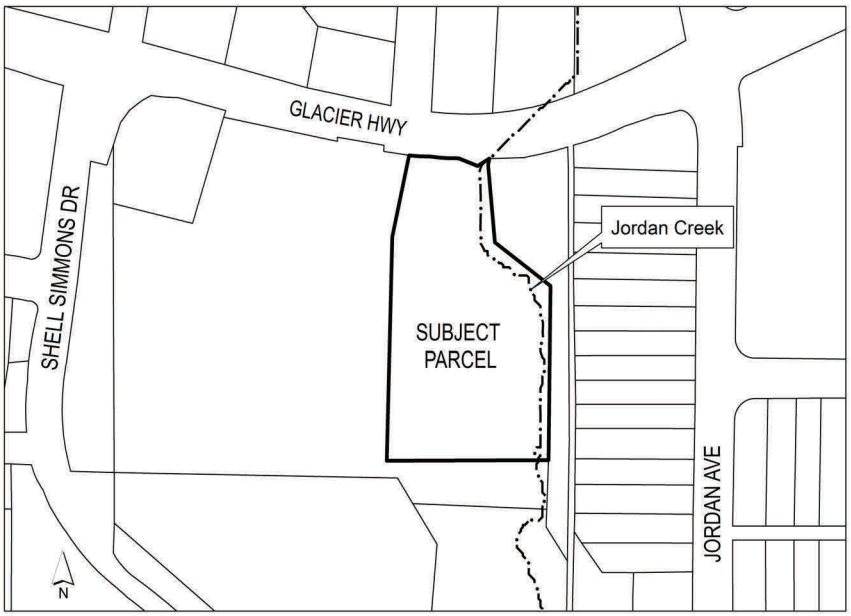
_____
Michael Satre, Chair
Planning Commission

_____ 9/25/15
Filed With City Clerk Deputy Clerk 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.

NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROPOSAL: Variance to stream setback.

File No:	VAR2015 0024	Applicant:	Central Council of Tlingit Haida
To:	Adjacent Property Owners	Property PCN:	5-B16-0-100-002-1
Hearing Date:	September 22, 2015	Owner:	Southeast Alaska Watershed Coalition
Hearing Time:	7:00 PM	Project Length:	460 Feet
Place:	Assembly Chambers	Zoned:	General Commercial
	Municipal Building	Site Address:	9095 Glacier Highway
	155 South Seward Street	Accessed Via:	Glacier Highway
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 15 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Allison Eddins at Allison.eddins@juneau.org or at 586-0758.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at http://www.juneau.org/assembly/novus.php

Date notice was printed: August 21, 2015

Community Development

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

DATE: September 10, 2015

TO: Board of Adjustment

FROM: Allison Eddins, Planner
Community Development Department

FILE NO.: VAR2015 0024

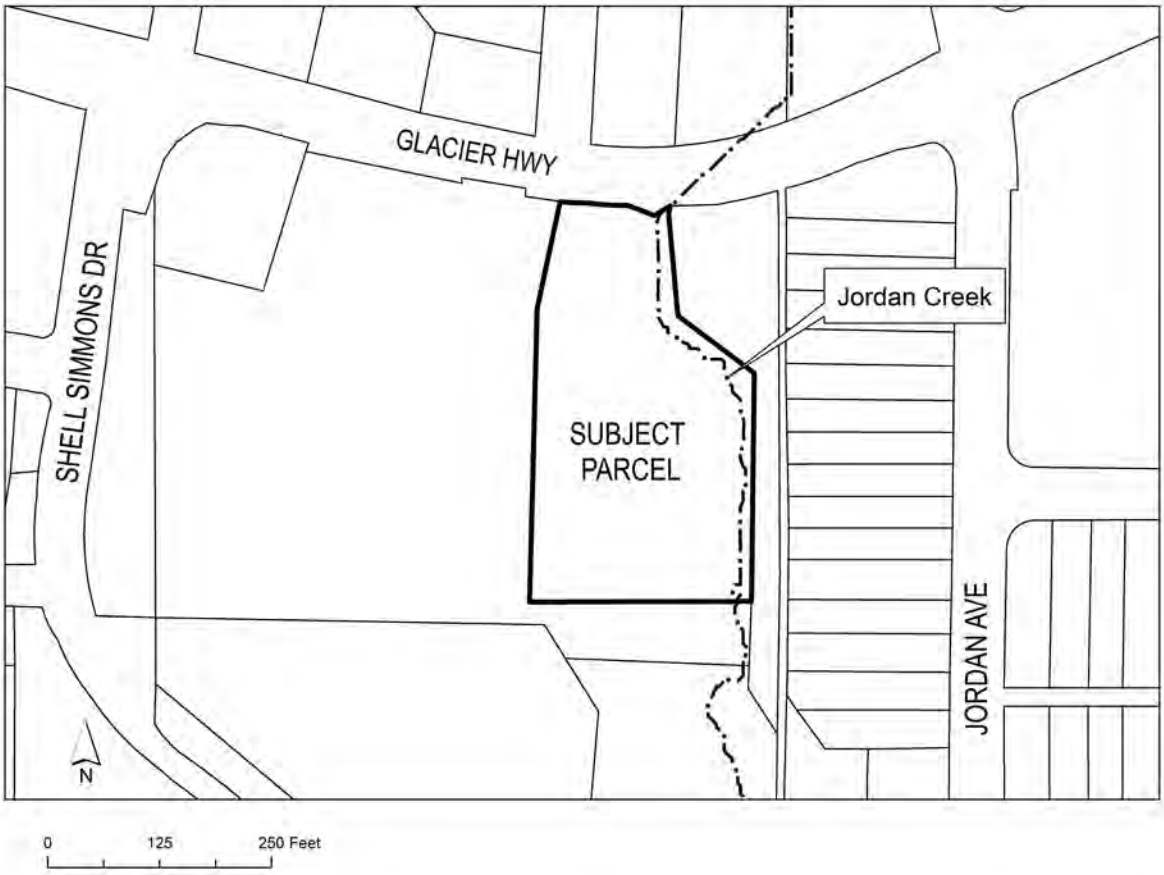
PROPOSAL: Construction of a 460 foot fence within the 25 foot no disturbance stream side setback along Jordan Creek, and the installation of a rain garden and required grading within the 50 foot no development setback along Jordan Creek.

GENERAL INFORMATION

Applicant:	Southeast Alaska Watershed Coalition
Property Owner:	Tlingit and Haida Central Council
Property Address:	9095 Glacier Highway
Legal Description:	USS 381 Glacier Mall Tract A3
Parcel Code Number:	5-B16-0-100-002-1
Site Size:	2 acres (88,644 square feet)
Comprehensive Plan Future Land Use Designation:	Commercial
Zoning:	General Commercial
Utilities:	CBJ water and sewer
Access:	Glacier Highway and Shell Simmons Drive
Existing Land Use:	Commercial offices and CDL driver training

Surrounding Land Use: North – Valley Auto Repair (Light Commercial)
South – Vacant Lot (General Commercial)
East – Lyle's Home Furnishings and Juneau Youth Services (General Commercial)
West – Airport Shopping Mall (General Commercial)

VICINITY MAP



ATTACHMENTS

Attachment A – Variance and Development Permit Application
Attachment B – Project Narrative
Attachment C – Site Photos
Attachment D – Site Map
Attachment E – Wetlands Review Board Minutes
Attachment F – Public Notice

PROJECT DESCRIPTION

The Southeast Alaska Watershed Coalition (SAWC), with the property owner's permission, is seeking a variance to construct a 460 foot long fence and rain garden along Jordan Creek within the 25 foot and 50 foot streamside setbacks.

A split rail fence, measuring 4 feet in height, will be constructed out of cedar and erected along the eastern portion of the property between the parking lot and Jordan Creek in areas not impacted by snow plows. In areas with higher potential impact from snow plows, 32 inch high concrete barriers will be installed. The most likely place for a concrete barrier will be along the north-eastern corner of the lot where snow plows have a tendency to push snow and gravel into Jordan Creek. A second concrete barrier will be placed in front of the rain garden to keep snow and gravel out during plowing. The fence will be placed within the 25 foot no disturbance setback. (See Attachment D) The fence and concrete barriers can be installed without requiring the removal of trees.

Years of heavy traffic have created a large depression that runs east to west in the southern portion of the parking lot. This causes a large amount of storm water and pollutants to gather and swiftly run-off into Jordan Creek. (See Attachment C) To stabilize the flow of storm water and filter out pollutants, SAWC would like to install a bio swale that will divert water into the rain garden. The rain garden will be situated parallel to Jordan Creek and perpendicular to the bio swale. The rain garden will be 20 feet wide and 80 feet long, and will be placed within the 50 foot no development setback. (See Attachment D) The construction of a rain garden this size will require approximately 270 cubic yards of excavation which will be replaced with 120 cubic yards of gravel and topsoil. CBJ Land Use Code considers grading and fill to be development *(CBJ 49.80.120 Development).*

Much of the riparian area along this section of Jordan Creek is infested with reed canary grass. This is a highly invasive, non-native species that, if left untreated, will continue to spread and could cause further harm to the already impaired creek. As part of this project, the reed canary grass will be removed. Using pesticides was mentioned in the variance application but Tlingit and Haida Central Council (THCC), the property owners, are opposed to this method. Instead the reed canary will be removed by hand and the riparian area will be routinely monitored by the property owner to make sure the plant does not have a chance to take over again.

BACKGROUND

This lot was first developed in the late 1960's and the building was constructed in 1976. The current streamside setback requirements were not adopted until 1987. The parking area was constructed prior to 1987 within the 25 foot no disturbance setback and is legally non-conforming. Jordan Creek has been classified as an impaired water body due to non-attainment of water quality standards for sediment and pollution resulting from urban runoff.

SAWC and the Juneau Watershed Partnership (JWP) were awarded an Alaska Clean Water Actions grant from the Alaska Department of Environmental Conservation and a grant from the National Fish and Wildlife Foundation for this project. The intent is to help improve the water quality and fish habitat along this portion of Jordan Creek.

The proposal was reviewed by the Wetlands Review Board (WRB) on August 20, 2015. A motion was made to support the project because it will "greatly improve water quality in Jordan Creek". The motion passed unanimously. (See Attachment E)

The CBJ General Engineering Department reviewed the project and determined that the storm water removal methods proposed in the application meet the standards in the *CBJ Manual of Storm water Best Management Practices.*

ANALYSIS

Jordan Creek is a cataloged anadromous water body and is classified as an impaired waterbody. Development along Jordan Creek is subject to habitat buffers set-out in CBJ Title 49.70.130 (a) (4) and (b) (1), as well as 49.70.950 (c) (7).

49.70.310 Habitat
(a) Development in the following areas is prohibited:

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

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

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

49.70.950 Habitat
(c) In addition to the standard contained in subsection (b) of this section, the following standards shall apply to the management of the following habitats:

(7) Rivers, streams and lakes shall be managed so as to protect natural vegetation, water quality, important fish or wildlife habitat and natural water flow.

In some places the cedar fence and concrete barriers will be located within 10 to 40 feet of Jordan Creek. The rain garden will be placed within 35 to 50 feet of the creek.

The Title 49.80.120 definition of development includes grading, fill and the construction of structures larger than 120 square feet. The requested variance to construct a 460 foot long fence, concrete barriers and a rain garden meets the definition of development.

Variance Requirements

Under CBJ §49.20.250 where hardship and practical difficulties result from an extraordinary situation or unique physical feature affecting only a specific parcel of property or structures lawfully existing thereon and render it difficult to carry out the provisions of Title 49, the Board of Adjustment may grant a Variance in harmony with the general purpose and intent of Title 49. A Variance may vary any requirement or regulation of Title 49 concerning dimensional and other design standards, but not those concerning the use of land or structures, housing density, lot coverage, or those establishing construction standards. A Variance may be granted after the prescribed hearing and after the Board of Adjustment has determined:

1. That the relaxation applied for or a lesser relaxation specified by the Board of Adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.

The relaxation applied for would allow SAWC to place a fence, concrete barriers and a rain garden within the stream side setbacks along Jordan Creek. If the relaxation applied for is not granted the fence, barrier and rain garden would have to be placed on the existing parking lot, reducing the area available for parking and CDL training. The property owner has stated that if the project results in a reduction of parking spaces they would not allow SAWC to carry out the project on their property.

Approving the Variance would allow SAWC to carry out the project as designed while maintaining the existing parking. The project is designed to improve the health and stability of Jordan Creek and to not adversely affect surrounding property owners.

Yes. The criterion has been met.

2. That relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare be preserved.

The intent of Title 49 is established in Section 49.05.100 Purpose and Intent are stated below:

1) To achieve the goals and objectives and implement the policies of the Juneau Comprehensive Plan and the 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 residences, 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.

The proposed Variance meets the intent of Title 49. The 2013 *Comprehensive Plan* Policy 7.3 calls for the protection of riparian habitat, including stream corridors, from adverse effects of development. Through policies like this and similar recommendations in the coastal management program, Juneau shows that it values the preservation of natural areas, even if they are in urban areas.

Yes. The criterion has been met.

3. That the authorization of the Variance will not injure nearby property.

Staff finds no evidence that the reduction of the 25 foot no disturbance setback and the 50 foot no development setback for the SAWC project will injure nearby property. Several nearby properties have development within the Jordan Creek setbacks. The development will benefit nearby property owners by proposing to improve the Jordan Creek habitat.

Yes. The criterion has been met.

4. That the Variance does not authorize uses not allowed in the district involved.

The property is zoned General Commercial. The Variance would allow for the construction of a cedar fence, the installation of concrete barriers and a rain garden within the 50 foot no development and 25 foot no disturbance stream side setbacks, and would not authorize uses not allowed in the General Commercial zone.

Yes. The criterion has been met.

5. That compliance with the existing standards would:

(A) Unreasonably prevent the owner from using the property for a permissible principal use;

The current use as commercial offices and CDL training are both allowed uses in the General Commercial zones. Denial of the Variance would not prevent the current or future

property owners from using their property for an permissible principal use allowed in General Commercial.

No. The sub-criterion has not been met.

(B) Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;

The proposed project is consistent with other storm water and habitat improvements along Jordan Creek. Property owners in the area have constructed fences and installed concrete barriers along property lines that border the creek. They are most commonly used as buffers between parking lots and the creek.
There are currently no rain gardens in the area but similar storm water and sediment treatments ponds have been built on nearby commercial properties.

Yes. The sub-criterion has been met.

(C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive;

The subject lot is 88,644 square feet and a large portion of the lot is used for parking and CDL training. The applicant states that requiring the fence, barriers and rain garden to be built outside of the stream side setbacks would limit the amount of space available for parking and driver training. Although compliance with the setback requirements will reduce the parking area, it would not be unnecessarily burdensome or expensive to comply with Title 49.

No. This sub-criterion has not been met.

or

(D) Because of preexisting nonconforming conditions on the subject parcel the grant of the Variance would not result in a net decrease in overall compliance with the Land Use Code, CBJ Title 49, or the building code, CBJ Title 19, or both.

The parking lot encroaches into the 25 foot no disturbance setback and the 50 foot no development setback. When the building and parking lot were constructed in 1976, Juneau did not have habitat setbacks along Jordan Creek, making it a pre-existing nonconforming situation. Allowing the project to be constructed within the setbacks would not result in a net decrease in overall compliance with the Land Use Code. The project will reduce the

property's impact on Jordan Creek which is consistent with the intent of the streamside setbacks.

Yes. This sub-criterion has been met.

Since sub-criterion B and D are met, criterion 5 is met.

6. That a grant of the Variance would result in more benefits than detriments to the neighborhood.

Granting the Variance requested would result in more benefits than detriments both to surrounding neighbors and to Jordan Creek. The creek is listed as an impaired water body due to sediment, dissolved oxygen and residues resulting from run-off. The proposed concrete barriers would help prevent snow and sediment from being pushed into the creek. The rain garden will help to filter out pollutants coming off the parking lot and will slow the flow of storm water into the creek, minimizing erosion.

Yes. This sub-criterion has been met.

FINDINGS

1. Is the application for the requested Variance 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.

Per CBJ §49.70.900 (b)(3), General Provisions, the Director makes the following Juneau Coastal Management Program consistency determination:

2. Will the proposed development comply with the Juneau Coastal Management Programs?

Yes. The Variance, if approved, will help protect natural vegetation, water quality, fish habitat and natural water flow into Jordan Creek, compliant with CBJ 49.70.950 (b) (7).

3. Does the variance as requested, meet the criteria of Section 49.20.250, Grounds for Variances?

Yes. Based on the analysis above, the Variance as requested meets the criteria of Section 49.20.250, *Grounds for Variance*. **Criteria 1, 2, 3, 4, 5, and 6 are met.**

RECOMMENDATION

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

DEVELOPMENT PERMIT APPLICATION

Project Number	CITY and BOROUGH of JUNEAU	Date Received:
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION

Project Description
Installation of ~460 linear feet of fence [combination of cedar split rail fence and concrete barriers], construction of a 20ft. wide by 80ft. long by 3.6 ft deep rain garden, and construction of a 15ft. wide by 80ft. long by 3ft. deep rock swale.

PROPERTY LOCATION

Street Address	City/Zip
9095 Glacier Hwy.	Juneau, AK 99801

Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot)
USS 381 Glacier Mall TR A3

Assessor's Parcel Number(s)
5B1601000021

LANDOWNER/ LESSEE

Property Owner's Name	Contact Person:	Work Phone:
Central Council of Tlingit and Haida		
Mailing Address	**Home Phone:**	**Fax Number:**
9097 Glacier Hwy. Juneau AK 99801		
E-mail Address	**Other Contact Phone Number(s):**	

LANDOWNER/ LESSEE CONSENT

****Required for Planning Permits, not needed on Building/ Engineering Permits****

I am (we are) the owner(s)or lessee(s) of the property subject to this application and I (we) consent as follows:

A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.
B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.

X _____ Landowner/Lessee Signature — Date 7/16/15

X _____ Landowner/Lessee Signature — Date

NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.

APPLICANT

If the same as OWNER, write "SAME" and sign and date at X below

Applicant's Name	Contact Person:	Work Phone:
Southeast Alaska Watershed Coalition	Brad Ryan	907-314-0477
Mailing Address	**Home Phone:**	**Fax Number:**
P.O. Box 283, Haines, AK 99827		
E-mail Address	**Other Contact Phone Number(s):**	
brad.ryan@sawcak.org		

X _____ Applicant's Signature — Date of Application

---OFFICE USE ONLY BELOW THIS LINE---

STAFF APPROVALS

✓	Permit Type	***SIGN	Date Received	Application Number(s)
	Building/Grading Permit	■		
	City/State Project Review and City Land Action	■		
	Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)	■		
	Mining Case (Small, Large, Rural, Extraction, Exploration)			
	Sign Approval (If more than one, fill in all applicable permit #'s)	■		
	Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
	Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
✓	Variance Case (De Minimis and all other Variance case types)	■	7/17/15	var 15-024
	Wetlands Permits			
	Zone Change Application			
	Other (Describe) _____			

***Public Notice Sign Form filled out and in the file.

Comments: Grading permit submitted

Permit Intake Initials: BM

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

VARIANCE APPLICATION

Project Number	Project Name (15 characters)	Case Number	Date Received
		VAR 15-024	

TYPE OF VARIANCE REQUESTED:

- ☐ Variance to the Sign Standard (VSG)
- ☐ Variance to Dimensional Standards (VDS)
- ☑ Variance to Habitat Setbacks (VHB)
- ☐ Variance to Parking Requirements (VPK)
- ☐ Variance to Setback Requirements (VSB)

DESCRIPTION OF ACTIVITY WHICH REQUIRES A VARIANCE:
Installation of ~460ft. of barrier fence [combination of cedar split rail fence (~350ft.) and concrete barrier (~110ft).] and construction of a 20ft wide by 80ft long by 3.6ft deep rain garden on the Central Council's property within the habitat setbacks of Jordan Creek [continued on attachment].

Previous Variance Applications? ☐ YES ☑ NO Date of Filing: _____

Previous Case Number(s): _____

Was the Variance Granted? ☐ YES ☐ NO

UNIQUE CHARACTERISTICS OF LAND OR BUILDING(S):
Jordan Creek, an anadromous waterbody that is also listed as impaired due to non-attainment of Water Quality Standards for sediment, dissolved oxygen and residues, runs through the Central Council's property at 9095 Glacier Hwy. The property was developed prior to the establishment of the habitat setbacks and, therefore, development has occurred within the setbacks.

UTILITIES AVAILABLE: WATER: ☑ Public ☐ On Site SEWER: ☑ Public ☐ On Site

WHY WOULD A VARIANCE BE NEEDED FOR THIS PROPERTY REGARDLESS OF THE OWNER?
The property was developed prior to the establishment of the habitat setbacks. Disturbance has occurred within the 25 and 50ft setback limits. Placement of the fence and rain garden within the setbacks is necessary for these structures to perform their intended functions without encroaching on the parking area and driver training area on the property.

WHAT HARDSHIP WOULD RESULT IF THE VARIANCE WERE NOT GRANTED?
Without the variance, the fence would encroach on and potentially eliminate useable parking area in the back parking lot. The rain garden and a portion of the fence would encroach on the area used for the Central Council's CDL driver training school. This could reduce the area available for maneuvering the truck and trailer, and place the fence and rain garden [continued in attachment]

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

VARIANCE FEES

	Fees	Check No.	Receipt	Date
Application Fees	$400 ✓			
Adjustment	$			
Total Fee	$400 ✓			

NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM

TO BE COMPLETED BY THE APPLICANT

RECEIVED
JUL 17 2015
PERMIT CENTER/CDD

Attachment to Variance Application

Description of activity which requires a variance. [***Cont. from application***]

The split-rail cedar fence will be constructed in areas with low potential impact from snow plows, with more robust concrete barriers in areas with higher potential of impact from snow plows. The concrete barriers may be replaced by split rail cedar fence depending on cost, but will be kept in the highest areas of potential impact from snow plows (e.g. corners). The split-rail cedar fence would stand approximately 4-feet high and the concrete barriers would be the standard 32 inches in height. The fence and concrete barriers will be placed within 20 to 40 feet from Jordan Creek along the edge of pavement and the vegetation. Breaks in the barrier fence will occur at larger trees.

The rain garden will be within 35 to 50 feet from Jordan Creek. The rain garden will require approximately 270 yards of excavation and placement of approximately 120 yards of gravel and topsoil. Rain gardens are not specifically listed in the CBJ Manual of Stormwater Best Management Practices. However, the Infiltration Basin BMP states, "the basin can be designed as ... a shallow earthen rain garden." Therefore, the rain garden was sized according to the procedure outlined in the CBJ Manual for the Infiltration Basin BMP (attached). The calculated water quality design volume is approximately 3,368 ft^3. The rain garden will be vegetated using native plants during construction and will be re-planted in the spring of2016.

This project also includes constructing a swale outside of the setbacks. This swale will be made of rock, since it will be placed where trucks would likely drive over the surface. The purpose of this swale is to stabilize the flow path of the stormwater, assist in infiltration, and to help reduce fine sediments entering the rain garden.

No trees will be removed for this project, but the riparian area is infested with reed canary grass, a highly invasive plant that can impact aquatic habitats. Impacts include displacing native riparian vegetation, promoting silt deposition, constricting waterways, altering soil hydrology. Measures to control this invasive plant will be implemented. This will likely include mechanical measures (digging, pulling, mowing), application of pesticides, and/or tarping. Disturbed areas will be revegetated. This will take place over the course of a year (through June 2016).

This project will be implemented by the Southeast Alaska Watershed Coalition (SAWC) and the Juneau Watershed Partnership (JWP) in an effort to improve the water quality on Jordan Creek, an impaired waterbody that supports anadromous habitat. SAWC and JWP has applied for and received funding through the Alaska Clean Water Action (ACWA) grant program administered by the Alaska Department of Environmental Conservation (DEC) and a grant from the National Fish and Wildlife Foundation (NFWF), totaling approximately $40,000 to complete this project.

The purpose of this project is to help improve water quality and fish habitat on Jordan Creek. Jordan Creek is an anadromous stream that is listed as impaired due to non-attainment of Water Quality Standards for sediment, dissolved oxygen and residues resulting from urban run-off. Fine sediment and other pollutants attributed to stormwater runoff occurring in the densely developed lower portion of

the watershed can adversely impact fish and fish habitat. Implementing stormwater best management practices (BMPs) would go a long way to improve water quality and fish habitat in this urban stream.

The United States Fish and Wildlife Service (USFWS) and the JWP recently completed a stormwater inventory and assessment for the Lower Jordan Creek watershed, which identifies opportunities to manage the quantity and quality of stormwater entering the stream. The Edward K. Thomas building, owned by Central Council of Tlingit and Haida (CCTHITA), as one of the sites along Jordan Creek where stormwater treatment is needed. The calculated water quality design volume is approximately 3,368 ft^3 of run-off generated from 36,000 ft^2 (0.83 acres) of parking lot circumvents the storm sewer system, flows across the CCTHITA property and discharges untreated directly into the creek (see Figure 1 and 2).

The rain garden needs to be positioned parallel to the stream and perpendicular to the stormwater flow, along the back side of the property in order to intercept the run-off, slow it down, and give space and time to allow the sediment and other pollutants to settle out of the water before it enters the creek (Figure 3). This will also place the rain garden in a location that will be protected from the truck traffic from CCTHITA's CDL driver training school and allow for snow storage during the winter.

Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is supporting this project solely as the land owner as described in the attached MOU. This project has support from the U.S. Fish and Wildlife Service (see attached letter of support submitted with our grant application) and the Alaska DEC, who is funding this project.

What hardship would result if the variance were not granted? [***Cont. from application***]

in a location that could result in trainees damaging the structures if they were constructed.

The Southeast Alaska Watershed Coalition (SAWC) and the Juneau Watershed Partnership (JWP), non-profit watershed councils, will implement this project. The SAWC and JWP were awarded an Alaska Clean Water Actions (ACWA) grant from the Alaska Department of Environmental Conservation (DEC) and a grant from the National Fish and Wildlife Foundation (NFWF), totaling approximately $40,000, to construct the fence and rain garden. CCTHITA is supporting this project as the land owner as outlined in the attached MOU. If the variance is not approved, CCTHITA will not approve the construction of these structures because they would have to encroach on parking areas; therefore, the SAWC and the JWP would not be able to fulfill their grant obligations and could be liable for the funds.

Variance Approval Criteria

(1) The relaxation applied for or a lesser relaxation specified by the board of adjustment would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners;

The relaxation would allow installation of a barrier fence and rain garden within the habitat setbacks for Jordan Creek without encroaching on useable parking areas. Since the property was developed prior to the establishment of the setbacks, the existing parking area on the property is located within the 25 and 50 foot setback limits. With a lesser relaxation, the fence would reduce parking that is needed when the front lot is full. In addition, the rain garden and a portion of the fence would encroach on the parking area used for Central Council's CDL driver training school. This would reduce the area available for trainees to maneuver a truck and trailer.

(2) Relief can be granted in such a fashion that the intent of this title will be observed and the public safety and welfare preserved;

The intent of the habitat setbacks established in CBJ 49.70.310 is to protect anadromous streams. Jordan Creek, an anadromous stream, is also listed as impaired due to non-attainment of Water Quality Standards for sediment, dissolved oxygen and residues resulting from urban run-off. In this case, we're proposing to install a barrier fence and a rain garden to address water quality concerns resulting from discharges on Central Council's property, and to provide control of reed canary grass infestation. The barrier fence is intended to discourage plowing snow directly into the stream during winter maintenance, which is a major source of sediment in Jordan Creek. The rain garden will treat an existing storm water discharge carrying sediments and other pollutants into Jordan Creek. Measures to control reed canary grass, which may include mechanical measures (digging, pulling, mowing), application of pesticides, and/or tarping, will be implemented to improve riparian habitat. Therefore, our project is compatible with the intent of the habitat setbacks. The fence, rain garden, and control of invasive plants will not have adverse effects on public safety and welfare.

(3) The authorization of the variance will not injure nearby property;

Authorization of the variance will not injure nearby property. The project will occur entirely on Central Council property. The cedar split rail fence is an attractive structure that will blend in with the riparian vegetation. The concrete barrier sections of the fence are consistent with the commercial neighborhood, as adjacent properties have similar structures placed along their property boundary paralleling Jordan Creek. The rain garden is intended to treat an existing storm water discharge by allowing the water to infiltrate into the ground and routing the remaining treated water into the riparian area and Jordan Creek above the downstream property. The intent is to reduce the volume of storm water and, therefore, it is not anticipated to lead to flooding that could injure nearby properties.

(4) The variance does not authorize uses not allowed in the district involved;

The property is within a General Commercial (GC) district. Fencing and green infrastructure are not specifically listed as a permissible use in this district per CBJ 49.25.300. However, CBJ 19.12.120 requires storm water control structures for new development and re-development including commercial facilities. Owners of existing development are encouraged to implement green infrastructure. This rain garden was sized using the procedures in the CBJ Manual of Stormwater Best Management Practices, Infiltration Basin BMP (attached).

(5) Compliance with the existing standards would:

(A) Unreasonably prevent the owner from using the property for a permissible principal use;

The property is within a General Commercial (GC) district, and is located among other commercial properties in the Airport Mall (Glacier Mall Subdivision). Current uses include Central Council's business offices and a parking area that is used for Central Council's CDL driver training school, which are permissible principal uses in a GC district. Compliance with existing standards would reduce useable parking for the offices in the back parking lot since it is constructed within the setbacks. The back parking lot is needed when the front lot is full. Compliance with the standards would also reduce the area available for the CDL driver training school trainees to maneuver the truck and trailer, which could negatively affect adjacent commercial parking areas.

(B) Unreasonably prevent the owner from using the property in a manner which is consistent as to scale, amenities, appearance or features, with existing development in the neighborhood of the subject property;

As mentioned, land owners in the commercial neighborhood along lower Jordan Creek use fencing and concrete barriers, for a variety of reasons, along their property line bordering Jordan Creek. Installation of the barrier fence, which includes sections of cedar split rail fencing and concrete barriers, would be consistent with barriers on existing development in the neighborhood. While there are currently no rain gardens in the neighborhood, there is several sediment retention ponds located on nearby properties within the setback limits, which serve a similar purpose in treating stormwater. In addition, several bank stabilization projects have occurred on lower Jordan Creek commercial properties. The rain garden

would, therefore, be consistent with stormwater and habitat improvement features on existing development.

(C) Be unnecessarily burdensome because unique physical features of the property render compliance with the standards unreasonably expensive; or

Even though the property was developed prior to the establishment of the habitat setbacks, the property has a 25-foot easement from the edge of the property line for Jordan Creek. Even so, the property includes developed parking areas and associated disturbance within the setback limits of Jordan Creek. Compliance with the standards would be burdensome to the Central Council by reducing the available parking and the training area for the CDL driver training school. The SAWC and JWP would bare the expense associated with compliance. Central Council is unlikely to allow construction of the project if it encroaches on the parking and training area, preventing SAWC and JWP from fulfilling their grant agreements.

(D) Because of preexisting nonconforming conditions on the subject parcel, the grant of the variance would not result in a net decrease in overall compliance with the land use code, title 49, or the building code, title 19, or both; and

The property has pre-existing non-conforming conditions, as it was developed prior to the establishment of the habitat setbacks. The property includes developed parking areas and associated disturbance within the setback limits. The variance would not result in a net decrease in overall compliance of the habitat setbacks established in CBJ 49.70.310. The barrier fence would be placed along the edge of pavement of the parking areas paralleling Jordan Creek and in front of the rain garden. The rain garden would be placed along the edge of the gravel parking area used for the CDL driver training school and within the vegetated area beyond the gravel parking that consists of disturbed soils and reed canary grass (an invasive plant).

(6) A grant of the variance would result in more benefits than detriments to the neighborhood.

Granting the variance requested would result in more benefits than detriments to the neighborhood. As previously mentioned, Jordan Creek is listed as impaired waterbody due to non-attainment of Water Quality Standards for sediment, dissolved oxygen and residues resulting from urban run-off. In addition, the CCTHITA's property at 9095 Glacier Hwy. (the Edward K. Thomas building) was identified by the USFWS and JWP as a site where stormwater treatment is needed during the stormwater inventory and assessment of the Lower Jordan Creek watershed.

Central Council was approached by the Southeast Alaska Watershed Coalition (SAWC) and the Juneau Watershed Partnership (JWP), non-profit watershed councils, for support for this project as the property owner. With Central Council's support, the SAWC and JWP were awarded an ACWA grant from the DEC and a grant from NFWF to construct a barrier fence and a rain garden to address water quality concerns resulting from discharges from Central Council's property. The barrier fence is intended to discourage plowing snow directly into the stream during winter maintenance, which is a major source of sediment in Jordan Creek. The rain garden will treat an existing storm water discharge carrying sediments and

other pollutants from 36,000 ft2 (0.83 acres) of commercial development into Jordan Creek. This project is also intended to be a demonstration site to encourage other property owners along Jordan Creek to implement green infrastructure to improve storm water quality in lower Jordan Creek. In addition to improving storm water quality from Central Council's property, this provides an opportunity for Central Council to successfully partner with the SAWC and JWP on a project that has support from the DEC and USFWS.

Figure 1. The Edward K Thomas Building showing the area contributing to the stormwater discharging to Jordan Creek in yellow and the current flowpath of stormwater discharging into the creek.

Figure 2. The Edward K Thomas Building project site during a rain event with stormwater run-off draining towards Jordan Creek, which is in the background.

Figure 3. Property boundary and easements. There is a 25 ft. drainage easement for Jordan Creek and utility easement.

Figure 5. Northern most end of property, looking south. Split rail fence will be placed along the edge of pavement, in the vegetation, as shown.

Figure 6. North side of the Edward K Thomas Building, looking east toward back parking lot. Concrete barrier will be placed along the edge of pavement within the vegetation on the corner at this location because snow is piled here and often is pushed into the stream.

Figure 7. North side of the Edward K Thomas Building, looking east toward back parking lot. Concrete barrier will be placed along the edge of pavement within the vegetation (not yet emerged in this photo) due to risk of impact from plow; however, this length may be replaced with split rail fence depending on funds and land-owner preference.

Figure 8. Edge of driver training area where the rain garden will be located. The rain garden will encompass the area from near the tree line to just outside the vegetated area. The length of the rain garden will end just before the connex in the background.

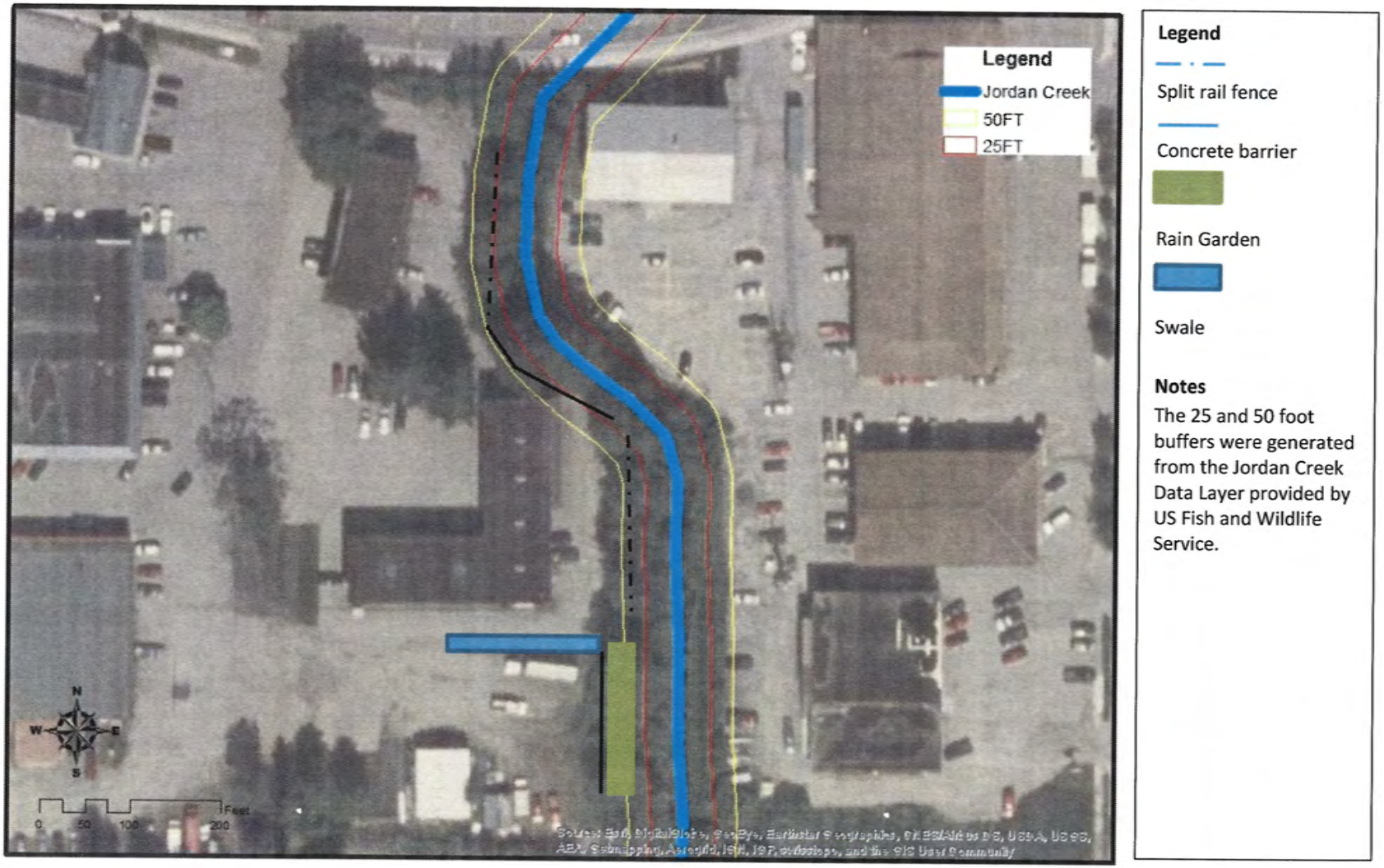


Figure 4. Plan Set showing the fence, rain garden and swale in relation to the Jordan Creek habitat setbacks.

DRAFT MINUTES
WETLANDS REVIEW BOARD
REGULAR MEETING
August 20, 2015, 5:15 p.m. City Hall room 224

Meeting Summary

Roll Call

Board Members Present: Amy Sumner, Brenda Wright, Nina Horne, Jerry Medina, Andrew Campbell, Lisa Hoferkamp; Ben Haight; Hal Geiger

Board Members Absent: Dan Miller

A quorum was present.

Staff Members Present: Teri Camery, Chrissy McNally, Laura Boyce, Allison Eddins, CBJ Planners

Public Present: Gretchen Pikul, DEC; Dave Hanna; Scott Jensen

Meeting called to order at 5:18 p.m.

II. June 25, 2015 Regular Meeting minutes approved.

III. Agenda approved with edits; Ms. Camery apologized for listing the wrong streamside setback variance case from the previous board meeting.

IV. Public Participation on Non-Agenda Items

None

V. Board Comments.

Ms. Sumner said that she would be representing the Juneau Watershed Partnership for the variance discussion.

VI. Agenda Items

1) VAR2015 0024, a Streamside Setback Variance to Jordan Creek for installation of a fence, bioswale, and raingarden

Staff Presentation

Attachment E

Ms. Camery explained that the Board is reviewing this project in its scientific advisory role. Draft minutes, a summary of board comments, and the final board motion will be included in Ms. Eddins' staff report to the Planning Commission. Ms. Camery said that she is recusing herself from the remainder of the board review due to conflict of interest, since she is on the board of the Juneau Watershed Partnership.

Ms. Eddins provided an overview of the project and the reason for the proposed streamside setback variance because of grading within the 25-foot no-disturbance zone and installation of a fence within the 50-foot no-development setback of Jordan Creek. She referred to an aerial photo of the site and noted that the lot is used for commercial driver's license training. She described how the polluted run-off and gravel from the lot settles toward Jordan Creek. The project creates a bioswale and raingarden to catch run-off and act as a natural filter, while the fence and barriers will be put in place to prevent snowplowing into the creek.

Ms. Eddins noted a correction to the application: the application stated that the bioswale would be between 20 and 40 feet, but it is actually 10-40 feet. She said this doesn't change the review because the project is just 10 feet farther into the 0-25 foot no-disturbance zone.

Applicant Presentation

Ms. Sumner referred to photos of the site and explained the boundaries of the bioswale, raingarden, and fence as they related to the 25-foot no-disturbance zone and 50-foot no-development setback. She said that the final vegetation plan for this fall has not yet been determined, but additional planting will likely be necessary in the spring.

Mr. Geiger said that he was not familiar with the raingarden term. Ms. Sumner said that a raingarden is similar to a bioswale. It slows the movement of water by utilizing vegetation in a shallow ditch. Ms. Hoferkamp requested clarification on distances, which Ms. Sumner pointed out on the photographs. Ms. Sumner explained that no trees would be removed, and the fence would be placed on the stream side of the trees.

Ms. Hoferkamp asked if there were any figures on the volume of water coming off the lot. Ms. Sumner explained that the raingarden was sized based on the CBJ Manual of Stormwater Best Management Practices, so she was confident that it would be sufficient. Ms. Hoferkamp asked why it would be necessary to re-plant in the spring. Ms. Sumner explained that it would only be necessary to re-plant whatever vegetation does not survive from this fall's planting.

Ms. Pikul noted that previous re-vegetation efforts in the area had failed because of snowplowing, so she emphasized that the fence and barriers were essential to the effort.

Mr. Hanna noted that the lot was created in 1968, before streamside setbacks were in place.

Ms. Sumner showed a slide that listed partners and financial support. She showed letters of support from Tlingit Haida Central Council and the U.S. Fish and Wildlife Service. She said that the project would be treating reed canary grass, but the method was undetermined currently

because Tlingit Haida opposed herbicide use. She asked Ms. Camery if CBJ regulated herbicides, and Ms. Camery said no.

Mr. Medina asked where the snow would be stored on site. Ms. Sumner pointed on a photograph to an area outside of the streamside setbacks where snow has been stored in the past.

Mr. Geiger asked if the Alaska Department of Fish and Game had been consulted on the project. Ms. Sumner said no. She said the project is a result of a stormwater mapping project on lower Jordan Creek.

Public Participation

Mr. Hanna said that the project is imperative, and barriers are essential to protect the stream.

Board/Staff Discussion and Motion

Mr. Geiger proposed the following motion:

> *The Wetlands Review Board supports the variance because it will greatly improve water quality in Jordan Creek.*

Ms. Wright seconded the motion. The motion was passed unanimously.

2) SMN 2015 0008 Silver Bay Planned Unit Development Subdivision

Staff presentation

Ms. Camery explained that the Board is reviewing this project in its scientific advisory role. Draft minutes, a summary of board comments, and the final board motion will be included in Ms. Boyce's staff report to the Planning Commission.

Ms. Boyce explained the details of the current approved Planned Unit Development, which allows clustered development with a common area. She said the subdivision can have up to 45 units but is currently approved for 20 units. She said that the applicant requests a 21st unit and the creation of six lots from the single existing lot, as shown in Attachment A of the packet. She said that the Juneau Wetlands Management Plan indicates that a significant section of one of the proposed lots contains high-value Category A wetlands that drain into Jordan Creek. Lot 12 is 3.4 acres in size and contains most of the wetlands on the property. These wetlands are currently in common ownership under the existing approved PUD, and would be developed under private ownership in the applicant's proposal for a single family home. She explained that this change to number of lots and the change to the common area require Planning Commission approval. The review is coming to the Board to obtain the Board's advisory opinion on removing the wetlands from common ownership to individual development.

Mr. Jensen questioned the need for the review and raised questions regarding the requirements of the existing approved PUD as they relate to the changes he has proposed. He did not believe that

review was required. Ms. Boyce explained that Mr. Jensen is amending an approved development plan, therefore it has to go back to the Planning Commission. She said that the development still meets the requirement to have 40 percent of the area within common ownership. However the proposal is going to the board because the portion of the PUD that is wetlands which is now in common ownership that isn't developable would now be available for residential development. In response to board questions, she confirmed that there is just one unit proposed on Lot 12.

Ms. Wright asked if the wetland category, Category A, had changed over time. Ms. Camery explained that the wetland categories in the Juneau Wetlands Management Plan (JWMP) have never changed since the plan was first adopted in 1992. There are later versions of the plan, but only the chapter language has changed. All versions are based on the same studies from the 1980s, with the same wetland categories. She explained that this is why there has been such a strong push to update the plan.

Ms. Boyce noted that the wetland area is within the 100 year floodplain, therefore development must be constructed above the base flood elevation. She also noted that the preliminary plat review requires a wetland delineation.

Applicant presentation

Mr. Jensen stated that he was unsure why the meeting was necessary, because wetlands can be developed with Corps approval and because a portion of the lot is uplands, not Category A wetlands. Ms. Boyce explained that the proposed lots will put the wetland area into developable status, instead of the current common-area status, therefore both Planning Commission and Wetlands Review Board review is required. Mr. Jensen said that CDD is viewing the development differently from his first Planned Unit Development, and it seemed that the rules had changed. Ms. Boyce said that the development is approved for 20 units; additional units require review.

Mr. Campbell said that in his experience, the JWMP maps have not always been accurate; they are general boundaries that may not give exact lines in relationship to individual properties. He suggested getting a wetland delineation to confirm the wetland boundary. Ms. Camery concurred with Mr. Campbell. She said that if Mr. Jensen provided a wetland delineation that showed that the proposed lot was not within wetlands, then board review would not be necessary. She said that Mr. Jensen would still need to go to the Planning Commission to amend the plat as Ms. Boyce described, but there would be no wetland review. Mr. Campbell agreed.

Ms. McNally said the common open space in a PUD has different management and maintenance standards than private lots based on the PUD's Homeowners Association agreement. The board could suggest that Lot 12 be reduced in size in order to keep more of the wetlands in common ownership if the Board deemed that was beneficial to the preservation of the wetlands.

Ms. Boyce asked if the Board could support the creation of Lot 12 if any development occurred only on the upland portion of the lot; that way, Mr. Jensen wouldn't need to return to the Board once a wetlands delineation has been completed. Mr. Geiger asked about what would happen to

the rest of lot 12 if the Board took that action. Mr. Jensen said that it would be retained as a non-common area with the potential for development. Ms. Boyce clarified that if the rest of the lot was developed, the PUD would need to be amended to allow for increased density.

Public participation

There was no public participation

Board discussion/motion

Ms. Wright offered the following motion:

> *The Wetlands Review Board approves the lot designation in the described plan provided the applicant provides a certified wetland delineation that confirms that the proposed structure is within the upland area.*

Mr. Geiger seconded the motion.

In favor: Campbell, Sumner, Haight, Wright, Horne, Geiger, Hoferkamp
Opposed: Medina

Mr. Medina explained that he voted against the decision because he does not like approving projects "on the fly." He said he would like to see the wetland delineation first. He said he is not opposed to the idea. Mr. Geiger and Ms. Horne agreed, and said that the board did not have adequate information for the review.

Mr. Jensen said that from his perspective, you should not ask a developer to go to great expense for something that may not be approved. He said this approach of getting approval first is better for him because he knows that the money will not be wasted.

Mr. Campbell said that he has seen that the JWMP maps do not always exactly delineate the wetland line. He felt that the Board's motion was a good compromise, and said that the Board has not committed itself to a violation of the wetland area. Mr. Haight noted that the Board's motion is not a final decision, because the development still has to go to the Planning Commission.

3) Juneau Wetlands Management Plan Update

Ms. Camery explained that the preliminary draft Juneau Wetlands Management Plan is due on September 15, therefore the board's regular monthly meeting must be on the fourth Thursday of the month, Thursday September 24, instead of the usual third Thursday. She said that room 224 is not available on the 4th Thursday; therefore the meeting will be in the Marine View 4th floor conference room. She said she will send the draft to the board just as soon as she receives it to allow the board as much time as possible to review the document. She said that the update has been in the works since 2009, and tonight's review of the PUD gives further evidence of why the update is needed.

Ms. Camery explained that approximately 90 percent of the plan's 360 wetland assessments are on public land rather than private, because CBJ did not receive many authorization forms to conduct assessments on private property. She said that the good news is that this gives the city the opportunity to show the public how the assessments can be used for planning efforts on public land in constructive ways, and this will ease the way for greater acceptance of the wetland assessments on private land in the future. She said that she is often asked about development of wetland policies in city code according to a category system, similar to the current plan. She said that the city may or may not develop policies with the update, because wetland categorization is sometimes a contentious political process and because it will be difficult to develop local policies that comply with new federal wetland regulations and also correlate well with the Southeast Alaska Land Trust's fee-in-lieu mitigation program. She explained that the "worst-case scenario" is still positive, because the plan provides sound scientific analysis for wetland decision-making by the Corps of Engineers, city, and other entities. This information has not been available before, which has led to wetland development and mitigation decisions that the Corps admits have been subjective and arbitrary.

Ms. Camery said that the contract timeline for the JWMP Update specifically provides time for the contractor to address comments from the WRB, from the Planning Commission, and also from the Assembly Lands Committee. CBJ revisions to the preliminary draft are due to the contractor on November 15, and the contractor has until February 15 to submit the final draft.

Ms. Camery said that Ms. McNally has done a great job with the stream mapping component of the federal grant, and CDD expects to bring the stream maps to the board for review and comment in October.

VII. Pending Permits and Updates

1) Casa Del Sol Creek streamside setback variance

Ms. Camery provided the Planning Commission Notice of Decision from the Casa Del Sol streamside setback variance that the Board reviewed at the last meeting. She apologized for not being more knowledgeable about Roberts Rules of Order at the time of the meeting, and explained that both board motions failed because the rules require five votes in the affirmative. However the NOD shows that the Planning Commission listened and responded to the board's comments and recommendations, and she was pleased with the board's work.

2) Juneau International Airport streamside setback violation and enforcement

Ms. Camery said that the CBJ Community Development Department filed an enforcement action against the Juneau International Airport (JIA) in July for extensive limbing within the 25-foot no-disturbance zone in the city-owned Jordan Creek greenbelt, directly across from the JIA long-term parking area. She said that much of the limbing was immediately next to the creek. JIA cited safety concerns as the reason for the limbing. However Ms. Camery said that JIA staff have wanted to clear the area for many months, and JIA staff had been notified in writing twice last fall that an approved streamside setback variance was required for the limbing. She said that the

enforcement letter requires JIA to develop a scientifically-supported mitigation plan to address the functions and values lost as a result of the limbing, and the letter states that the mitigation plan will be reviewed by the Wetlands Review Board, and possibly the Alaska Department of Environmental Conservation and U.S. Fish and Wildlife Service as well.

She explained that she has had several meetings with JIA, and the issue is difficult to resolve because JIA wants to do more cutting in the area rather than mitigation, citing safety issues. Many board members expressed frustration with the airport's action. Mr. Geiger said it undermines the Board's position with reviewing other streamside setback developments when the city itself violates ordinances. Mr. Campbell stated that the airport has repeatedly violated the setback ordinance and seems to flaunt city regulations. Ms. Sumner noted that there is a safety issue in the area, but she felt there were other options to address the problem. Ms. Camery noted recent articles in the Juneau Empire and the New York Times which have documented that salmon have been dying in streams in both Oregon and in Alaska, in the Anchorage area, due to warm stream temperatures. She said this serves as a tangible reminder of why stream setbacks, and in particular the 25-foot no-disturbance zone, are important to provide a cooling effect. She said that she would send these articles to the board as a reminder for those who may question the need for the city's ordinance. She said she would keep the board posted regarding the enforcement action.

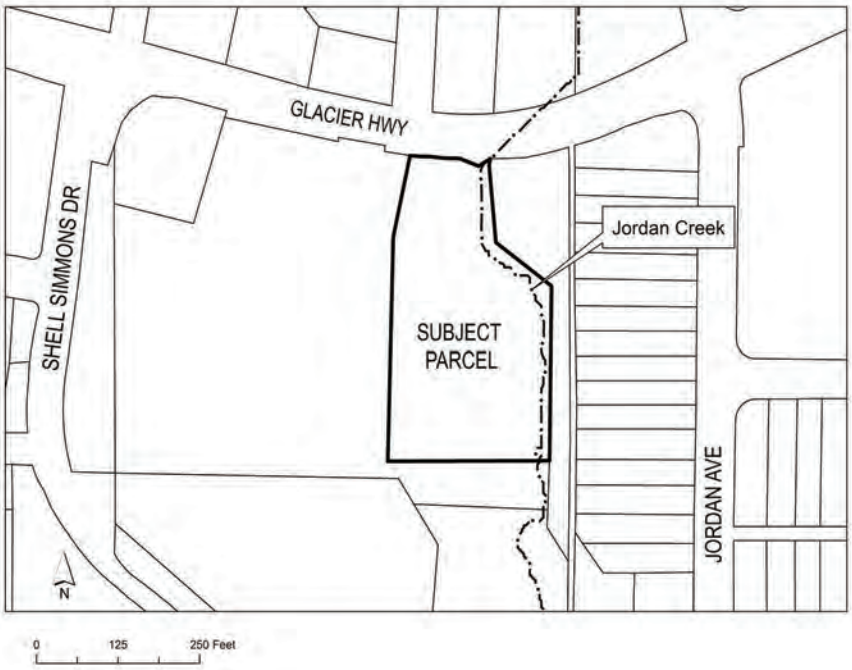
VIII. Planning Commission Liaison Update.

Mr. Haight said that he did not attend the last Planning Commission meeting and did not have an update.

IX. Next meeting: Thursday September 24, 5:15 p.m., in the Marine View 4th floor conference room.

The meeting was adjourned at approximately 7:00 p.m.

NOTICE OF PUBLIC HEARING



City & Borough of Juneau
Community Development Department
155 S Seward Street • Juneau, Alaska 99801

SHIP TO:

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PROPOSAL: Variance to stream setback.

File No:	VAR2015 0024	Applicant:	Central Council of Tlingit Haida
To:	Adjacent Property Owners	Property PCN:	5-B16-0-100-002-1
Hearing Date:	September 22, 2015	Owner:	Southeast Alaska Watershed Coalition
Hearing Time:	7:00 PM	Project Length:	460 Feet
Place:	Assembly Chambers	Zoned:	General Commercial
	Municipal Building	Site Address:	9095 Glacier Highway
	155 South Seward Street	Accessed Via:	Glacier Highway
	Juneau, Alaska 99801		

PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 15 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Allison Eddins at Allison.eddins@juneau.org or at 586-0758.

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at http://www.juneau.org/assembly/novus.php

Date notice was printed: August 21, 2015

CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

BOARD OF ADJUSTMENT
NOTICE OF DECISION
Date: September 24, 2015
File No.: VAR2015 0024

Southeast Alaska Watershed Coalition
PO Box 283
Haines, AK 99827

Application For:	The construction of a 460 foot fence within the 25 foot "No Disturbance" stream side setback along Jordan Creek, and the installation of a rain garden and required grading within the 50 foot "No Development" setback along Jordan Creek.
Legal Description:	USS 381 Glacier Mall Tract A3
Property Address:	9095 Glacier Highway
Parcel Code No.:	5-B16-0-100-002-1
Hearing Date:	September 22, 2015

The Board of Adjustment, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated September 10, 2015, and approved the Variance to be conducted as described in the project description and project drawings submitted with the application.

Attachment: September 10, 2015, memorandum from Allison Eddins, Community Development, to the CBJ Board of Adjustment regarding VAR2015 0024.

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

This Notice of Decision constitutes a final decision of the CBJ Board of Adjustment. 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 Board of Adjustment 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 Board, September 22, 2015
Expiration Date:	The permit will expire 18 months after the effective date, or March 22, 2017, 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.

Project Planner: A Eddins

Allison Eddins, Planner
Community Development Department

Michael Satre, Chair
Planning Commission

Filed With City Clerk Deputy Clerk

9/25/15
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.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg_Chaney@ci.juneau.ak.us
Voice (907) 586-0205
Fax (907) 586-5385

TO: CBJ Planning Commission

FROM: Greg Chaney, Lands and Resources Manager

DATE: August 19, 2015

LOCATION: Borough Wide

SUBJECT: AME2015 0015 - Draft Land Management Plan – 2015 Update

Attached to this memo is the draft 2015 Land Management Plan for your review.

At the August 24th Lands Committee meeting the Committee reviewed that attached draft Land Management Plan. After hearing a presentation by Lands staff concerning the draft, the Committee approved the draft to be circulated for public comment.

Below is the portion of CBJ code that describes the Planning Commission's responsibility for reviewing the draft Land Management Plan and the basis for making recommendations to the Assembly prior to adoption.

CBJ§53.09.150 - Land management plan.

(a) The planning commission shall recommend to the assembly a land management plan for all City and Borough lands. The plan shall address the retention, use, disposal, development, and subdivision of City and Borough land and selected land and the acquisition of private lands for public purposes. The plan may be developed and adopted in stages. The plan shall identify the management intent for each parcel of City and Borough land. Prior to adoption of its recommendation, the planning commission shall hold a public hearing on the draft plan.

(b) The commission shall recommend changes in the land management plan as necessary.

(c) When developing a recommended land management plan or a change to the plan, the planning commission shall be guided by the following principles:

(1) Multiple use should be encouraged;
(2) Use of land for natural resource extraction or removal should be consistent with future use of the land;
(3) A sound local economy will be promoted;

(4) Development will be encouraged in areas where public services already exist or can be economically extended or where development of a viable economic base is probable;

(5) A significant quantity of land of a variety of types and locations should be reserved to provide an opportunity for future decisions; adequate lands for public development and public use, including recreational beaches with appropriate uplands, should be reserved;

(6) Tidelands should be leased only for specific water-dependent and water-related uses and not sold;

(7) Wetlands should be leased only for specific uses and not sold;

(8) Land should not be made available for residential, commercial, or industrial development in areas that have significant landslide, avalanche, or floodplain hazards unless the development proposal includes adequate mitigation measures to prevent loss of life and property;

(9) Land should be made available to encourage a variety of housing opportunities to meet the needs of residents;

(10) The region's scenic, environmental, and economically valuable natural resources should be protected from the adverse impacts of urban development;

(11) Conflicts between residential and other land uses should be minimized;

(12) Land should be set aside for the provision of transportation, public facilities, and services;

(13) Lands and shoreline that possess recreational, scenic, wildlife, and other environmental qualities should be preserved as open space.

(d) In developing its recommended plan in line with the principles outlined in this section, the planning commission should consider, but without limitation, the following factors:

(1) The supply of publicly owned lands to meet public needs;

(2) The supply of privately owned lands to meet the private sector needs of the community;

(3) The need of public agencies and the private sector for natural resources;

(4) [Reserved];

(5) The comprehensive plan, the long term capital improvements program, and other plans adopted by the assembly;

(6) Restrictions created by written instruments, zoning, and state and federal regulations;

(7) Physical, economic, resource, population and social factors affecting the area under consideration;

(8) Comments of the general public, affected landowners, state and federal agencies, and local advisory groups;

(9) Ownership patterns and the disposal and development plans of private landowners and state and federal agencies;

(10) The development and growth patterns and potentials of different areas of the City and Borough;

(11) [Reserved];

(12) The availability of municipal funds to subdivide or develop lands to facilitate disposal for private development and use;

(13) The requirements of public access to and along public and navigable bodies of water and the need to reserve public transportation corridors and utility corridors;

(14) Other matters which are relevant to a land use management program.

CBJ§53.09.160 - Contents of the plan.

(a) The plan shall contain the following elements:

(1) A long term disposal schedule identifying which parcels should be transferred to private ownership;
(2 - 4) [Reserved];
(5)A list of proposed land acquisitions;
(6)A list of parcels to be retained for public use and the intended management description for each;
(7)A statement of the major factors and assumptions which led to the parcels being identified for long term disposal;
(8)A description of infrastructure development required of the City and Borough in order to support the long term disposal schedule.

(b)The plan shall be reviewed by the planning commission if a major unanticipated development affecting basic assumptions occurs and in any case at least every ten years. **After a public hearing on the plan, the commission may adopt or modify the proposed plan and shall transmit its recommendations to the assembly**. (emphasis added)

The intention of bringing the draft Plan to the Planning Commission at this time is to provide an opportunity for the Commission to become familiar with the document before a formulating a recommendation. Lands staff will hold a series of public meetings during the next few weeks to gather comments concerning the draft document. Comments gathered from these meetings will be compiled and the Land Management Plan will be brought back to the Planning Commission for final discussion, amendments and forwarding a recommendation to the Assembly. At this time the goal is to present the final draft for adoption at the October 13th Planning Commission meeting.

Once the new Land Management Plan is adopted, CBJ§53.09.180 establishes that the plan will be updated every two years.

City and Borough of Juneau

Land Management Plan

2015 Update

DRAFT
DRAFT

August 20, 2015

City & Borough of Juneau
Alaska's Capital City

Table of Contents

EXECUTIVE SUMMARY 2
ACKNOWLEDGEMENTS 3
INTRODUCTION 4
GOALS & OBJECTIVES 7
IMPLICATIONS FOR PLAN UPDATE 8
CBJ OWNERSHIP MAPS 10
CBJ'S LAND HOLDINGS 43
SUPPLY & DEMAND - LAND 67
SUPPLY & DEMAND - HOUSING 70
OPTIONS FOR STIMULATING THE HOUSING MARKET 72
EXPERIENCE GAINED FROM 1999-2015 LAND DISPOSALS 76
FUTURE LAND DISPOSAL PROGRAM 83
PARCELS FOR DISPOSAL 84
PROCESS FOR DISPOSING OF LARGE TRACTS 92
METHODS OF DISPOSAL 94
DEVELOPMENT COSTS 97
LAND ACQUISITIONS 102
LAND FUND 108
RECOMMENDATIONS 110
REFERENCES 112

DRAFT

Executive Summary

Sixteen years have passed since the 1999 Land Management Plan was adopted. Since this time, 90 parcels of CBJ land have been sold, traded or donated while 111 properties were acquired. Although many of these properties were acquired for specific public purposes, several large lots were received from the State of Alaska as part of the municipal land selection program.

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

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

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

DRAFT

Acknowledgements

Assembly

Merrill Sanford, Mayor
Mary Becker
Karen Crane
Jesse Kiehl
Loren Jones
Kate Troll
Jerry Nankervis
Maria Gladziszewski
Debbie White

Planning Commission

Michael Satre, Chair
Dennis Watson
Dan Miller
Nicole Grewe
Paul Voelckers
Ben Haight
Matthew Bell
Bill Peters
Michael LeVine

DRAFT

Staff

Greg Chaney, Lands & Resources Manager
Dan Bleidorn, Deputy Lands Manager
Jessica Beck, Lands & Resources Specialist
Bruce Simonson, GIS Manager
Quinn Tracy, Cartographer

Introduction

1995 Land Management Plan

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

2015 Land Management Plan Update

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

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

DRAFT

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

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

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

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

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

Cell phone technology has matured in the last 20 years to become a near necessity and this has been accompanied by many new wireless communication towers. The recently adopted Wireless Communication Tower Plan will provide direction for future antenna and tower installations.
Juneau has also seen increased Federal development during the last two decades. Lena is the site of a new NOAA research facility. The Forest Service and National Weather Service have built new offices on the Mendenhall Loop Road and a new forest research facility has been built near the University of Alaska Southeast (UAS) campus on Auke Lake.

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

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

DRAFT

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

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

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

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

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

DRAFT

Goals & Objectives

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

Objectives:

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

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

Objectives:

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

DRAFT

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

Objectives:

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

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

Objectives:

- Establish a comprehensive list of lands identified in adopted plans for CBJ acquisitions.
- Identify the appropriate CBJ department that has day-to-day management responsibilities for specific CBJ parcels.

Implications for Plan Update

Comprehensive Plan Revised

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

Adoption of Parks and Recreation Comprehensive Plan

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

DRAFT

Utility Extensions

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

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

Housing Market

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

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

Transportation

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

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

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

DRAFT

CBJ Ownership Maps

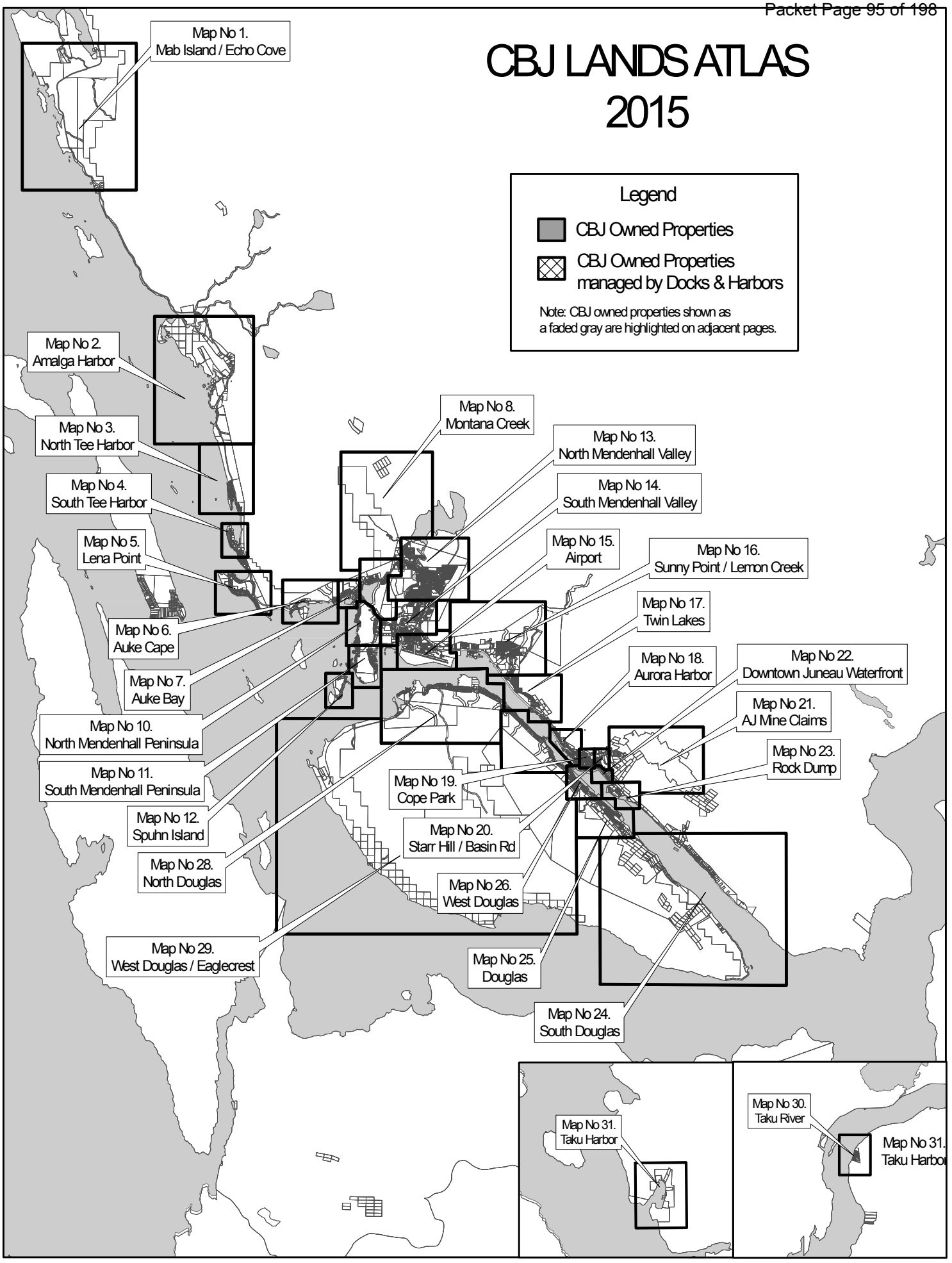
The following section contains maps of all the CBJ owned properties. Descriptions and future plans for these properties can be found in the *CBJ's Land Holdings* section of this plan.

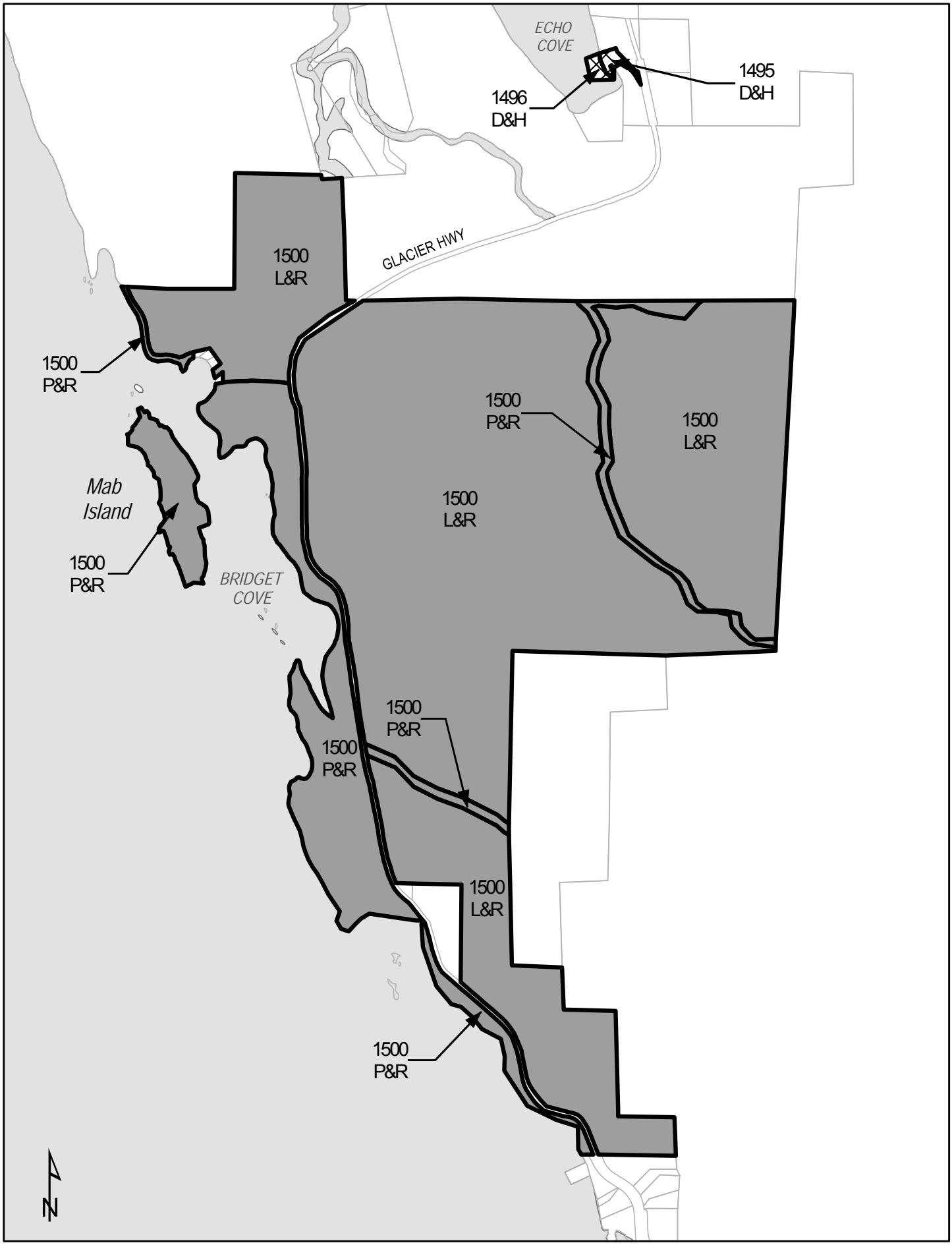
The following abbreviations are used in the maps to define what department has control over the day-to-day operations:

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

DRAFT

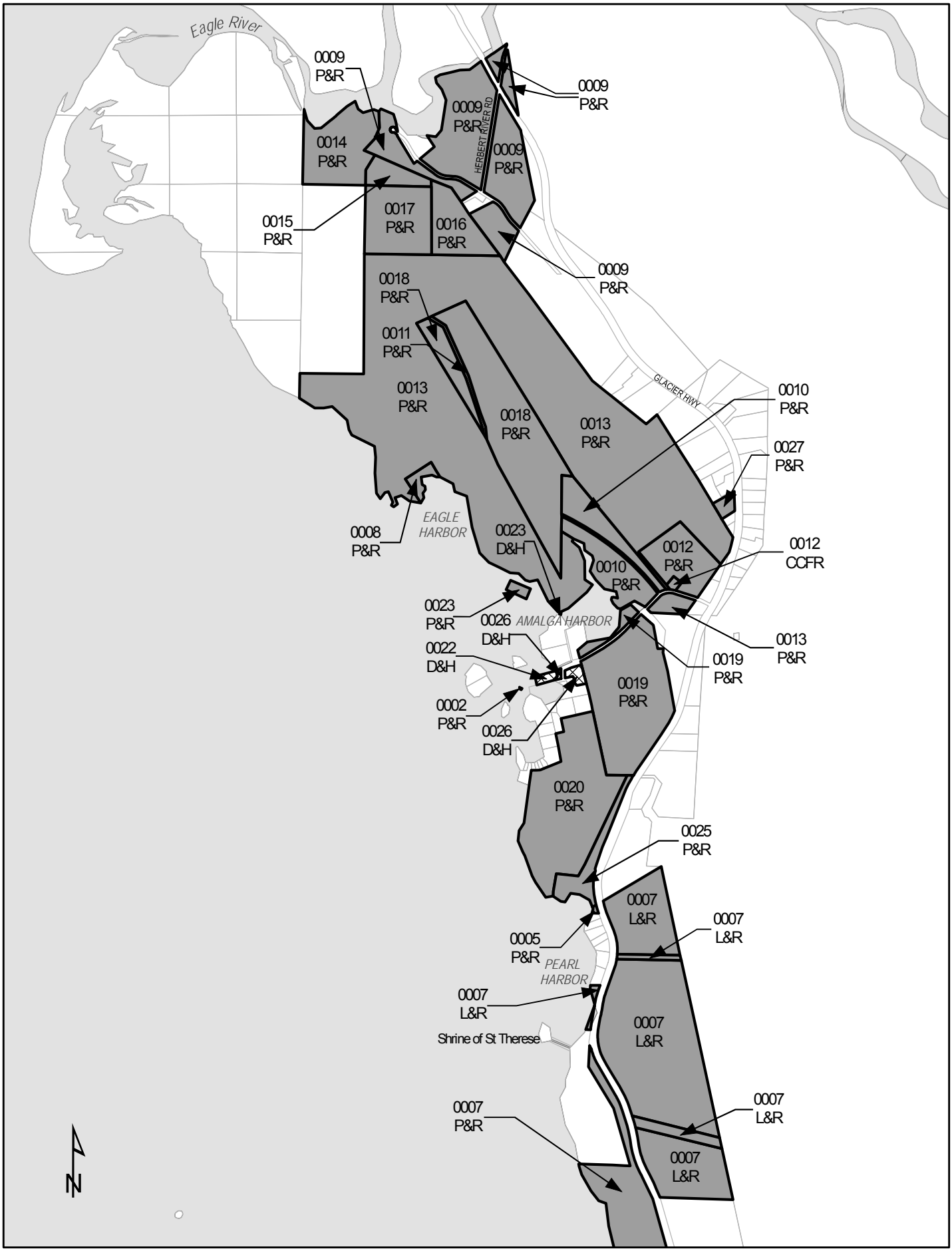
CBJ LANDS ATLAS 2015





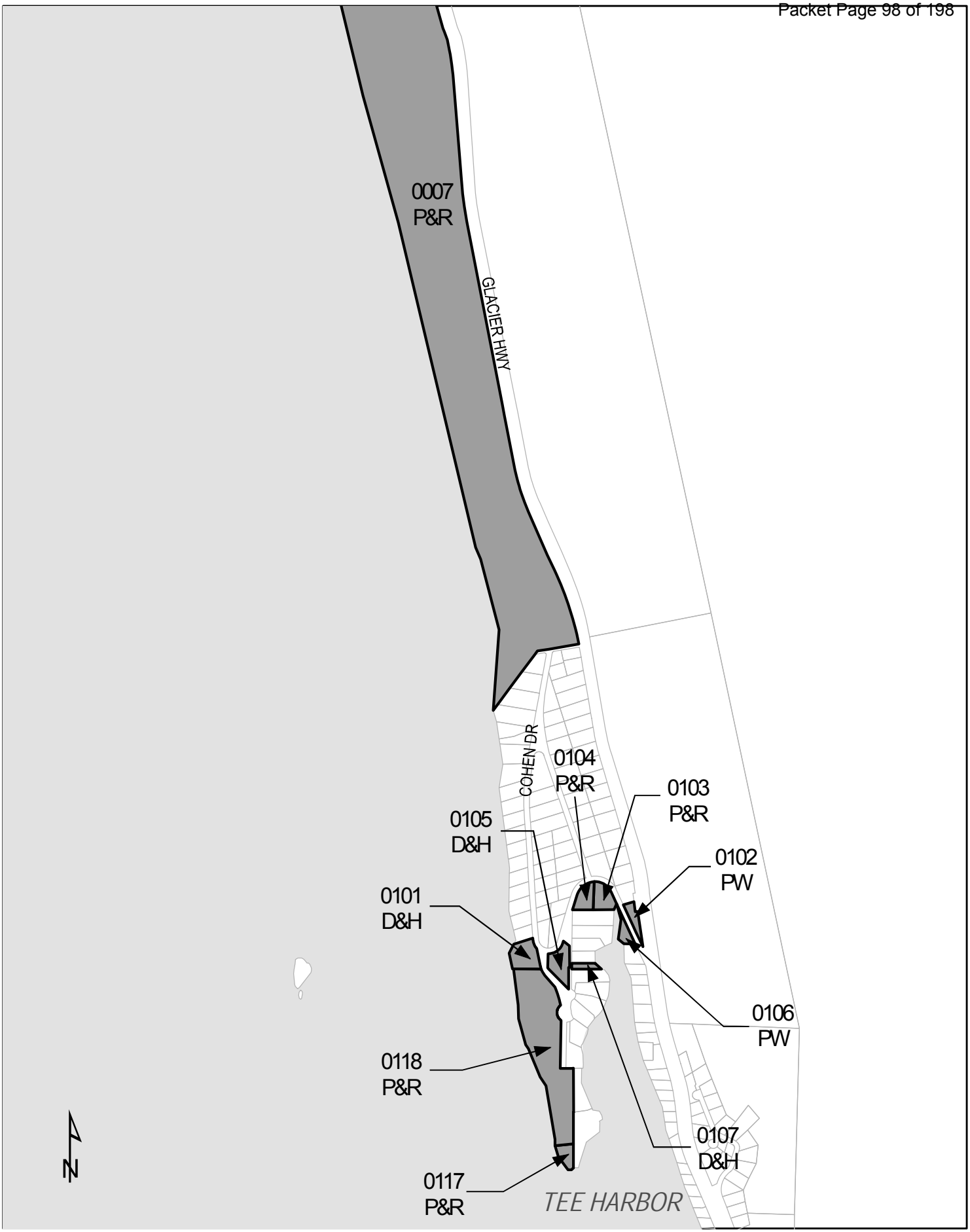
Map No. 1: Mab Island & Echo Cove

0 1,000 2,000 4,000 6,000 Feet



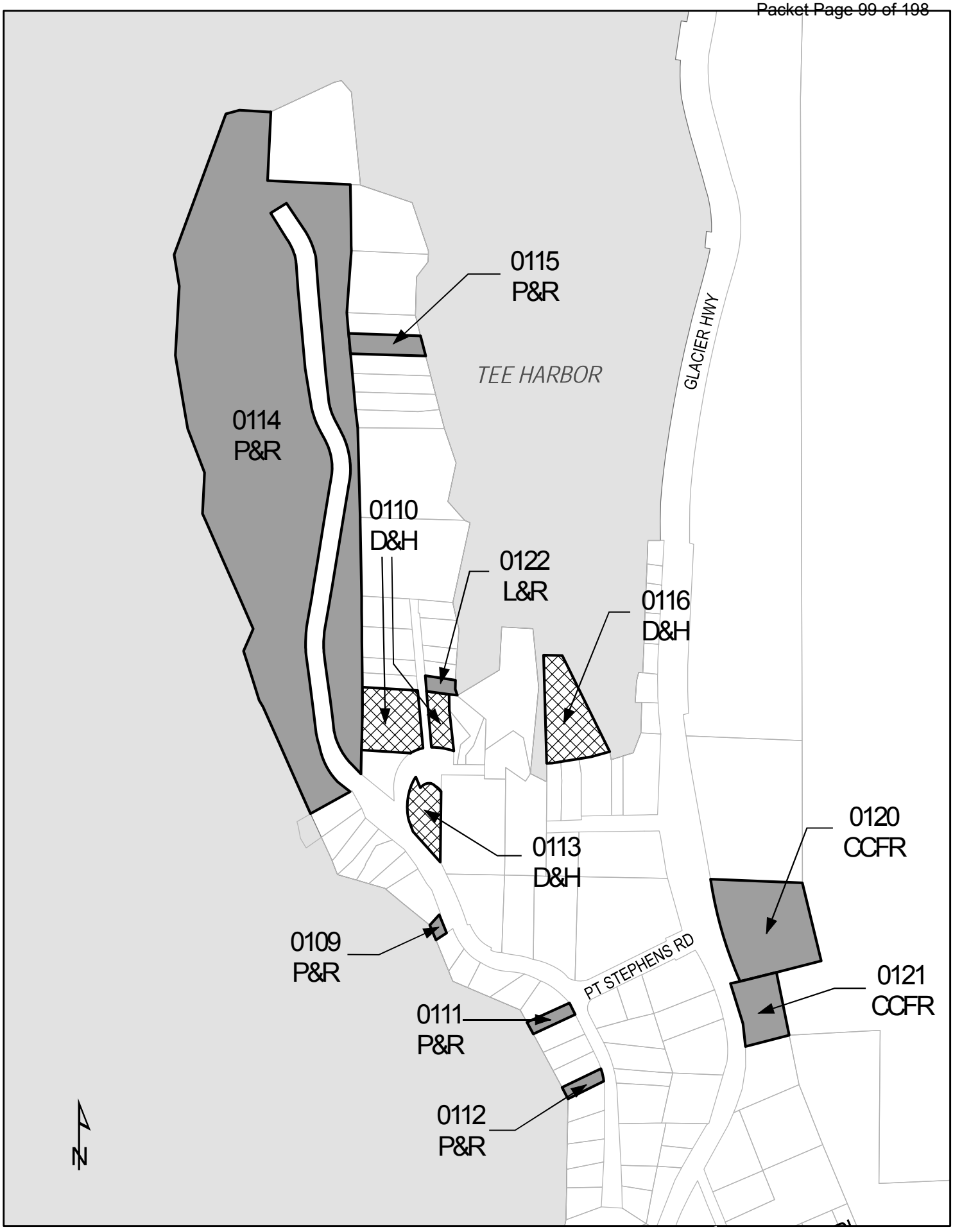
Map No. 2: Amalga Harbor

0 0.5 1 Miles

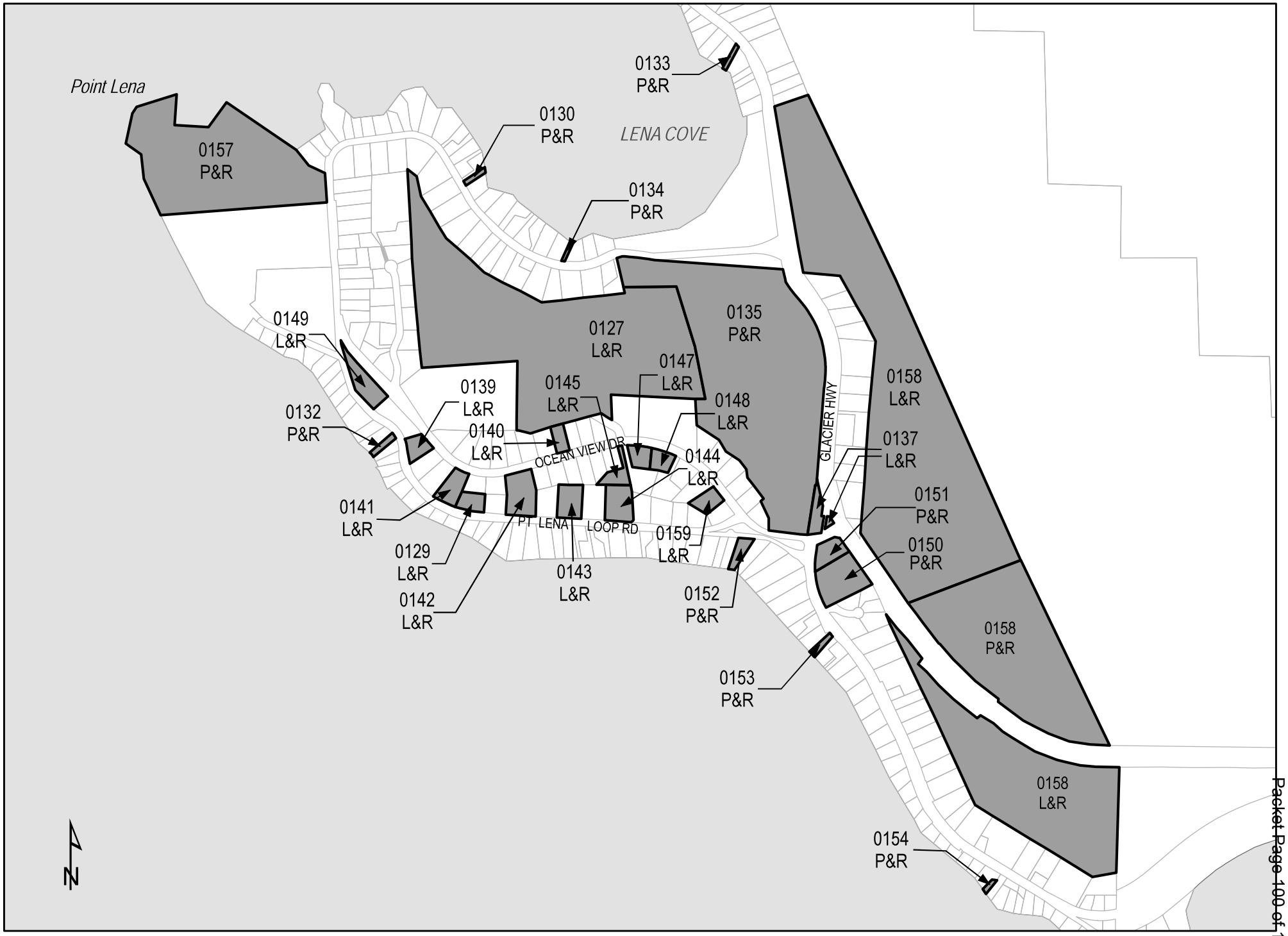


Map No. 3: North Tee Harbor

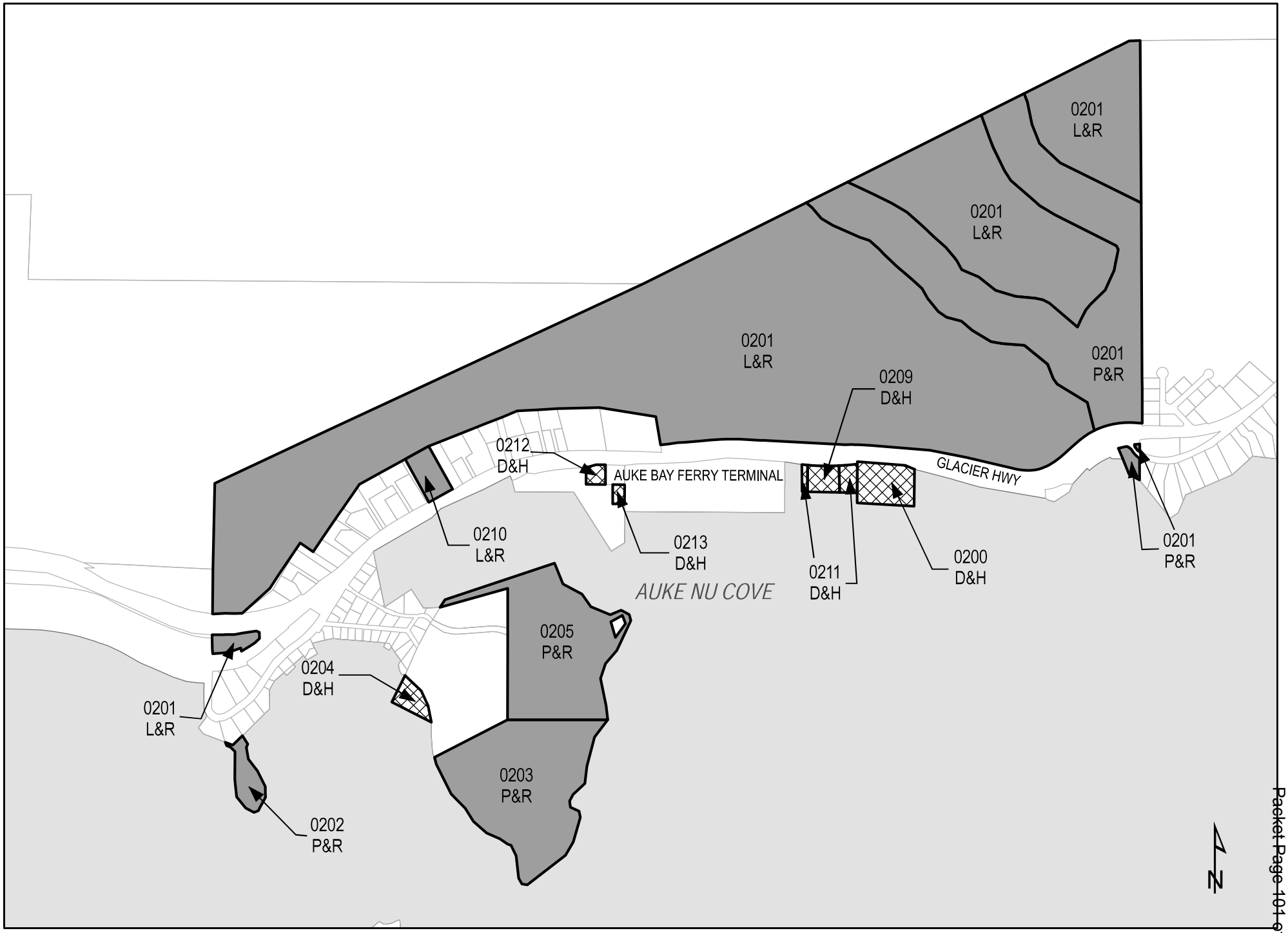
0 500 1,000 2,000 Feet



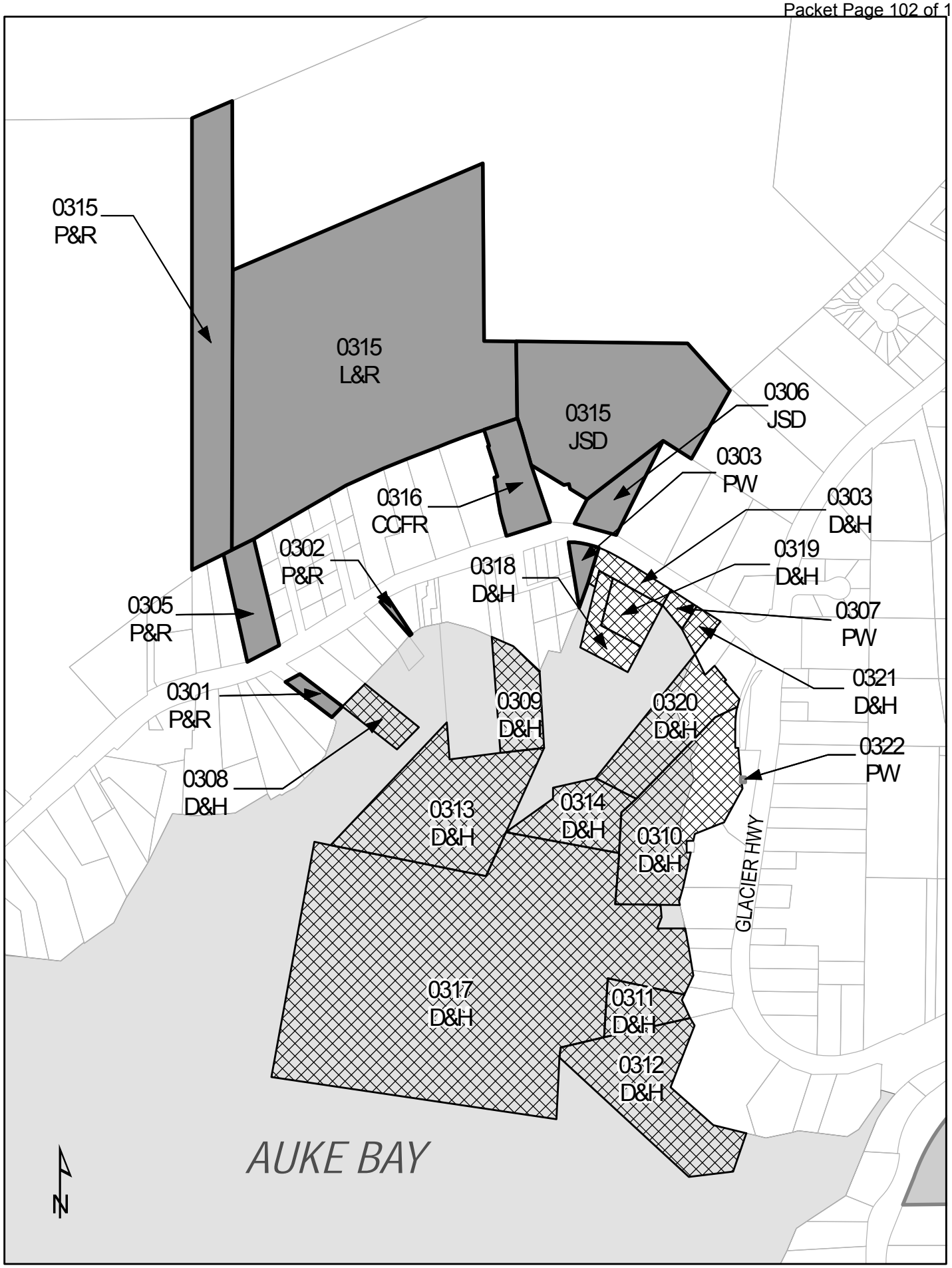
Map No. 4: South Tee Harbor



Map No. 5: Lena Point

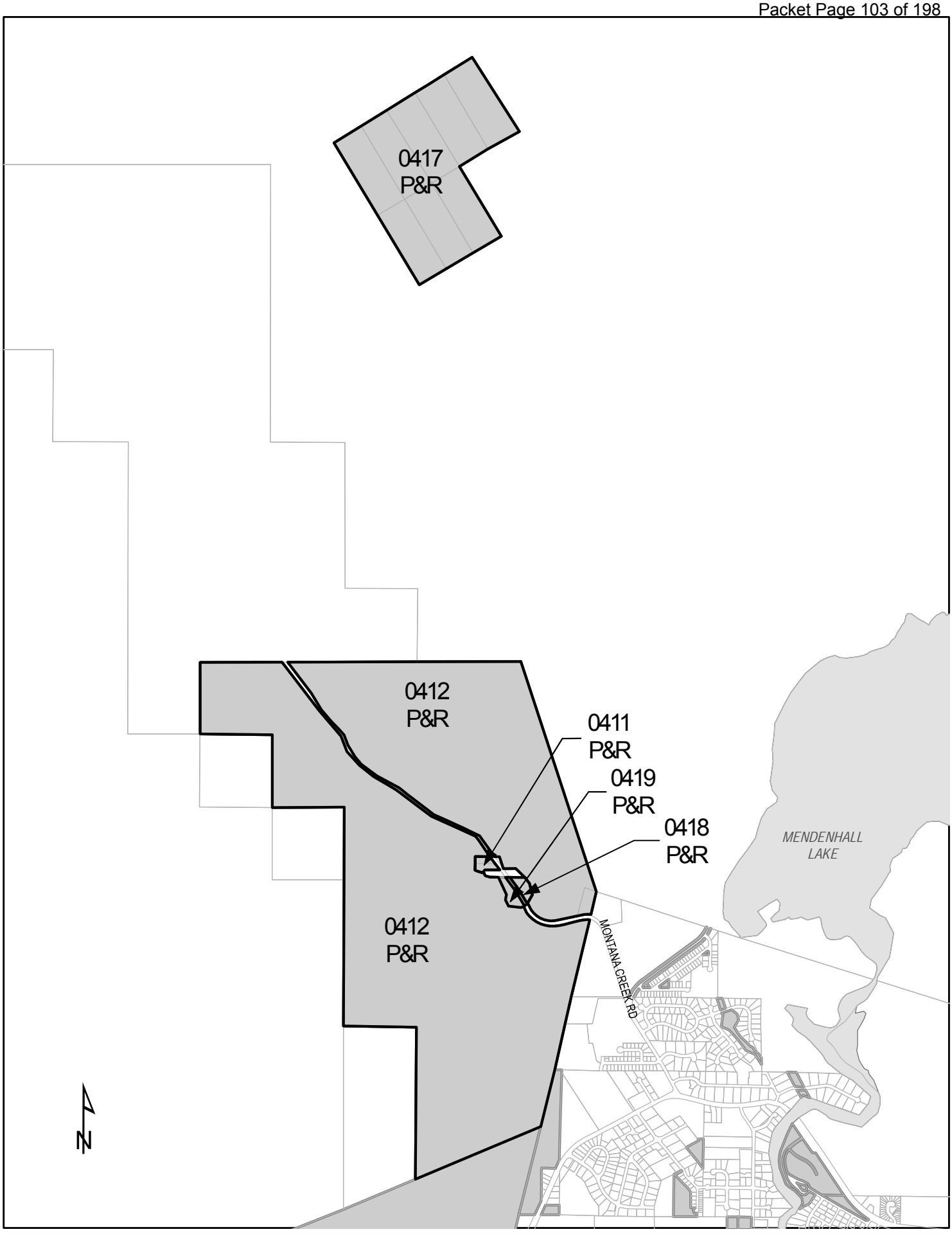


Map No. 6: Auke Cape

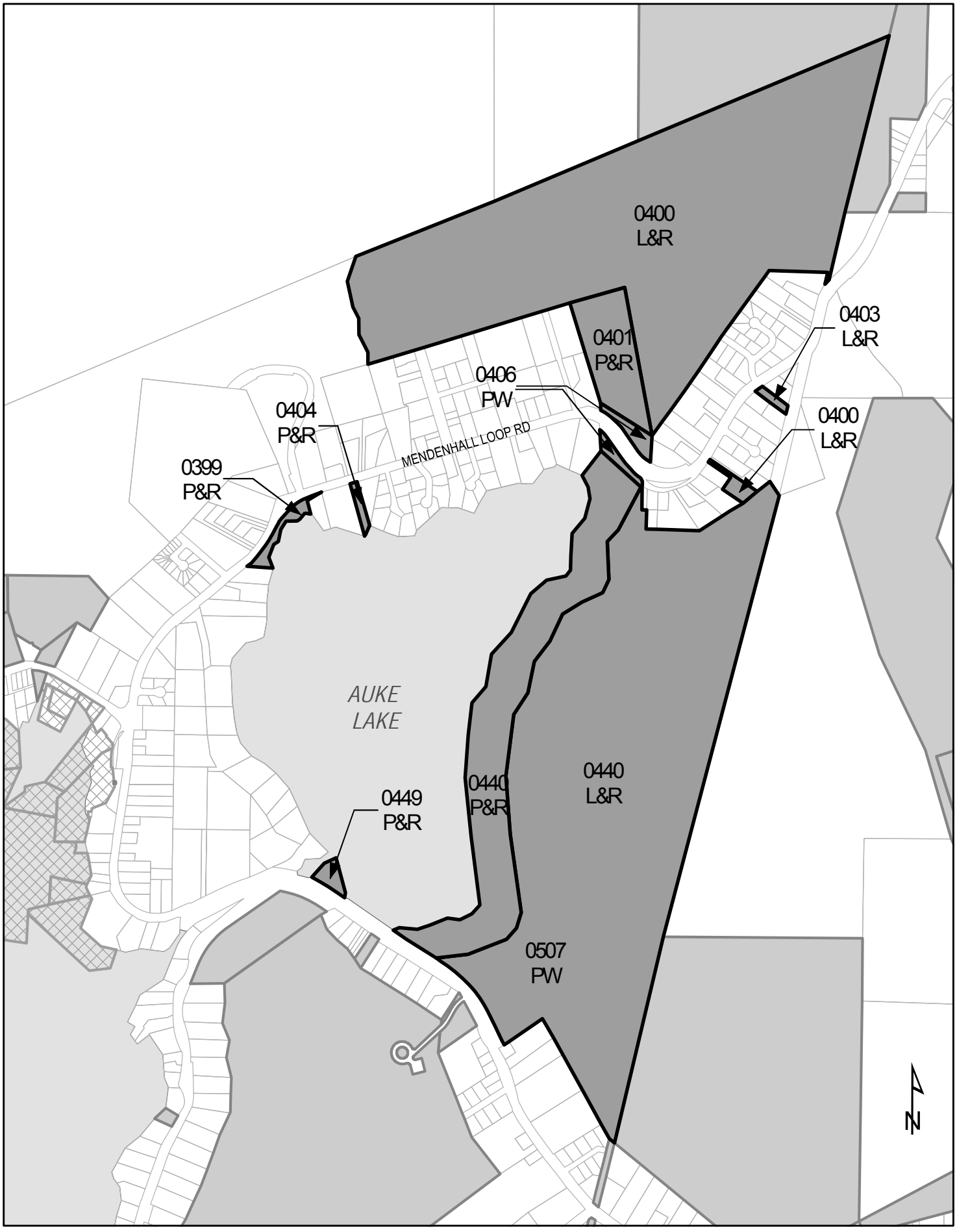


Map No. 7: Auke Bay

0 250 500 1,000 1,500 Feet

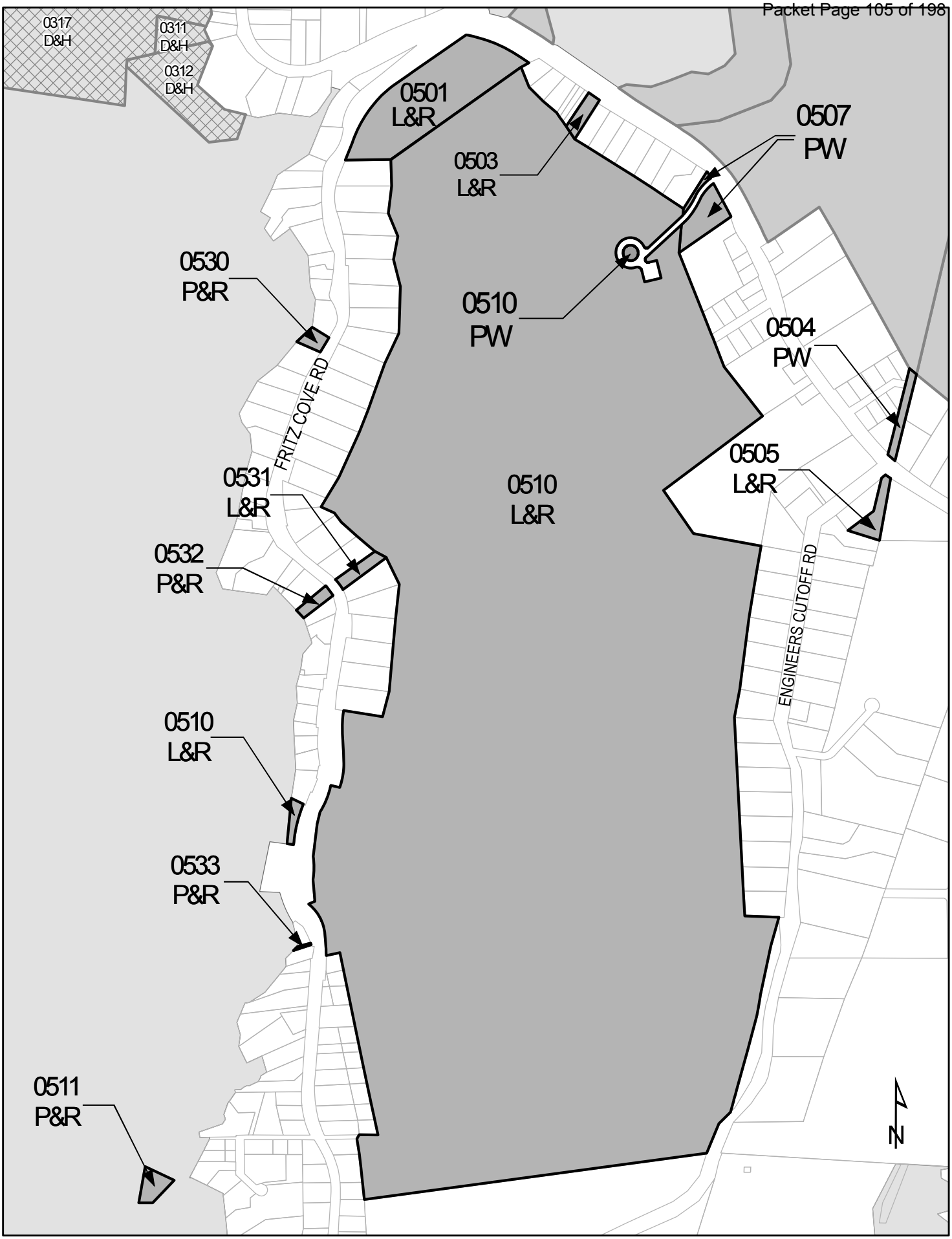


Map No. 8: Montana Creek



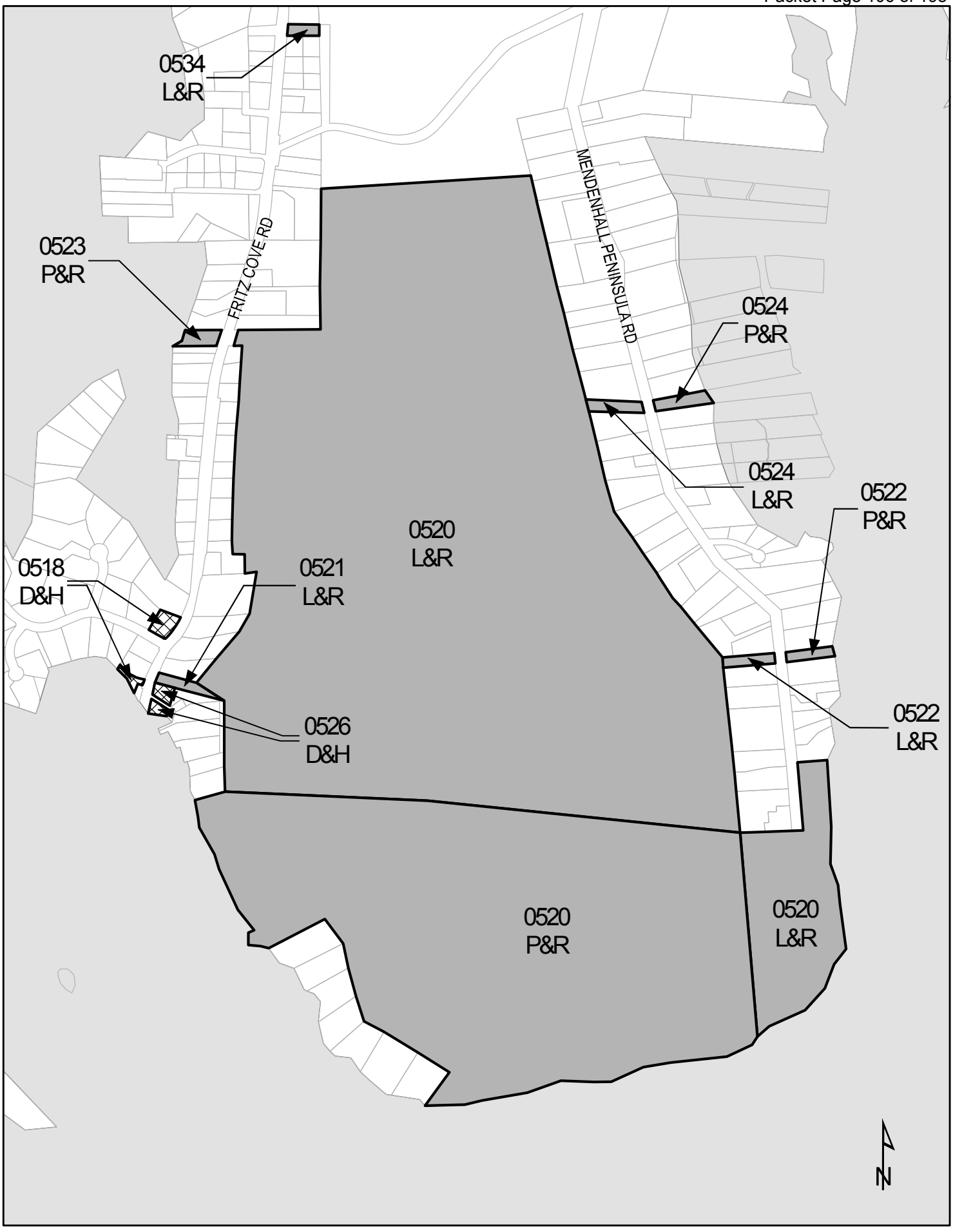
Map No. 9: Auke Lake & Goat Hill

0 500 1,000 2,000 Feet

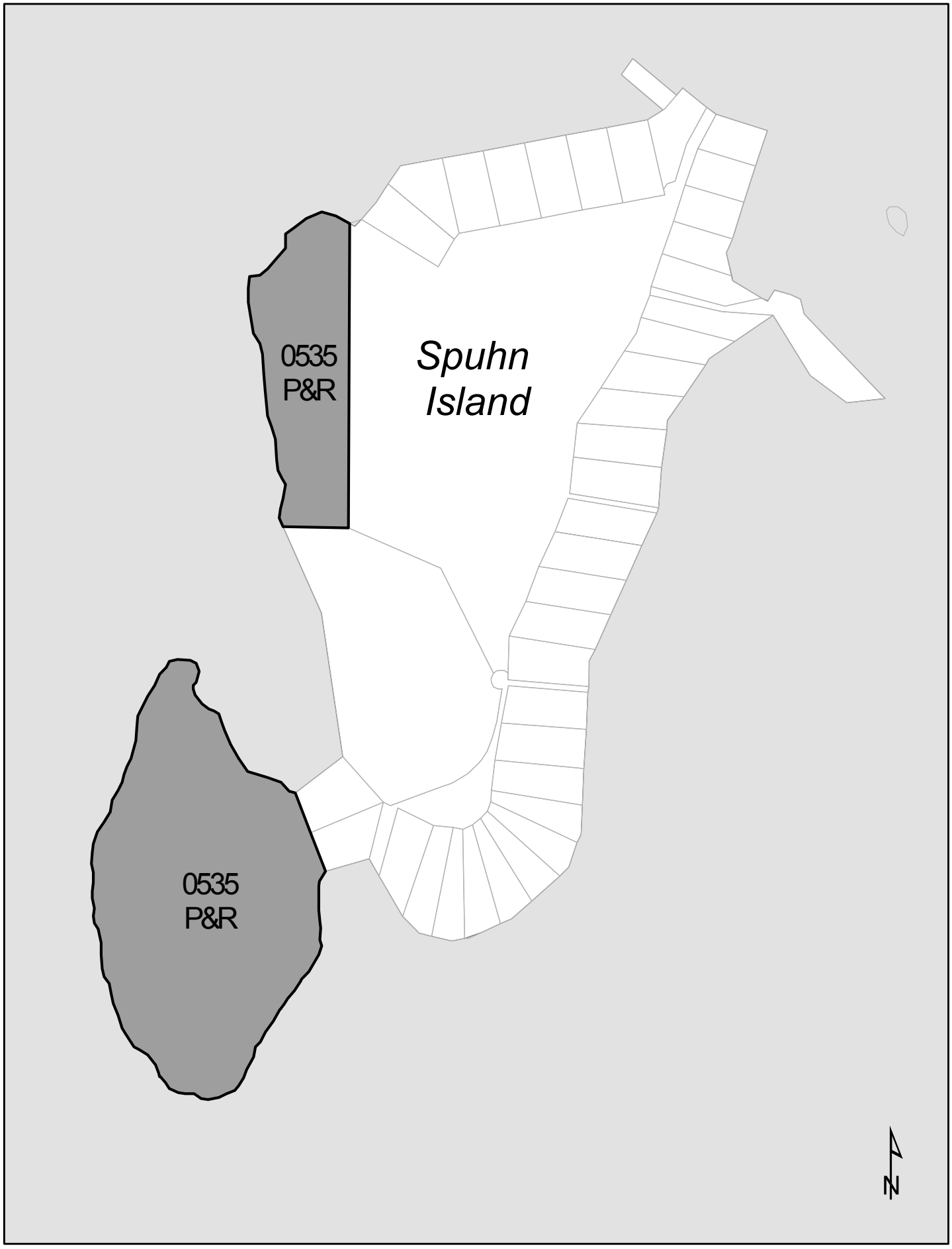


Map No. 10: North Mendenhall Peninsula

0 500 1,000 2,000 Feet

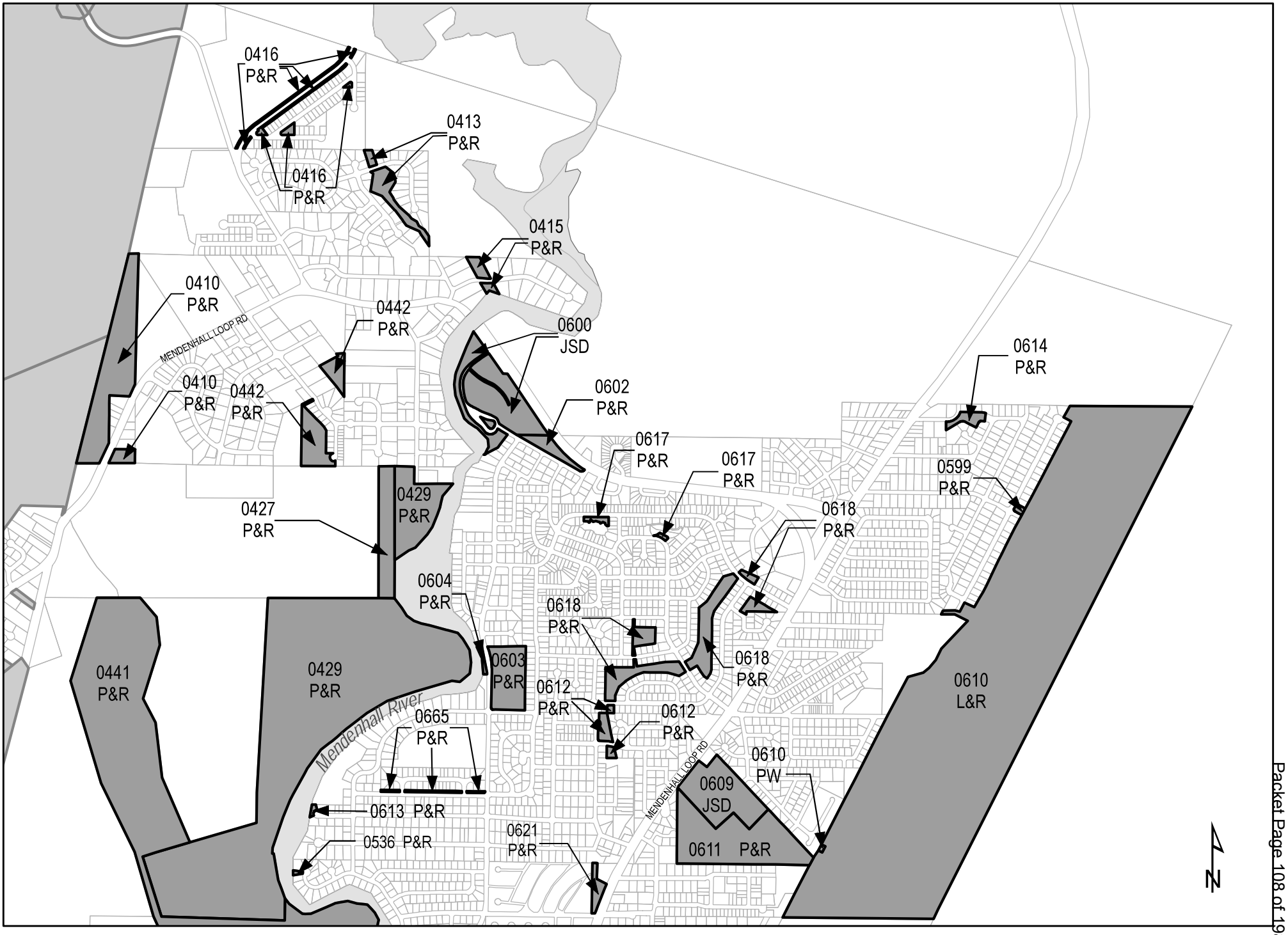


Map No. 11: South Mendenhall Peninsula



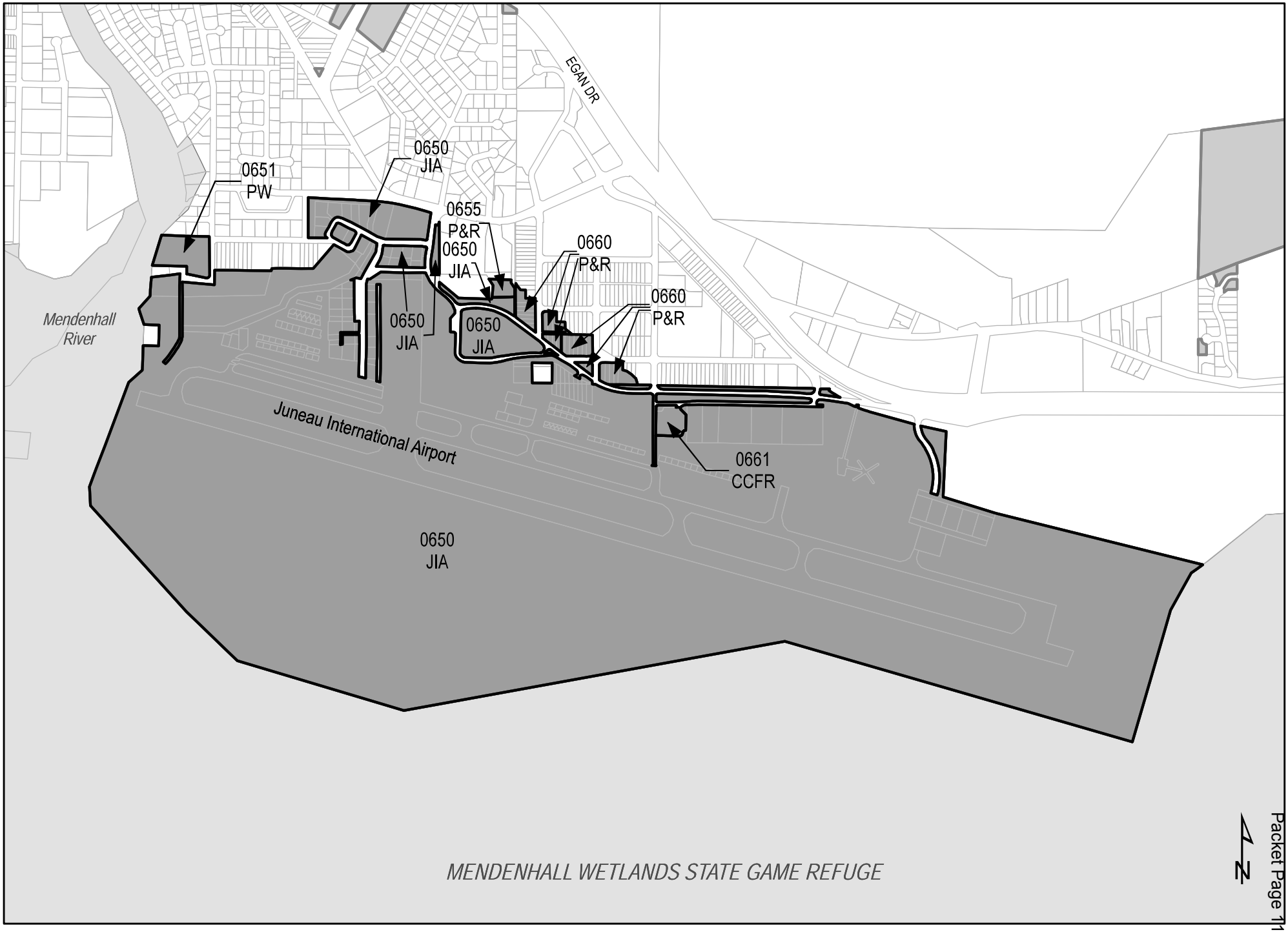
Map No. 12: Spuhn Island

0 500 1,000 2,000 Feet

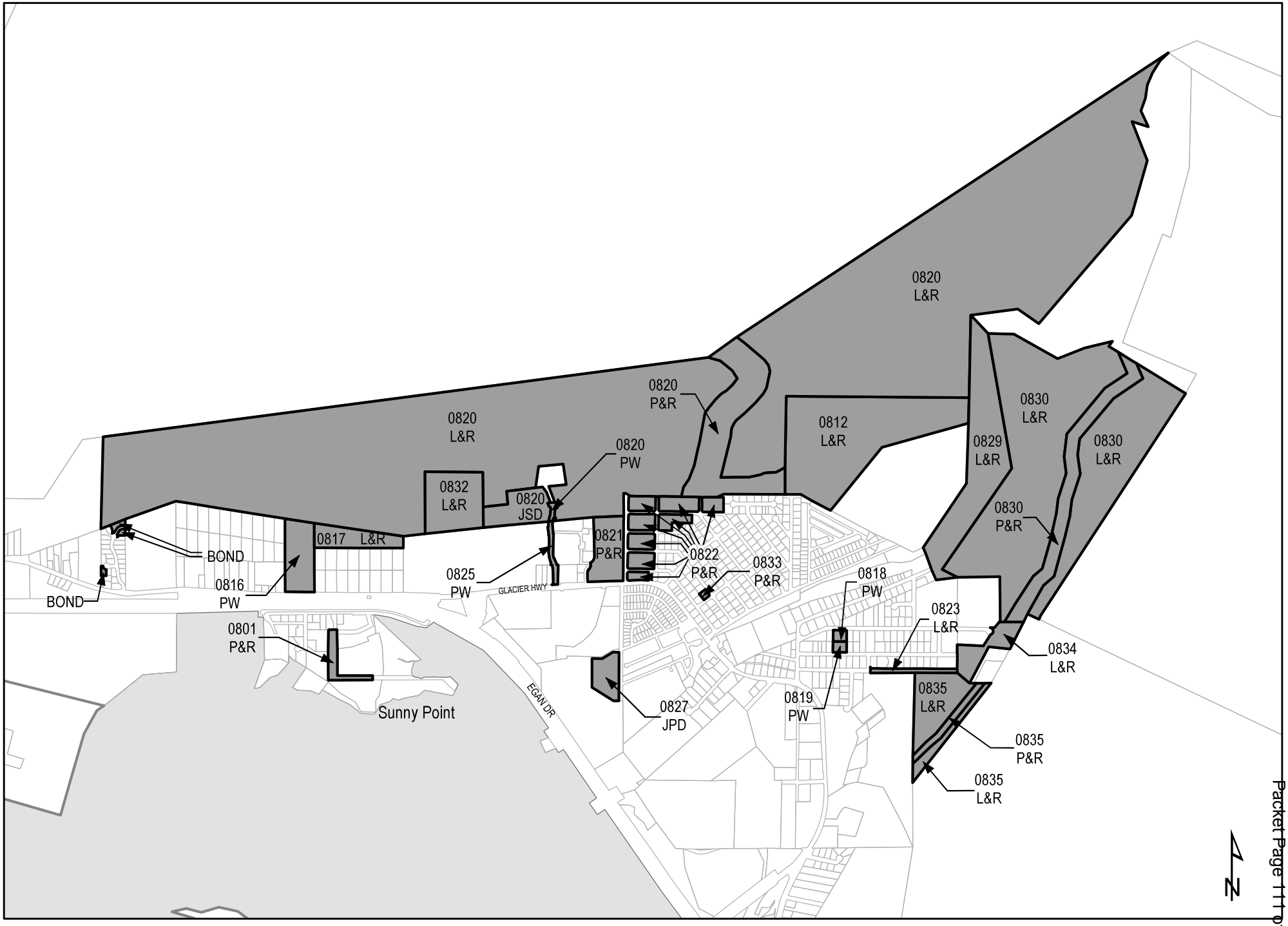


Map No. 13: North Mendenhall Valley

Map No. 14: South Mendenhall Valley

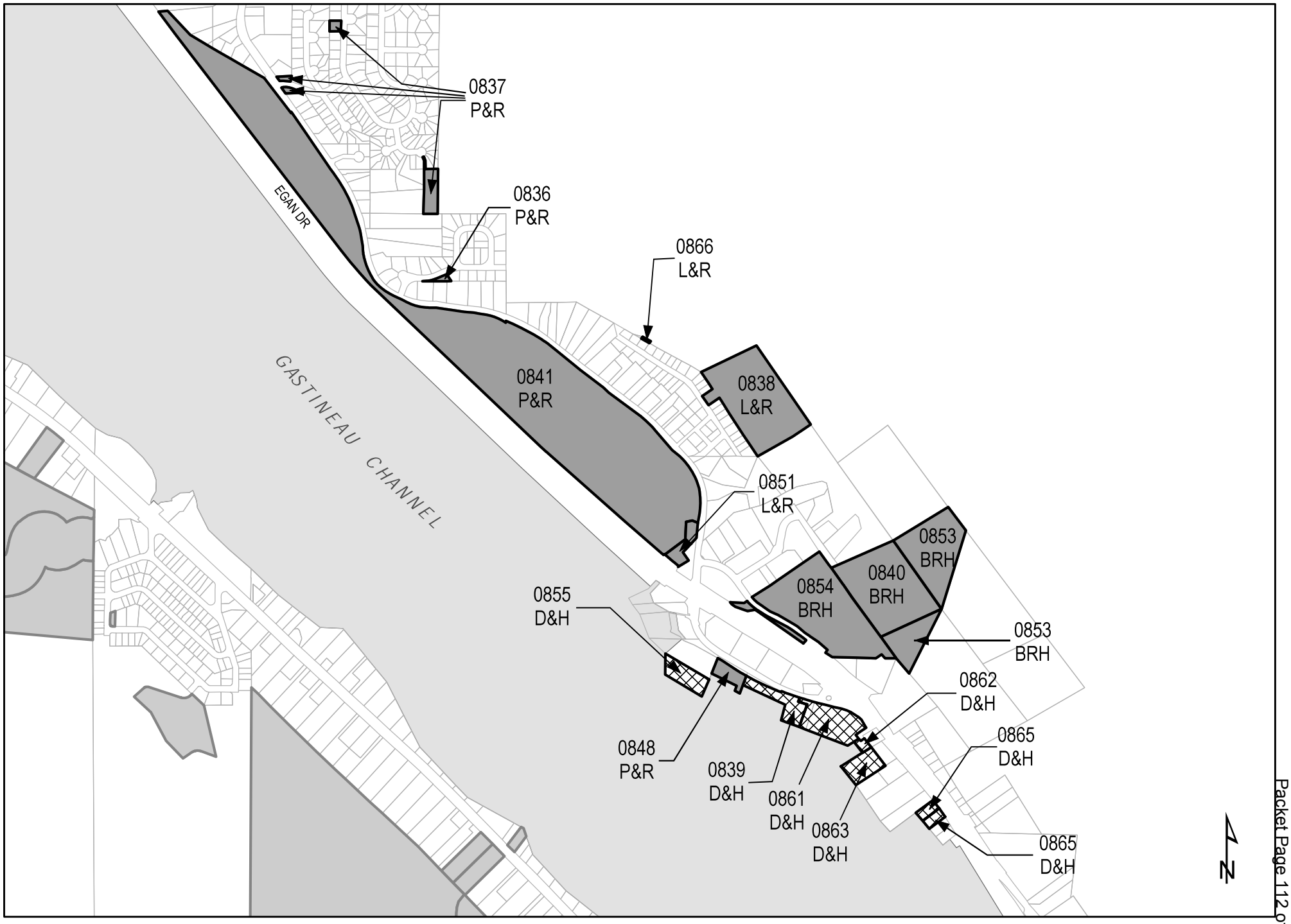


Map No. 15: Airport

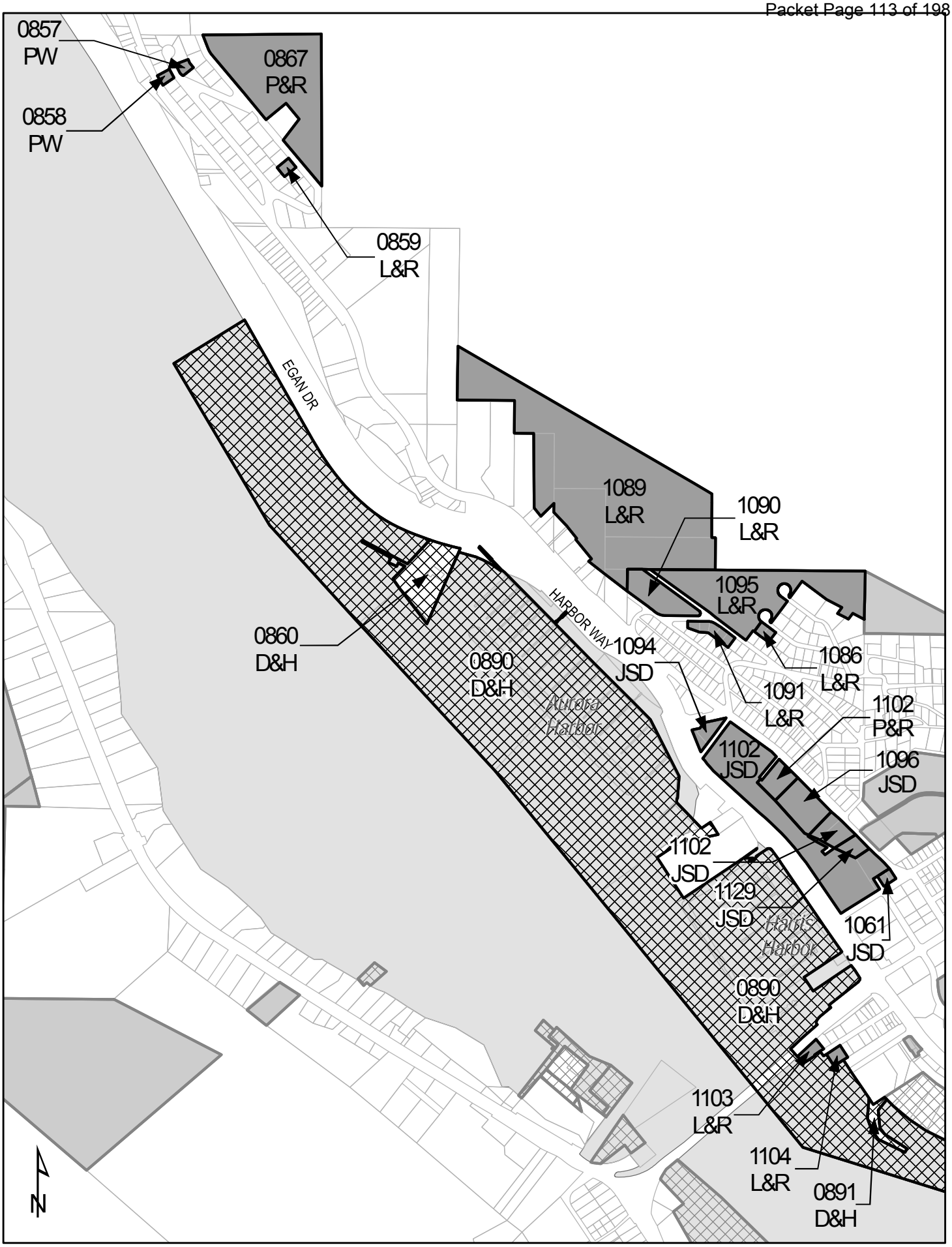


Map No. 16: Sunny Point and Lemon Creek

0 750 1,500 3,000 4,500 Feet

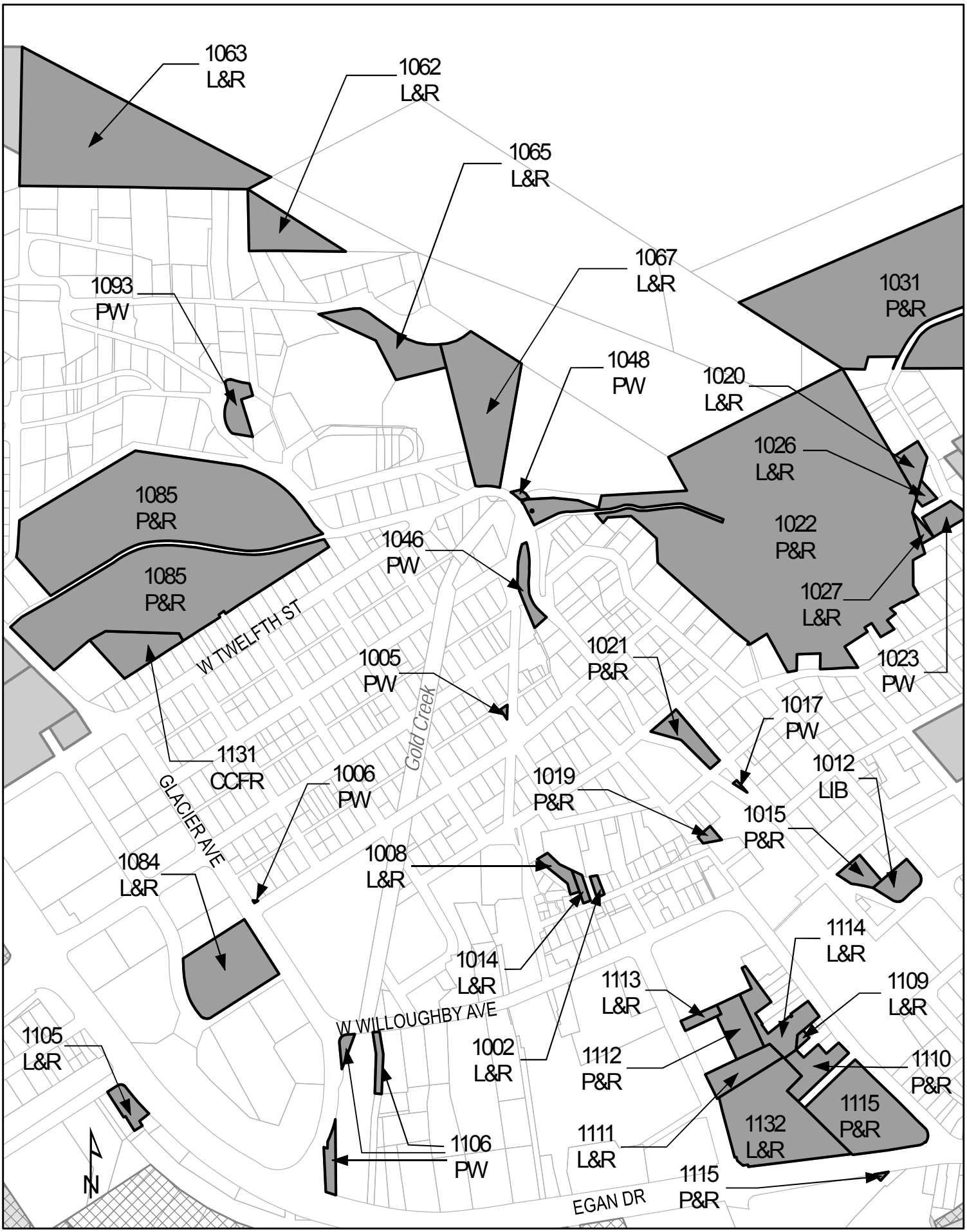


Map No. 17: Twin Lakes



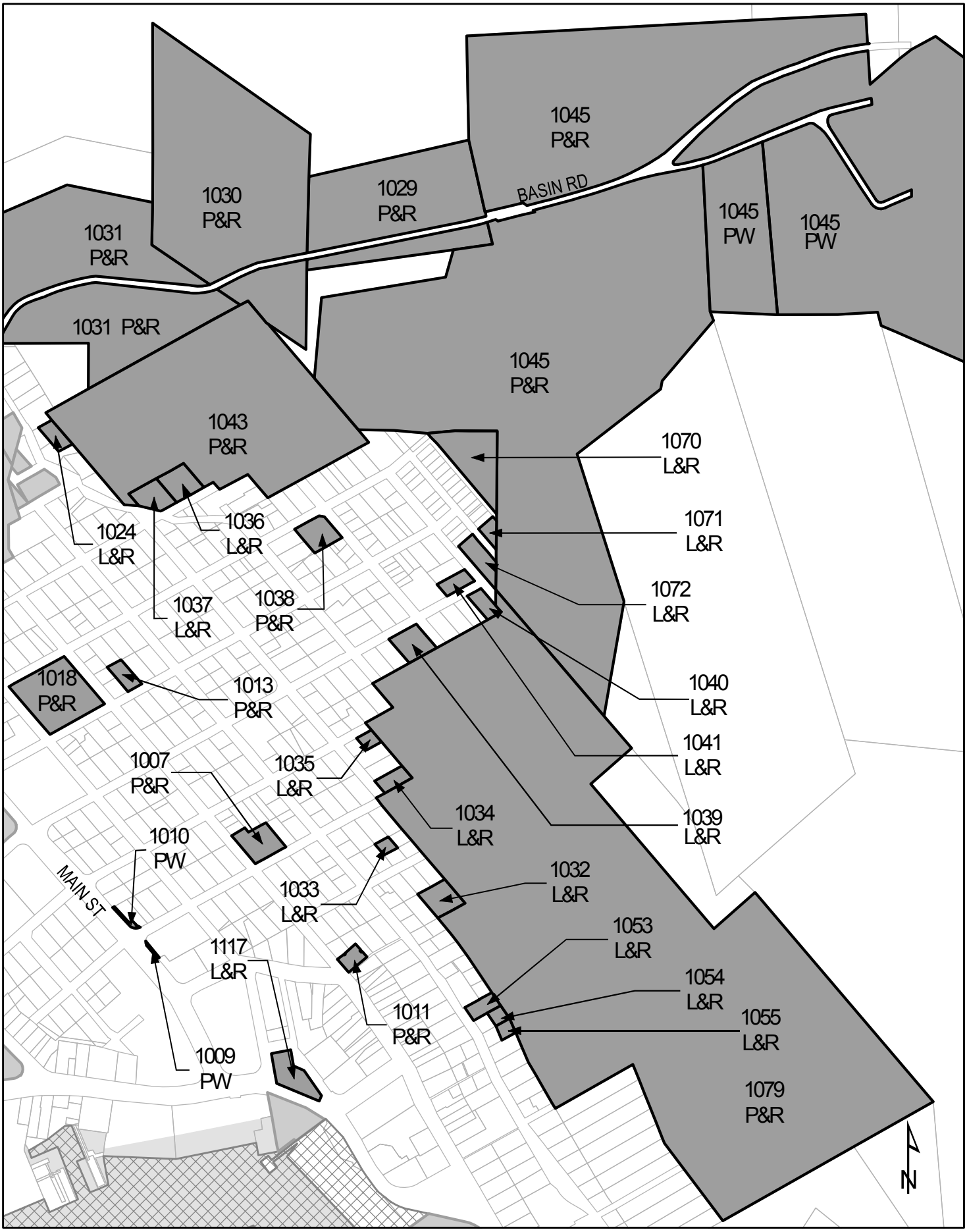
Map No. 18: Aurora Harbor

0 500 1,000 2,000 Feet



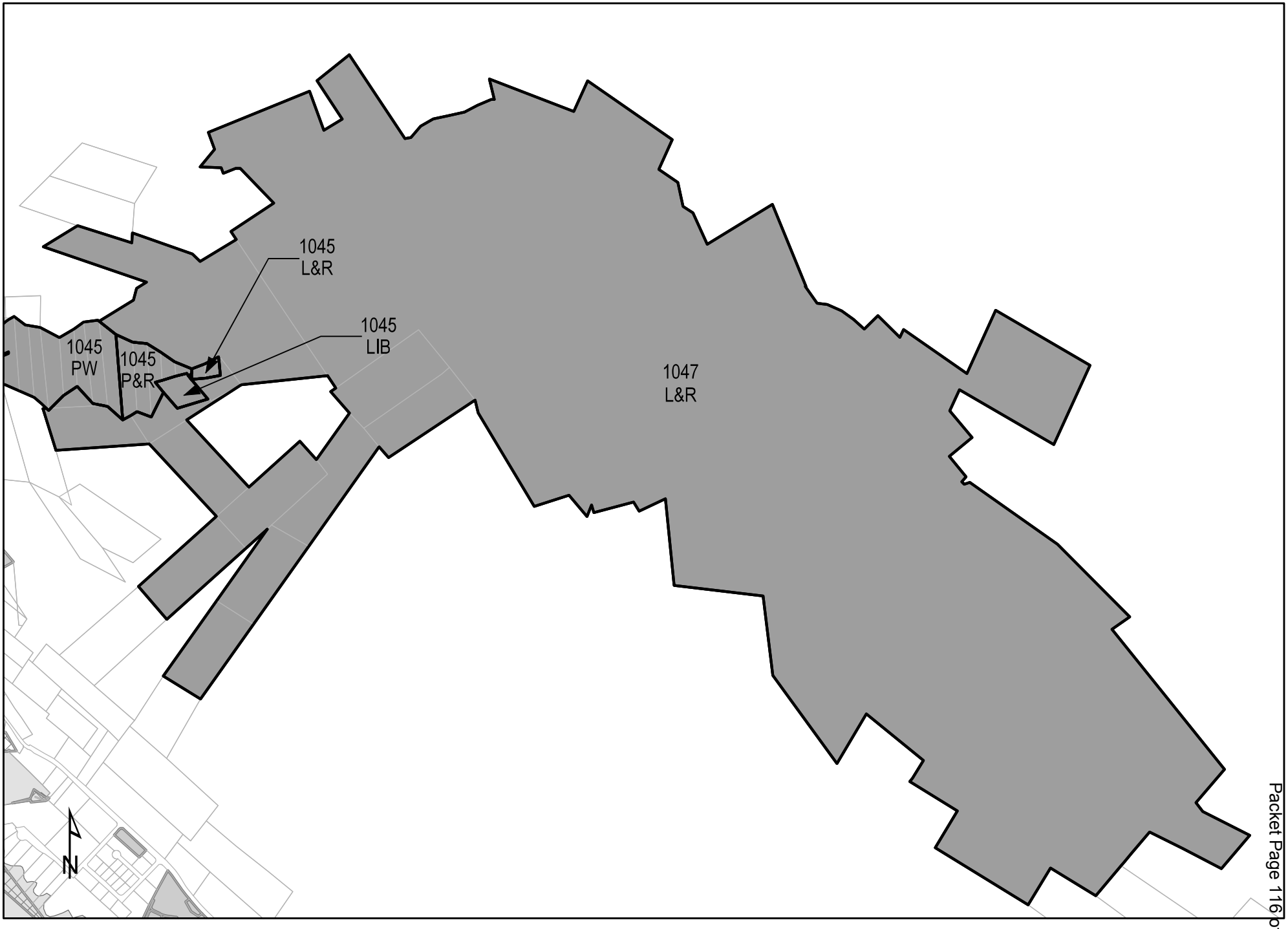
Map No. 19: Cope Park

0 250 500 1,000 Feet

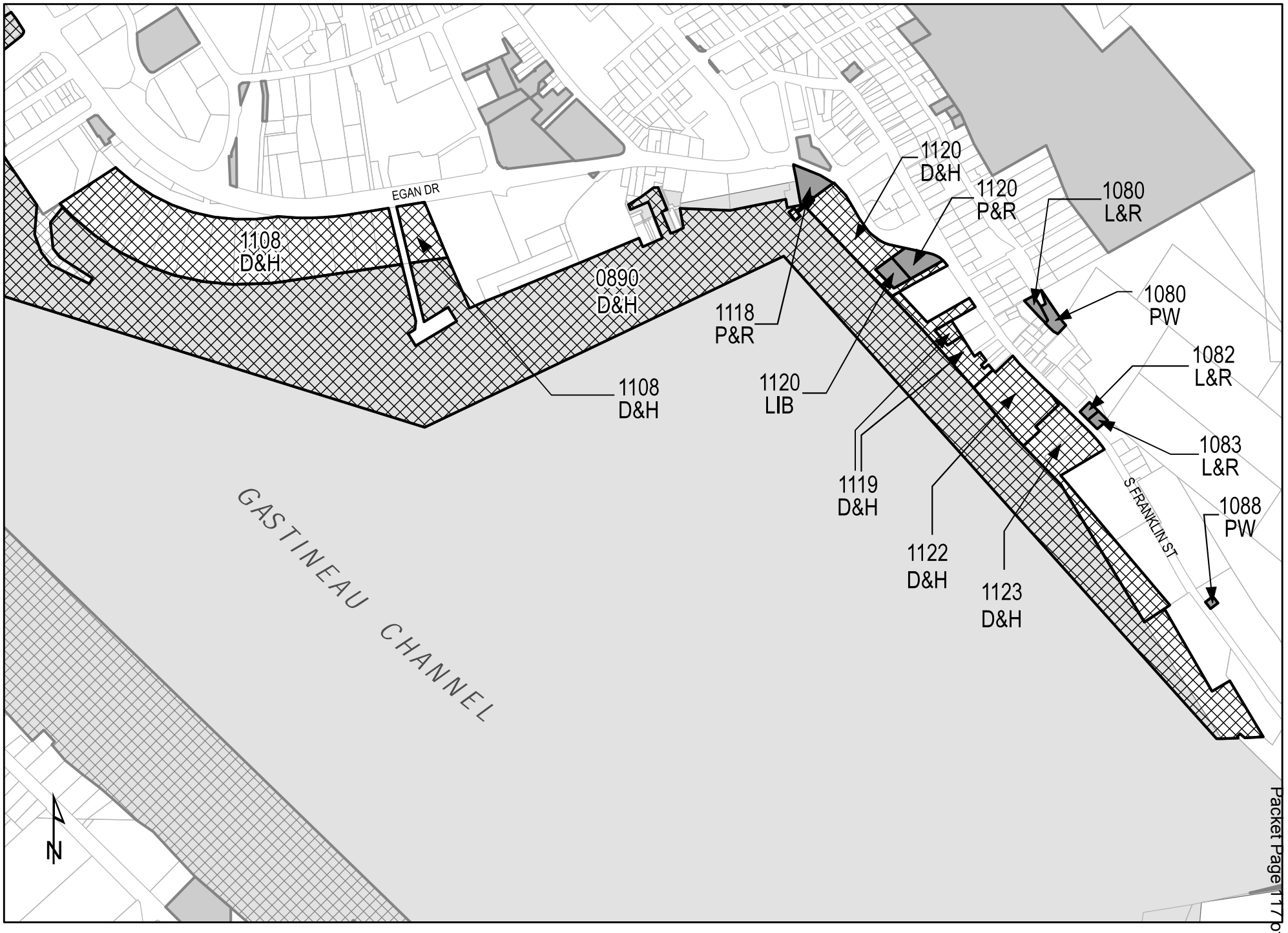


Map No. 20: Starr Hill & Basin Road

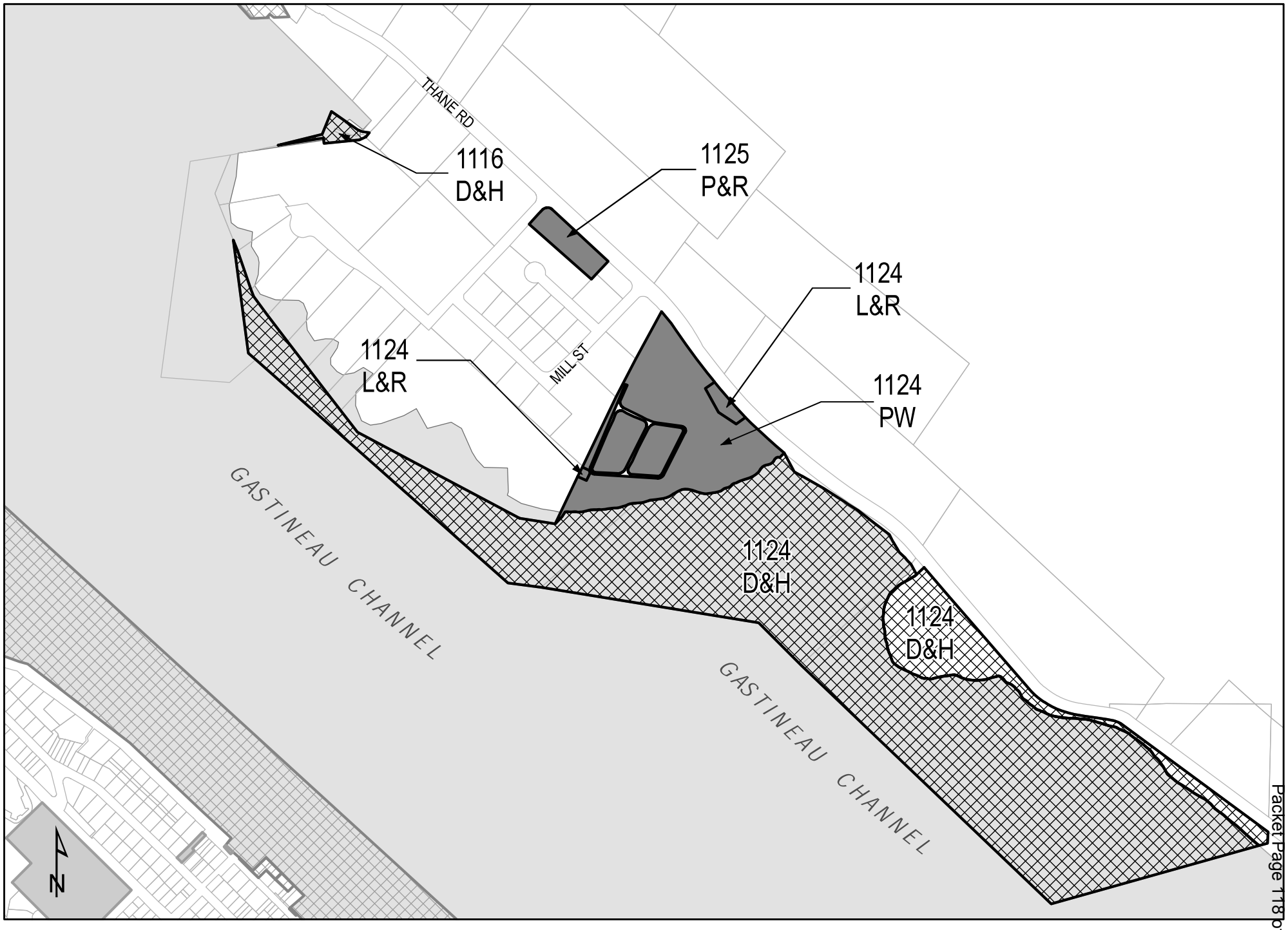
0 125 250 500 750 Feet



Map No. 21: AJ Mining Claim



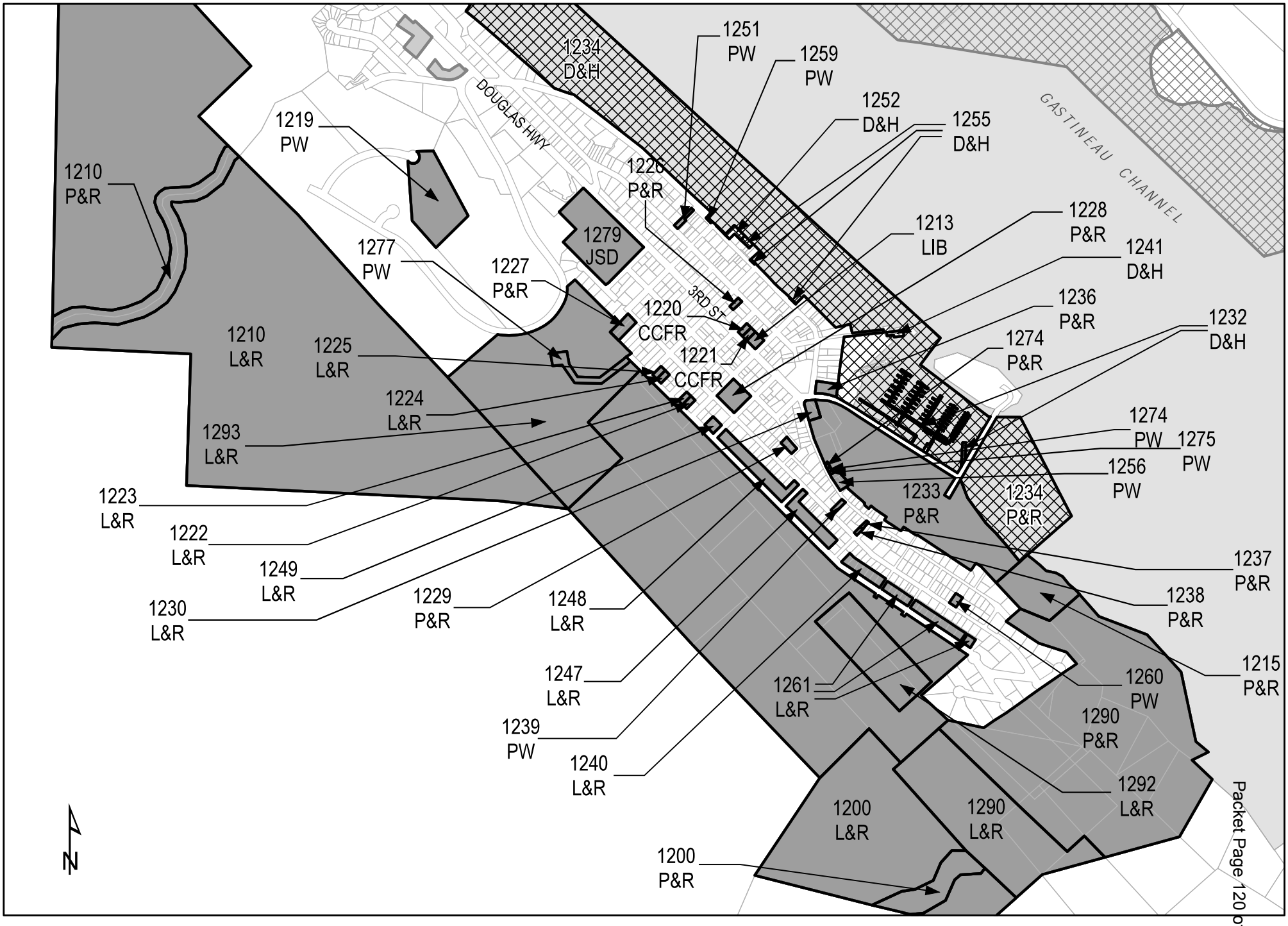
Map No. 22: Downtown Waterfront



Map No. 23: Rock Dump

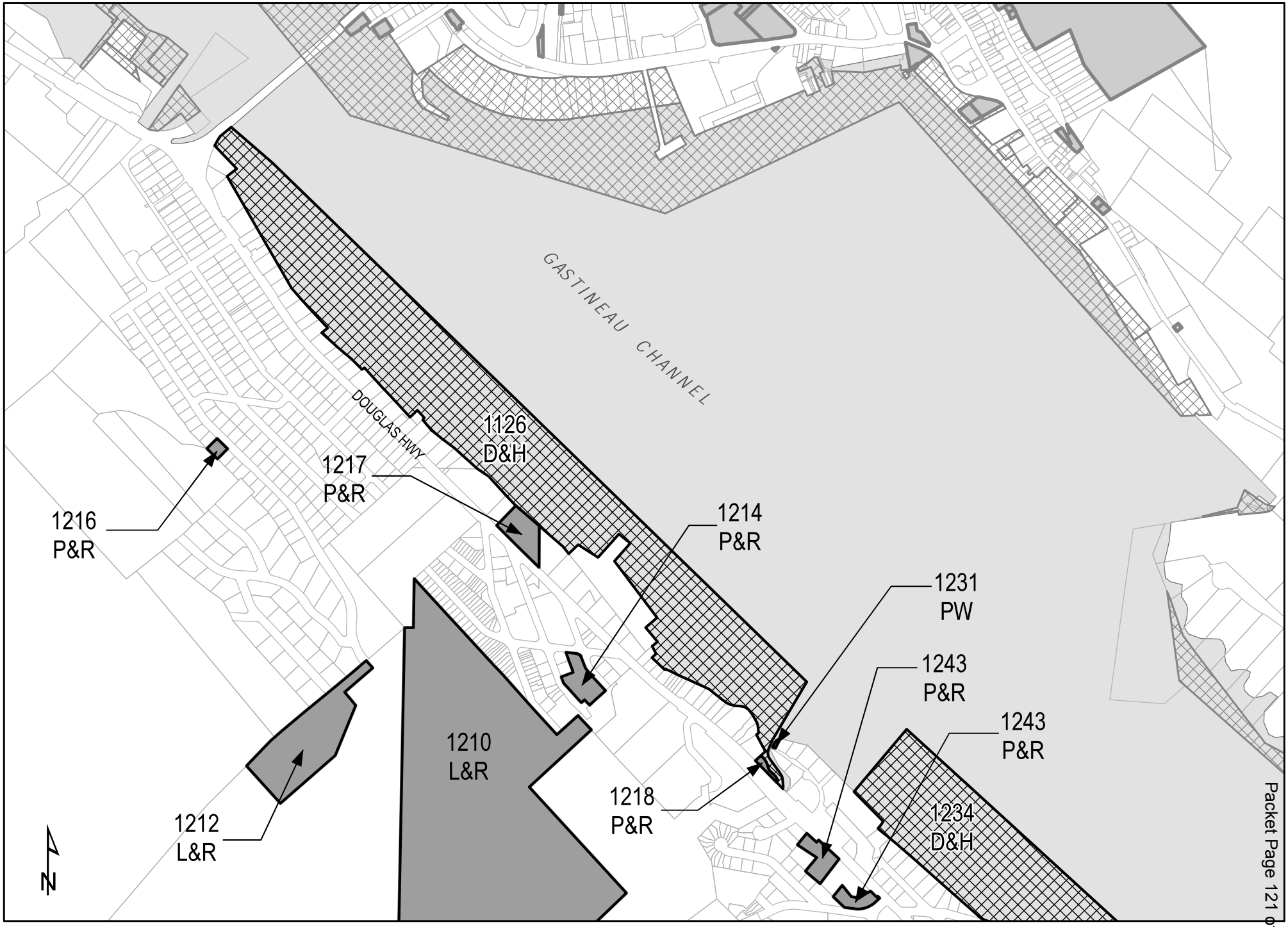
0 500 1,000 2,000 Feet

Map No. 24: South Douglas

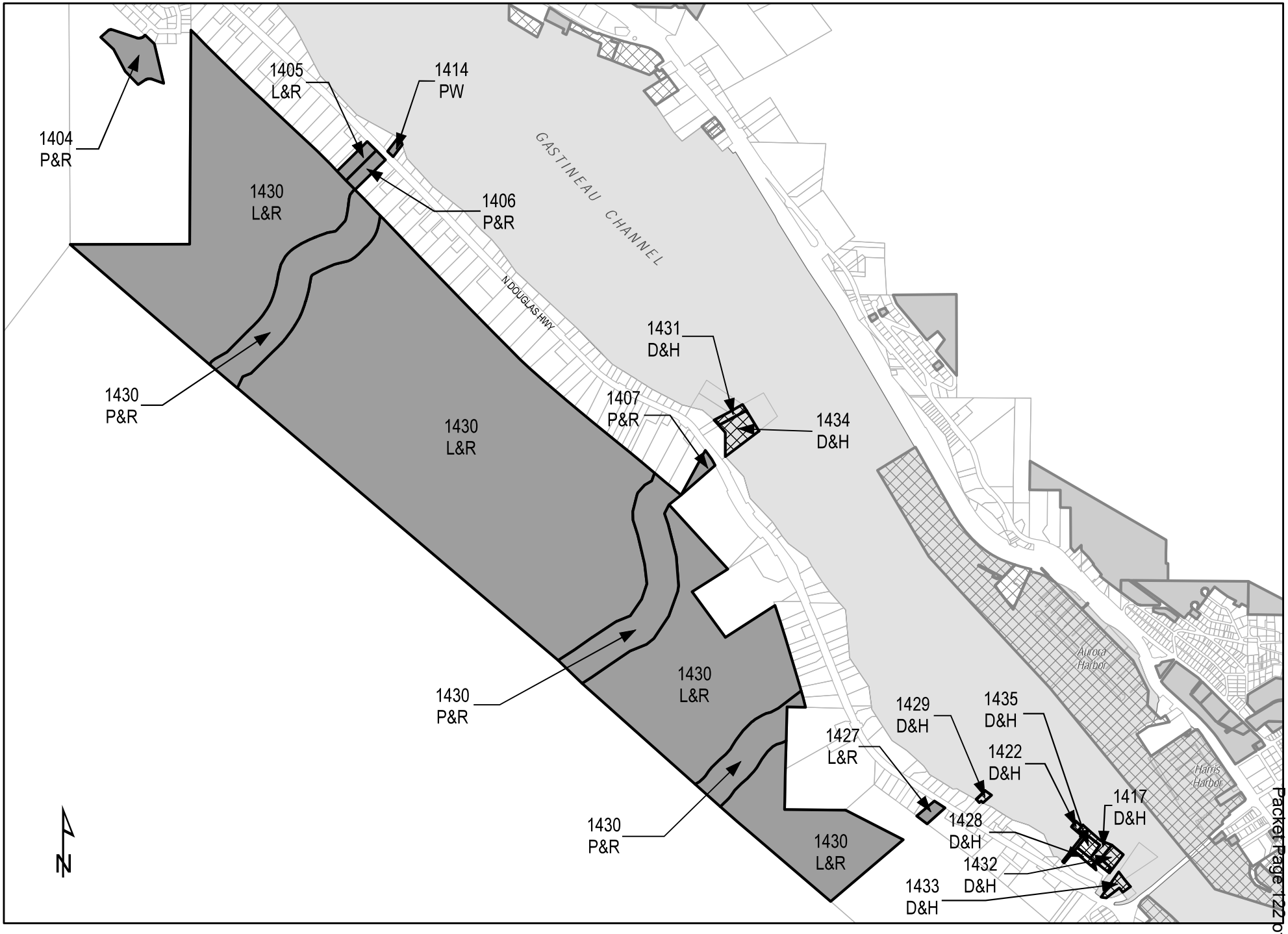


Map No. 25: Douglas

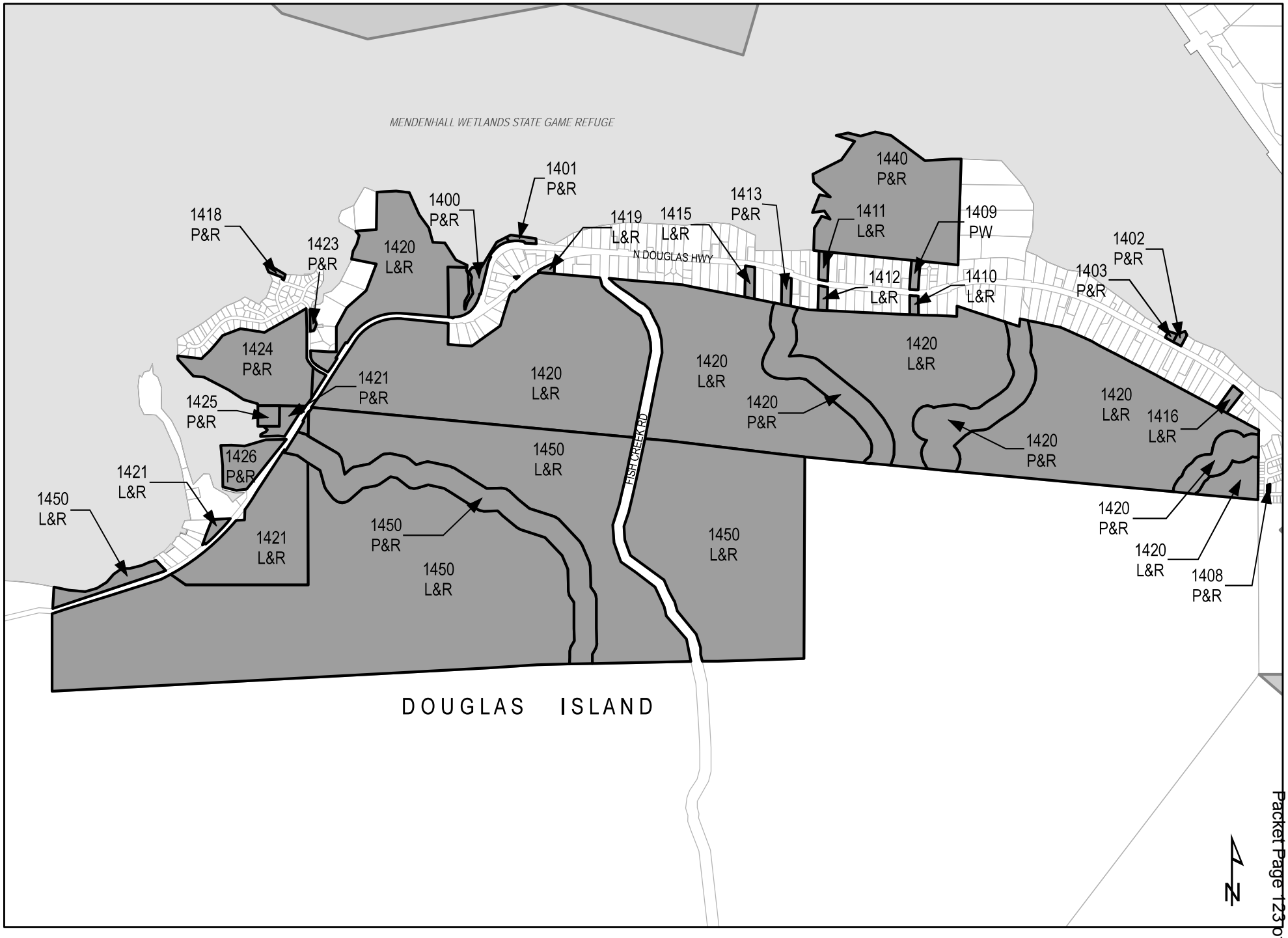
0 0.25 0.5 Miles



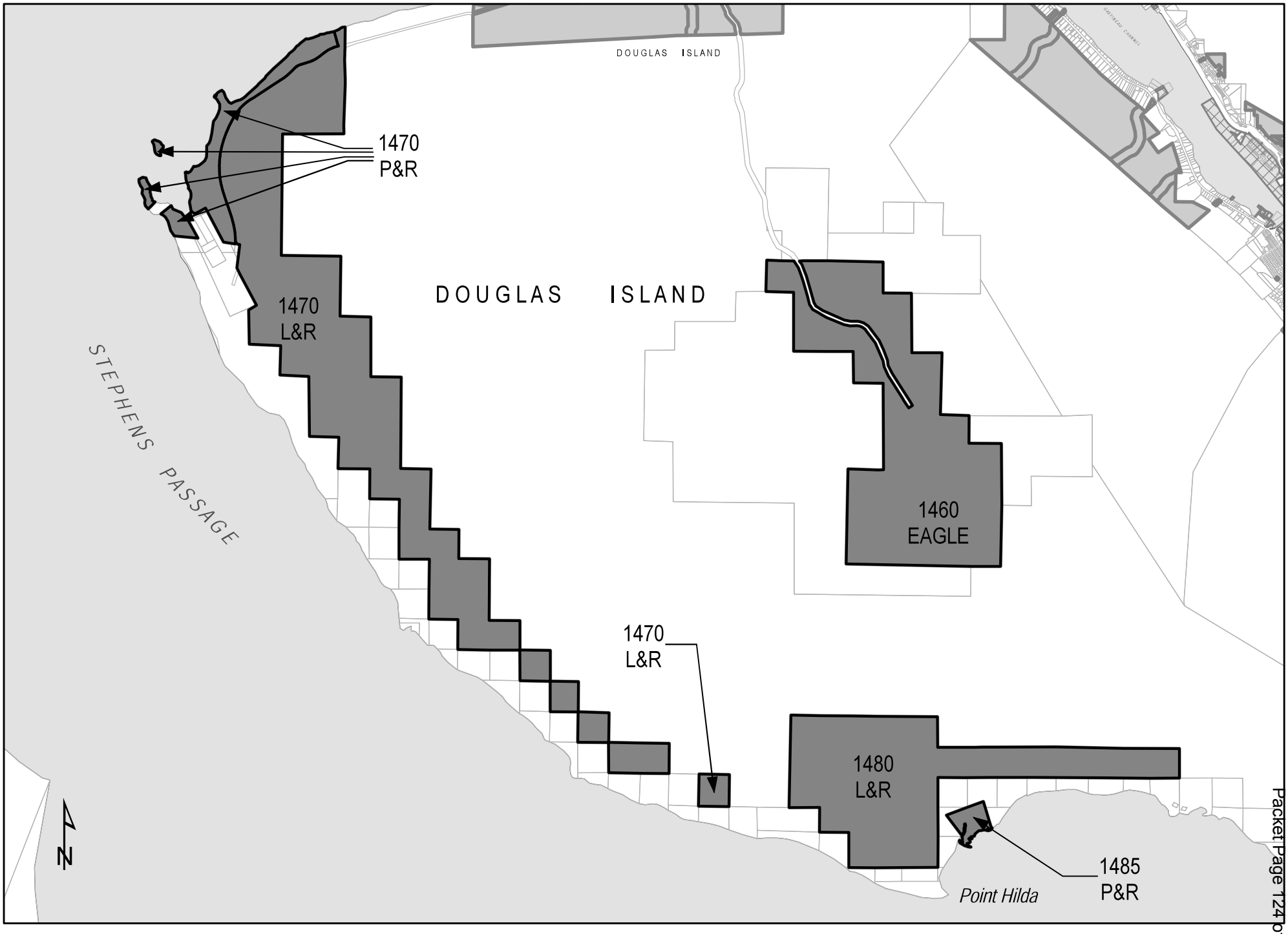
Map No. 26: West Juneau



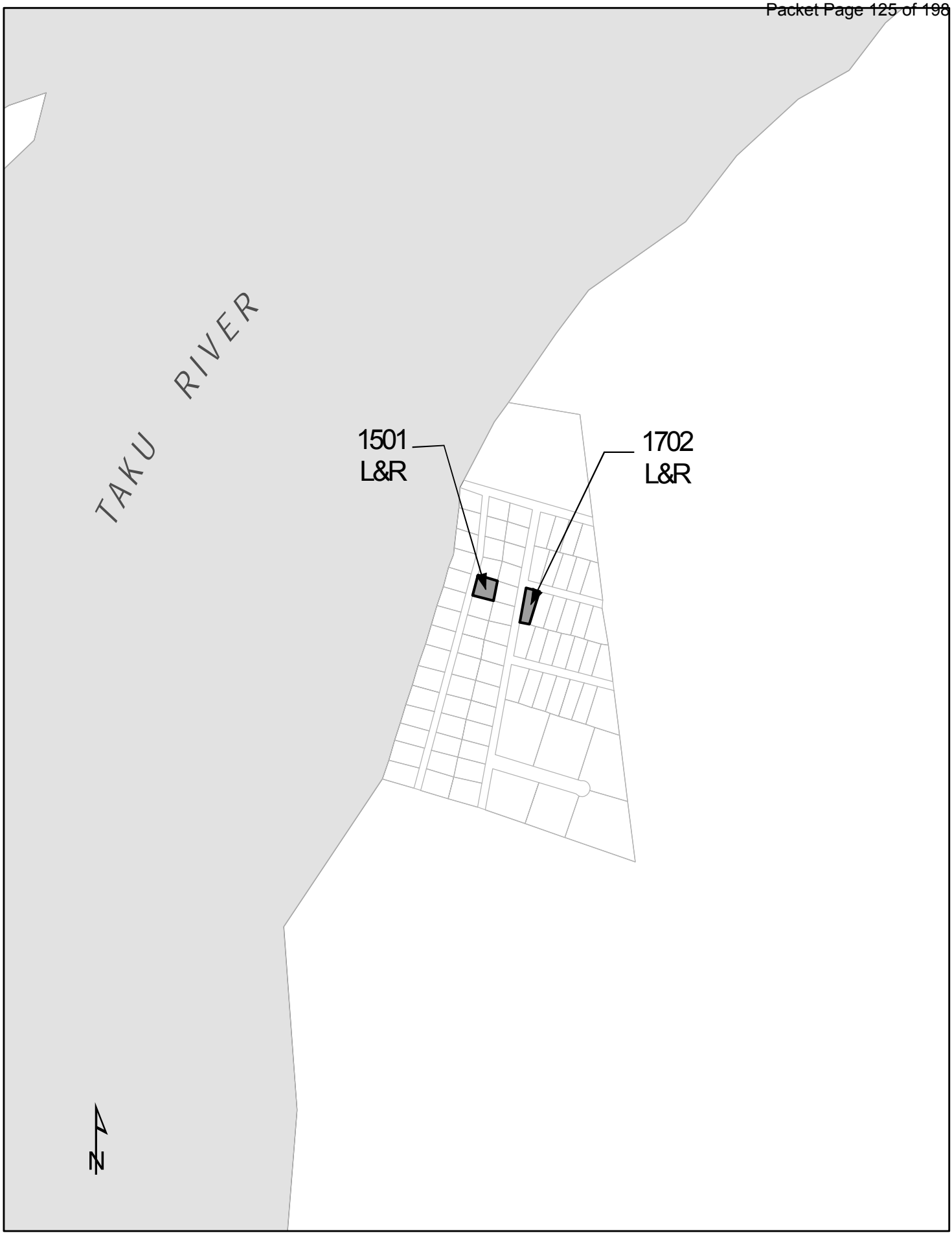
Map No. 27: North Douglas



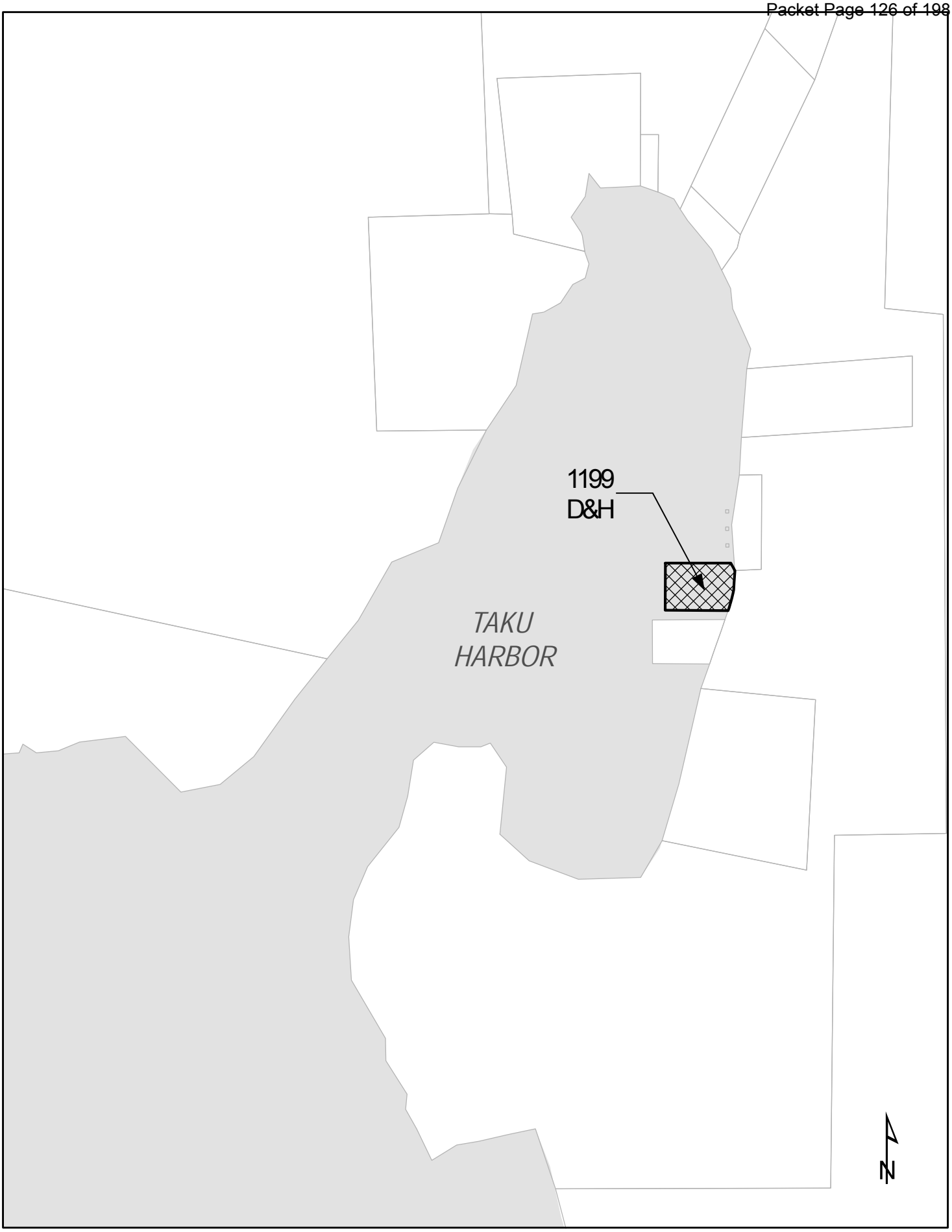
Map No. 28: North Douglas



Map No. 29: West Douglas & Eaglecrest



Map No. 30: Taku River



Map No. 31: Taku Harbor

0 500 1,000 2,000
Feet

CBJ's Land Holdings

CBJ's Land Holdings:

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

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

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

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

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

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

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

DRAFT

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

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

Retention Status: This column contains the following categories:

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

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Amalga Harbor	**LND-0002**	**3B4001040060**	Tract C, USS 3325	0.02	Amalga Harbor Island	Parks & Recreation	Retain
Pearl Harbor	**LND-0005**	**3B3901000110**	Lot 3, USS 3764	0.60	Public use; beach access	Parks & Recreation	Retain
Near Shrine of St. Therese	**LND-0007**	**3B3801000012** **3B3901010011** **3B3901010012** **3B3901010013** **3B3901010014** **3B3901010015**	Portion of Lot 2, USS 3764	426.35	North Tee Harbor to Pearl Harbor; 21 mile to 23.5 mile Glacier Hwy; west of highway is park and east of highway is future residential subdivision; Peterson Creek Trail; Shrine Creek greenbelt; Breadline shore	Lands & Resources and Parks & Recreation	Retain / Dispose
Eagle Harbor	**LND-0008**	**3B4201000020**	USS 0	4.50	Eagle Harbor shoreline	Parks & Recreation	Retain
South of Herbert River	**LND-0009**	**3B4301000010**	Fraction of USS 1174	147.00	Herbert River; road transects this property	Parks & Recreation	Retain
North of Amalga Harbor	**LND-0010**	**3B4101000011** **3B4101000012**	Lot 1, USS 3662	49.93	Salt Lake - Natural Area Park	Parks & Recreation	Retain
	LND-0011	**3B4101000010**	Lot 2, USS 3662	3.05	Old tram route ROW	Parks & Recreation	Retain
	LND-0012	**3B4101000020**	Lot 3A, USS 3662	27.74	Peterson Creek; near junction of Amalga Harbor Road; Natural Area Park	Parks & Recreation and Fire Department	Retain
	LND-0013	**3B4101000013** **3B4101000060**	Fraction of Lot 3B, USS 3662	503.28	North of Salt Lake; Eagle Harbor; Natural Area Park	Parks & Recreation	Retain
Eagle River	**LND-0014**	**3B4301000030**	Lot 9, Section 2, T39S, R64E, CRM	45.74	Eagle River shoreline; Boy Scout Camp Trail	Parks & Recreation	Retain
	LND-0015	**3B4101000010**	T39S, R64E, CRM, Section 2, GLO Lot 10	10.67	Eagle River south of junction of Eagle and Herbert Rivers; Natural Area Park	Parks & Recreation	Retain
	LND-0016	**3B4101000010**	T39S, R64E, CRM, Section 2, GLO Lot 11	24.03	Eagle Beach; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
	LND-0017	**3B4101000010**	T39S, R64E, CRM, SE1/4SW1/4	40.00	Eagle River; Natural Area Park; north of Lot 3B, USS 3662	Parks & Recreation	Retain
North of Amalga Harbor	**LND-0018**	**3B4201000010**	USS 1198, and Tract A & B, USS 1163	113.65	Natural Area Park - Eagle Valley Center	Parks & Recreation	Retain
Amalga Harbor	**LND-0019**	**3B4001000060** **3B4101000070** **3B4001010010**	Tract 6,7 & 8 ,USS 1286	84.41	Salt Chuck property along Amalga Harbor Road; Natural Area Park	Parks & Recreation	Retain
Pearl Harbor	**LND-0020**	**3B4001000070** **3B4001000071**	USS 3760	96.47	Shoreline; Natural Area Park	Parks & Recreation	Retain
Amalga Harbor	**LND-0022**	**3B4001040044**	ATS 1377	1.94	Amalga Harbor boat launch	Docks & Harbors	Retain
	LND-0023	**3B4101000014** **3B4101000015**	Tract A & B, ATS 1560	2.10	Amalga Harbor & Salt Chuck	Parks & Recreation	Retain
Pearl Harbor	**LND-0025**	**3B3901000121** **3B3901000130**	Tract 3, USS 1466 & North Lot A, USS 2516	13.97	Jensen-Olson Arboretum; conservation easement	Parks & Recreation	Retain
Amalga Harbor	**LND-0026**	**3B4001040041**	Lot 1, Amalga Harbor Subdivision	3.97	Amalga boat launch & parking	Docks & Harbors	Retain
Inland from Amalga Harbor	**LND-0027**	**3B4101010074**	Lot 4, Strawberry Acres Subdivision	3.62	Open space near Amalga Harbor; conservation easement	Parks & Recreation	Retain

DRAFT

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

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	**LND-0132**	**8B3301000250**	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	**LND-0133**	**8B3401010040**	Lot D-D. USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	**8B3401000060**	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	**LND-0135**	**8B3301070070**	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	**LND-0137**	**Unassigned**	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	**8B3301050070**	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0140	**8B3301060080**	Lot 8, Block C, South Lena Subdivision	0.72	Future disposal	Lands & Resources	Dispose
	LND-0141	**8B3301050040**	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	**8B3301050010**	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	**8B3301040180**	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	**8B3301040200**	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	**8B3301040100**	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	**8B3301040080**	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0148	**8B3301040070**	Lot 7, Block A, South Lena Subdivision	0.93	Future disposal	Lands & Resources	Dispose
	LND-0149	**8B3301010112**	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	**4B3301000050**	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	**4B3301000060**	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	**4B3301020080**	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	**LND-0153**	**4B3301020170**	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	**4B3201010020**	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	**LND-0157**	**8B3501010030**	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	**LND-0158**	**8B3401000100**	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'iyeik Park	Lands & Resources and Parks & Recreation	Retain / Dispose

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	**LND-0159**	**8B3301040030**	Lot 3, Block A, South Lena Subdivision	0.97	Future disposal	Lands & Resources	Dispose
Auke Bay	**LND-0200**	**4B3001020050**	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
Auke Bay	**LND-0201**	**4B3001020020** **4B3001020021**	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
Indian Cove	**LND-0202**	**4B3101030120**	Lot 2, USS 3810	1.54	Auke Bay (Indian Cove), small island west of Indian Point; Natural Area Park	Parks & Recreation	Retain
	LND-0203	**4B3101020040**	Lots 3 & 4, Indian Point	24.02	Southern portion of Indian Point; Natural Area Park	Parks & Recreation	Retain
	LND-0204	**4B3101020010**	ATS 239	4.70	Indian Cove	Docks & Harbors	Retain
	LND-0205	**4B3101020020**	Lot 2, USS 3811	28.16	Auke Cape; road easement deed (Lot 6 USS 3811) for access to the lot.	Parks & Recreation	Retain
Auke Bay	**LND-0209**	**4B3001020040**	ATS 1170	1.69	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
	LND-0210	**4B3101000110**	Lot A1, USS 2389	2.41	Auke Bay, above Glacier Hwy - Auke Nu Cove; undeveloped access from north Glacier Hwy to CBJ owned Lot 1, USS 3810	Lands & Resources	Retain
	LND-0211	**4B3001020035** **4B3001020045**	ATS 1525,TractA & B	1.16	East of Ferry Terminal; Gitkov is current lessee	Docks & Harbors	Retain
	LND-0212	**4B3101000021**	Lot 1, ATS 357	0.61	Auke Bay tidelands	Docks & Harbors	Retain
	LND-0213	**4B3101000230**	ATS 1644	0.39	Dock for seafood processing plant at Auke Nu Cove	Docks & Harbors	Retain
Back Loop	**LND-0300**	**4B2601010021**	Lot 3, Bonnie Subdivision	1.09	Panhandle lot along Mendenhall Loop Road; purchased to enhance access options for development of CBJ's "Hill 560" property east of Auke Lake	Lands & Resources	Retain
Auke Bay	**LND-0301**	**4B2801020130**	Fraction USS 3812	0.36	Undeveloped pedestrian beach access & stream easement from 12.6 mile north Glacier Hwy to Auke Bay	Parks & Recreation	Retain
	LND-0302	**4B2801020070**	FS ROW, USS 2909	0.14	Beach access; stream corridor from 12.5 mile north Glacier Hwy to Auke Bay (undeveloped)	Parks & Recreation	Retain
	LND-0303	**4B2801010060** **4B2801010080**	Tract A & Lot 2, USS 3819	0.95	12.3 mile north Glacier Hwy; Auke Bay Wastewater Treatment Plant	Parks & recreation, Public Works and Docks & Harbor	Retain
	LND-0305	**4B2801040220**	Lot 1, USS 2391	1.39	12.7 mile Glacier Hwy; Spaulding Meadows Trail and trailhead parking.	Parks & Recreation	Retain
	LND-0306	**4B2801030110**	Lot 3, USS 2391	1.20	Access and entrance to Auke Bay Elementary School	School District	Retain
	LND-0307	**4B2801010050**	Fraction of Lot 5, USS 2664	0.30	Auke Bay tidelands and adjacent uplands in Stattor Harbor	Docks & Harbors	Retain
	LND-0308	**4B2801020121**	ATS 1669	0.95	Thomas - current lessee	Docks & Harbors	Retain
	LND-0309	**4B2801020045**	ATS 33	1.25	Taylor - current lessee; Fisherman's Bend	Docks & Harbors	Retain
	LND-0310	**4B2301050100**	ATS 739	6.05	Statter Harbor & launch ramp	Docks & Harbors	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Auke Bay	LND-0311	4B2301050042	ATS 1126	1.57	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0312	4B2301050041	ATS 415	6.42	Dock - Auke Bay	Docks & Harbors	Retain
	LND-0313	4B2801020140	ATS 1324	7.15	Fisherman's Bend marina	Docks & Harbors	Retain
	LND-0314	4B2801010034	ATS 1118	2.43	Statter Harbor	Docks & Harbors	Retain
	LND-0315	4B2801030121	Lot 3B1, USS 3820 and Tract A, Spaulding Trail ROW, Fraction USS 3820	43.90	Auke Bay Elementary School and surrounding land; western portion of lot may be used for residential purposes; Spaulding Meadows Trail	School District, Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0316	4B2801040031	Lot 2, Kirkevold Subdivision	1.73	Auke Bay Fire Station; Northern portion may be used for residential purposes.	Fire Department	Retain / Dispose
	LND-0317	4B2301050120	ATS 1251	33.84	Statter Harbor	Docks & Harbors	Retain
	LND-0318	4B2801010090	ATS 756	1.02	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0319	4B2801010070	ATS 121	1.01	New launch ramp and parking lot	Docks & Harbors	Retain
	LND-0320	4B2801010032	Lot 3C, USS 2664 and ATS 16	3.36	Small boat launch ramp	Docks & Harbors	Retain
	LND-0321	4B2801010040	Lot 4, USS 2664	0.41	Auke Bay tidelands and adjacent uplands in Statter Harbor	Docks & Harbors	Retain
	LND-0322	4B2301050110	Fraction USS 1504	0.00	Auke Bay pump station (Statter Harbor)	Public Works	Retain
	LND-0399	4B2701000060	Fraction Lot 3, USS 3820	1.68	North shore of Auke Lake	Parks & Recreation	Retain
Auke Lake	LND-0400	4B2701080130	Fraction Lot 3, USS 3820	171.80	Future low-density residential; open space	Lands & Resources and Parks & Recreation	Retain / Dispose
Back Loop	LND-0401	4B2701080120	Lot 1, USS 3820	9.82	6 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
	LND-0403	4B2601010120	Lot 7, Tract B, USS 2392	0.63	Undeveloped ROW at 5.5 mile Mendenhall Loop Road	Lands & Resources	Retain
Auke Lake	LND-0404	4B2701020040	Lot 1, Tract A, USS 2392	0.67	Undeveloped ROW & pedestrian access to Auke Lake at the mouth of Lake Creek (from Back Loop Road)	Parks & Recreation	Retain
Back Loop	LND-0406	4B2701070070	Lot 4, USS 3820	2.73	North of Auke Lake; 6 mile Mendenhall Loop Road; undeveloped access route from 5.7 mile Mendenhall Loop Road to USS 3406 & USS 3820.	Public Works	Retain
Back Loop	LND-0410	4B2601030010	Lot 2, USS 3730	21.28	West Mendenhall Valley, 5 mile Mendenhall Loop Road; Natural Area Park	Parks & Recreation	Retain
Montana Creek	LND-0411	4B2901410022 4B2901410023	Lot 2 & Lot 3, McGinnis View Subdivision	1.98	Adjacent to Montana Creek Road; Natural Area Park	Parks & Recreation	Retain
	LND-0412	4B2901420010 4B2901410013 4B2901400010	Tract C, USS 2337 & Tract A, ASLS 98-6; Portion USS 10242	852.68	Montana Creek Road, from Gun Club to Rifle Range; Montana Creek; Natural Area Park	Parks & Recreation	Retain
Montana Creek	LND-0413	4B2901340051 4B2901340270	Tract A & B, Montana Creek Subdivision III	3.94	Open space - greenbelt	Parks & Recreation	Retain
Back Loop	LND-0415	4B2901090030 4B2901100040	Nunatak Terrace II, North & South Public Park Reserve	1.42	Dedicated open space	Parks & Recreation	Retain

DRAFT

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

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
West Mendenhall Valley	LND-0450	4B1701100120	USS 1401	31.97	South and east of Fire Training Center, Pollution Control Project, west Mendenhall valley; Southeast Alaska Food Bank; vacant land along Sherwood Lane & Crazy Hose Drive	Lands & Resources	Retain / Dispose
	LND-0451	4B1701040021	Lots 2 & 3, Block 2, Mendenhall Valley Industrial Park 2 Subdivision	2.12	10099 Bentwood Place; CBJ bus maintenance facility	Public Works	Retain
	LND-0453	4B1701100130	Lot A, USS 1041	5.69	Hagevig Regional Fire Training Center	Fire Department	Retain
	LND-0454	4B1701040040	Lot 4, Block 2, Mendenhall Valley Industrial Park No. 2 Subdivision	1.51	Public Works maintenance shop	Public Works	Retain
	LND-0455	4B1701040051	Parcel 1, Tract 1, Mendenhall Valley Industrial Park Subdivision	0.59	Public Works maintenance shop	Public Works	Retain
	LND-0460	4B1701080010	Lot 1, Mason Industrial Park Subdivision	0.84	Crazy Horse Drive; CBJ School District warehouse & offices	School District	Retain
Mendenhall Peninsula	LND-0501	4B2301000120	Lot 1, USS 3832	11.15	North end of Mendenhall Peninsula, junction of Glacier Hwy & Fritz Cove Road	Lands & Resources	Dispose
	LND-0503	4B2301000050	Lot 54, USS 3274	0.70	Mendenhall Peninsula north; undeveloped access route to Lot 1, USS 3817 from 11.3 mile North Glacier Hwy.	Lands & Resources	Retain
Pederson Hill	LND-0504	4B2201020090	Lot 9, USS 3260	0.91	North of junction of Glacier Hwy & Engineers Cutoff; undeveloped access route from north Glacier Hwy	Public Works	Retain
Mendenhall Peninsula	LND-0505	4B2201040020	Lot 11, USS 3260	0.95	South of junction of North Glacier Hwy & Engineers Cutoff; long linear lot not necessarily needed for access; might be useful as future pump station site; Peterson Hill Creek	Lands & Resources	Retain
	LND-0507	4B2201070101 4B2201070100	Lot N, USS 2386	2.20	Mendenhall Peninsula north, 11 mile north Glacier Hwy; access route from 11 mile north Glacier Hwy to water reserve	Public Works	Retain
	LND-0510	4B2301010170	Lot 1, USS 3817	416.66	Mendenhall Peninsula, central portion of northern half	Lands & Resources and Public Works	Retain / Dispose
	LND-0511	4B1801020290	Lot 2, USS 3817	0.58	Small Island near end of Ann Coleman Road (off of Fritz Cove Road) in Auke Bay; Natural Area Park	Parks & Recreation	Retain
	LND-0518	4B2001030031 4B2001030250	Lots 21 & 22, Spruce Point Estates Subdivision	0.70	Two parcels; potential water access parking and shoreline	Docks & Harbors	Retain
	LND-0520	4B1901070010 4B1901070011	Lot 3A, ASLS 78-171	349.61	Mendenhall Peninsula; Smuggler's Cove managed by Parks & Recreation	Lands & Resources and Parks & Recreation	Retain / Dispose

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Mendenhall Peninsula	LND-0521	4B2001050090	Lot 2, ASLS 78-171	1.60	About 1055 Fritz Cove Road (near end); Undeveloped access route from end of Fritz Cove Road to Lot 3, USS 3816	Lands & Resources	Retain
	LND-0522	4B1901010100 4B1901010101	Lot 2, USS 3814	0.98	Undeveloped access route from Mendenhall Peninsula Road to shoreline & upland; near south end of Mendenhall Peninsula Road	Lands & Resources and Parks & Recreation	Retain
	LND-0523	4B2001000040	Lot 1, ASLS 78-171	0.89	About 1400 Fritz Cove Road; undeveloped pedestrian access from Fritz Cove Road to Auke Bay; shore access.	Parks & Recreation	Retain
	LND-0524	4B1901040170 4B1901040171	Lot 1, USS 3814	1.15	Mendenhall Peninsula Spur Road; Mendenhall Wetlands; undeveloped Echo Road	Lands & Resources and Parks & Recreation	Retain
	LND-0526	4B2001050080	Tract B, Fritz Cove Alaska Subdivision	0.66	Beach access; public use site	Docks & Harbors	Retain
	LND-0530	4B2301020080	FS ROW, USS 2670	0.38	0.5 mile Fritz Cove Road on beach; shoreline; ROW; undeveloped pedestrian access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0531	4B1801060070	Lot 45, USS 3261	0.67	0.8 mile Fritz Cove Road; access to interior parcel	Lands & Resources	
	LND-0532	4B1801000080	Lot 66, USS 3261	0.48	0.8 mile Fritz Cove Road; undeveloped pedestrian beach access from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0533	4B180101002R	FS ROW, USS 2515	0.03	Fritz Cove Road; beach access; Mendenhall Peninsula; 10' wide undeveloped route from Fritz Cove Road to Auke Bay shoreline	Parks & Recreation	Retain
	LND-0534	4B1801040150	ROW, Fraction USS 2390	0.79	1.75 mile Fritz Cove Road; developed driveway access routes from Fritz Cove Road to private lands	Lands & Resources	Retain
Spuhn Island	LND-0535	4B2001120010 4B2001120020	Lots 7 and 8, U.S. Survey 12335	58.40	Western portions of Spuhn Island suitable for recreation	Parks & Recreation	Retain
East Mendenhall Valley	LND-0536	5B2101210190	Public River Access, Lakewood Subdivision III	0.12	River access	Parks & Recreation	Retain
	LND-0599	5B2402000300	S'it' Tuwan Park Site	0.23	Playground in S'it' Tuwan Subdivision	Parks & Recreation	Retain
	LND-0600	5B2501580080	Lot 1, USS 2385	24.96	Mendenhall River Elementary School	School District	Retain
	LND-0601	5B2101480030	USS 3757	4.51	Dredge pond north of Nancy Street Pond	Parks & Recreation	Retain
	LND-0602	5B2501580070	Tract B, Riverside Heights Subdivision	2.22	Recreation Service Park	Parks & Recreation	Retain
	LND-0603	5B2501410190	Tract D, USS 3872	7.95	Melvin Park	Parks & Recreation	Retain
	LND-0604	5B2501440010	Lot 3, Tim Subdivision	0.48	Mendenhall River greenbelt	Parks & Recreation	Retain
	LND-0605	5B2101320051	Tract A, Lot 6, USS 4598	8.46	Rotary Park	Parks & Recreation	Retain
	LND-0606	5B2101080023 5B2101080024 5B2101080025	Lot 1, Riveredge Subdivision & Tracts I & II, Lakeside Subdivision	77.28	Dimond Park; ball fields; Dimond Park Field House; Thunder Mountain High School; Riverbend Elementary School; Dimond Park Aquatic Center; Mendenhall Valley Library; Parks & Recreation landscape shop	Parks & Recreation, Eaglecrest, Library, School District	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
East Mendenhall Valley	LND-0608	5B2101520010	Fraction of USS 2100	10.68	Glacier Valley Elementary School	School District	Retain
	LND-0609	5B2401000020	Fraction of Lot 1A, USS 2084.	15.18	Floyd Dryden Middle School	School District	Retain
	LND-0610	5B2401030060 5B2401370171	Lot 2A, USS 5504	226.28	Base of Thunder Mountain; access to water reservoir; Under Thunder Trail	Lands & Resources, Public Works and Parks & Recreation	Retain / Dispose
	LND-0611	5B2401000010	Fraction of Lot 1-A, USS 2084	18.60	Adair-Kennedy Memorial Park	Parks & Recreation	Retain
	LND-0612	5B2501300221	Tracts BB & CC, Fraction of USS 3144	1.62	Three greenbelt lots along Duck Creek	Parks & Recreation	Retain
	LND-0613	5B2601010040	Open Space, Smith Park Subdivision IV	0.21	Open area, end of Betty Court; river access	Parks & Recreation	Retain
	LND-0614	Unassigned	Utilities and Recreation Lot, Golden Nugget Subdivision	1.30	Greenbelt; open space	Parks & Recreation	Retain
	LND-0617	5B2501640070 5B2501640080	Public Recreation Area & Access, Hidden Lakes Subdivision No II; Public Area, Hidden Lakes Subdivision No III	0.60	Misc. dedicated parcels within Hidden Lakes Subdivision	Parks & Recreation	Retain
	LND-0618	5B2401180230 5B2501790180	Park, Mendenhaven Unit One Subdivision	12.70	Five parcels; Duck Creek greenbelt Mendenhaven Mini Park	Parks & Recreation	Retain
	LND-0620	5B2101050130	Open Space in Fraction of Green Acres Subdivision No. I	2.06	Open space, Jerry Drive	Parks & Recreation	Retain
	LND-0621	5B2101300130	Fraction of Block A, Field Acres Subdivision	1.29	Duck Creek greenbelt	Parks & Recreation	Retain
	LND-0644	5B1601120050	Lots 12-14, Block 29, JW McKinley Subdivision	0.07	Triangle of land/intersection of Mendenhall Loop Road & Glacier Hwy; Duck Creek	Public Works	Retain
	LND-0646	5B1601020230	Fraction of USS 381	0.83	Juneau Receiving Home - Miller House	Lands & Resources	Retain
	LND-0647	5B1601090010	Tract D, Dales Subdivision	1.49	Area next to Duck Creek north of Del Rae Road; Natural Area Park	Parks & Recreation	Retain
	LND-0648	5B1601020220	Fraction of USS 381	4.57	2400 Mendenhall Loop Road, Pipeline Skate Park located within Jackie Renninger Park	Parks & Recreation	Retain
	LND-0649	3B1601000030	Tract D, USS 381	0.54	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0650	3B1601000020	Multiple Descriptions	664.00	Airport; Also includes files LND- 0653, 0649, 0652, 0662, 0663, 0670	Airport	Retain
	LND-0651	5B1601220010	Block A, Utility Park	3.21	Mendenhall Wastewater Treatment Plant - 2009 Radcliffe	Public Works	Retain
	LND-0652	5B1501080010	Tract A, USS 1434	0.69	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0653	3B1601000010	Tract B according to Plat 78-40	8.20	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0655	5B1601000025	Tract GB, Glacier Mall Subdivision	0.89	Jordan Creek greenbelt. Airport has expressed interest in managing this region.	Parks & Recreation	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
East Mendenhall Valley	LND-0656	5B2101350170	Tract A2, Tall Timbers Subdivision 2	6.02	Nancy Street pond	Parks & Recreation	Retain / Dispose
	LND-0658	5B2101360180	Tract A, Tall Timbers #5 Subdivision	1.05	Subdivision open space	Parks & Recreation	Retain
	LND-0659	5B1601080080	Fraction of Lot 8, Block H, Tongass Park Subdivision	0.02	Open space	Parks & Recreation	Retain
	LND-0660	5B1501030081 5B1501030090 5B1501060010 5B1501060020 5B1501060100 5B1501080030 5B1501090010 5B1501090011	Lots 8-21 Block D, Lots 1-3 & Lots 12-21 Block H, Lots 1-5 Block L; Lots 2-10, Block K, Valley Centre Greenbelt Subdivision	8.42	Jordan Creek greenbelt; also includes file LND-0654	Parks & Recreation	Retain
	LND-0661	3B1501000010	Fraction of USS 1195	2.20	Glacier Valley Fire Station (Airport)	Fire Department	Retain
	LND-0662	5B1601220030	Fraction of USS 1742	1.00	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0663	3B1601000020	Fraction of USS 1195	33.95	Temsco Lease, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0665	Unassigned	Greenbelt, Smith Park Subdivision III	0.60	Narrow greenbelt along Sharon Street; may be appropriate for disposal to adjacent neighbors	Parks & Recreation	Retain / Dispose
	LND-0670	3B1601000010	Fraction of USS 381, ATS 716	338.46	Airport property, this acreage is included in the LND-0650 file	Airport	Retain
	LND-0671	Unassigned	Public River Access, Lakewood Subdivision No. I	0.10	Public access to Mendenhall River	Parks & Recreation and Public Works	Retain
Sunny Point	LND-0801	5B1401040120	Lot N, USS 2475	3.13	Partially developed access route through Sunny Point Peninsula to Mendenhall Refuge	Parks & Recreation	Retain
Lemon Creek	LND-0812	5B1201340020	Tract B-1, ASLS 2004-22	64.98	Land behind prison; portion of North Lemon Creek Material Source	Lands & Resources	Retain / Dispose
	LND-0816	5B1401000021	Lot 2A, USS 3258	11.47	7-Mile Property; Public Works shop	Public Works	Retain
	LND-0817	5B1401000011	Lots 27-32, USS 3258	8.33	Adjacent to Public Works shop and behind DOT	Lands & Resources	Retain / Dispose
	LND-0818	5B1201390030 5B1201390040	Lots 41 & 42, SSG Subdivision IV	0.76	Hazardous waste; utility shop & offices	Public Works	Retain
	LND-0819	5B1201020040 5B1201020050	Lots 4 & 5, SSG Subdivision	0.75	Public Works utility shop on Shaune Drive	Public Works	Retain
	LND-0820	5B1301130020 5B1301130030	Lot A-2, USS 5504, Tract A1-B, USS 5504 and Tract A1-C, USS 5504	738.90	Lemon Creek to Sunny Point and include Switzer Creek; behind DOT/PF, Gruening Park, Pinewood Park, State prison and CBJ Public Works; residential subdivision; greenbelt; Dzantiki Heeni Middle School; North Lemon Creek Material Source; portion of Renninger Drive should be designated at ROW; Renninger Subdivision	Lands & Resources, Parks & Recreation and School District	Retain / Dispose

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Lemon Creek	LND-0821	5B1301110010	Tract 1, USS 2121	10.38	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0822	5B1201290010 5B1201290020 5B1301000010 5B1301030010 5B1301030020 5B1301050010 5B1301050020 5B1301050070 5B1301060010 5B1301060020	Lots 1-3, Block A; Lots 1-8, Block C; Lots 1-8, Block G; Lots 1-8, Block K; Lots 1, 2, 12-16, Block L; Lots 1-8, Block V; Lots 1-12, Block W; Lots 1-3, 10-12, Block X; Pinewood Park Subdivision 2	16.06	Switzer Creek Natural Area Park	Parks & Recreation	Retain
	LND-0823	5B1201020170	Tract A, SSG Subdivision	1.79	Lemon Creek access to CBJ lands; future access route	Lands & Resources	Retain
	LND-0825	5B1301100041	Tract 4B & 5B, USS 2121 & Lot 1A, USS 2137	1.45	Access to Dzantiki Heeni Middle School; assemblage of portions of three separate properties; middle school access road; remainder should be designated as ROW	Public Works	Retain
	LND-0827	5B1301070038	Tract J, JPD Subdivision	5.57	Juneau Police Station	Police Department	Retain
	LND-0829	5B1201310032	Lot 2B, RSH Subdivision II	35.56	Lemon Creek Access Corridor - formerly Horecny property acquisition; Lemon Creek Riverbed	Lands & Resources	Retain
	LND-0830	5B1201360021 5B1201360060	Lot 4, HDK Subdivision	171.16	South and east of Lemon Creek, across from jail & south of Sawmill Creek; Lemon Creek Gravel Pit; behind Home Depot	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-0832	5B1301130000	Lot 6, USS 5504	17.22	North of Switzer Village Mobile Home Park; west of Dzantiki Heeni Middle School	Lands & Resources	Retain / Dispose
	LND-0833	5B1201100020	Lot 6, Block E, Pinewood Park Subdivision No. 2	0.31	Sigoowu Ye Playground	Parks & Recreation	Retain
	LND-0834	5B1201360040	Lot 1, HDK Subdivision	7.65	Parcel across from Home Depot store; end of Commercial Blvd	Lands & Resources	Retain
	LND-0835	5B1201000160 5B1201000161	USS 7297	20.90	Lemon Creek Trail; south of Home Depot	Lands & Resources and Parks & Recreation	Retain
Twin Lakes	LND-0836	Unassigned	Green Area, Twin Lakes Subdivision	0.17	Open space adjacent to ROW	Parks & Recreation	Retain
	LND-0837	7B1001090060 7B1001100240 7B1001140110 7B1001150020	Tract A, B & C, Mountainside Estates Subdivision I and Lot 7, Block E, Mountainside Estates Subdivision II	2.01	Subdivision open space; four parcels	Parks & Recreation	Retain
	LND-0838	7B0901020150	Lot 1, Salmon Falls Two Subdivision	13.20	Lot above Wire Street; limited access.	Lands & Resources	Dispose
Salmon Creek	LND-0839	7B0901030035	Unsurveyed. ASLS 96-28	2.28	Public fishing dock adjacent to the Juneau Empire and DOT/PF buildings	Docks & Harbors	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Salmon Creek	**LND-0840**	**7B0901020130**	Lot 3, Salmon Falls Two Subdivision	10.16	Salmon Creek, behind hospital, across Salmon Creek & north of Greenwood Subdivision; hospital expansion, open space for Salmon Creek & Blackerby Ridge Trailhead; Wildflower Court	Hospital	Retain
Twin Lakes	**LND-0841**	**7B0901040181** **7B0901040180**	Twin Lakes Park	77.80	Twin Lakes Recreation Area, Project Playground, parking and includes the lakes. Also includes files LND - 0842, 0843, 0844, 0845, 0852	Parks & Recreation	Retain
	LND-0842	**7B0901040180**	Parcel C, D, E & H, USS 1210	0.39	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0843	**7B0901040181**	Parcel A-E USS 1861	0.61	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0844	**7B0901040180**	Fraction of USS 2132	0.84	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
	LND-0845	**7B0901040180**	Parcels A & B, USS 2502	0.54	Small parcels adjacent to Glacier Hwy, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	**LND-0848**	**7B0901030034**	ATS 1412	1.27	Channel Drive Wayside Park	Parks & Recreation	Retain
Twin Lakes	**LND-0851**	**7B0901040180** **7B0901040170**	Fraction USS 1075	0.98	Twin Lakes Hatchery; CBJ owns the land	Lands & Resources	Retain
	LND-0852	**7B0901040170**	Fraction USS 1075	0.75	Part of Twin Lakes parking, this acreage is included in the LND-0841	Parks & Recreation	Retain
Salmon Creek	**LND-0853**	**7B0901020112** **7B0901020111**	Tracts A & B, ASLS 99-22	11.12	Land adjacent to Bartlett Regional Hospital; includes reservoir site and access road	Hospital	Retain
	LND-0854	**7B0901020041** **7B0901020050** **7B0901020060**	Lot 1, Hospital Subdivision; Lot 3, Salmon Falls Two Subdivision; Fraction USMS 968	16.06	Bartlett Regional Hospital Complex	Hospital	Retain
	LND-0855	**7B0901030101**	ATS 1277	1.83	Tideland parcel off of Channel Drive	Docks & Harbors	Retain
Norway Point	**LND-0857**	**7B0801060070**	Lot 7, Block A, White Subdivision	0.17	Avalanche hazard (open space)	Public Works	Retain
	LND-0858	**7B0801060140**	Lot 14, Block A, White Subdivision	0.15	Avalanche hazard (open space)	Public Works	Retain
	LND-0859	**7B0801050070**	Lot 7, Block B, White Subdivision	0.18	Avalanche hazard (open space)	Lands & Resources	Retain
Norway Point	**LND-0860**	**1C020K010042** **1C020K010030** **1C020K010041**	Fraction ATS 773	2.61	Juneau Yacht Club	Docks & Harbors	Retain
Salmon Creek	**LND-0861**	**7B0901010070**	ATS 1356,TractA & B	4.88	DIPAC - Channel Drive	Docks & Harbors	Retain
	LND-0862	**7B0901010062**	ATS 1067	0.26	Juneau Ready Mix - Channel Drive	Docks & Harbors	Retain
	LND-0863	**7B0901010061**	Lot 2, ATS 7	1.61	Juneau Ready-Mix - Channel Drive	Docks & Harbors	Retain
	LND-0864	**7B0901010020**	Fraction Lot 2, ATS 18	0.46	Vacant; formerly Channel Marina, seaplane float	Docks & Harbors	Retain
	LND-0865	**7B0901010020**	Fraction Lot 3, ATS 18	0.46	Vacant; formerly Channel Marina boat shop	Docks & Harbors	Retain
Twin Lakes	**LND-0866**	**7B1001030050**	Lot 1, USS 13137	0.04	Greenwood Avenue parcel	Lands & Resources	Dispose

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Norway Point	**LND-0867**	**7B0801070012**	Tract B, Parker Subdivision	9.30	White Subdivision hazard area; purchased to prevent development in hazard area.	Parks & Recreation	Retain
Juneau Waterfront	**LND-0890**	**1C020K010050** **1C020K010021** **1C020K010020** **1C100K830032** **1C020K010022** **1C100K830032** **1C060K510010** **1C060K510040** **1C030K510011**	Tidelands	171.50	Downtown Juneau Tidelands, including Aurora Basin Boat Harbor and Harris Boat Harbor, also includes files LND-1100 and LND-1101; all the way to Little Rock Dump	Docks & Harbors	Retain
Juneau Waterfront	**LND-0891**	**1C060K630050**	Fraction ATS 3 & Fraction Block 87, Tidelands Addition	0.64	Spit; future seawalk location; near Fish & Game Building	Docks & Harbors	Retain
Juneau	**LND-1002**	**1C060V050070**	Lot 7, Block 5, Indian Village	0.03	Indian Village; encroaching mobile home	Lands & Resources	Dispose
	LND-1005	**1C030C030050**	Lot 6, Block 203, Casey-Shattuck Subdivision	0.01	Small remnant, triangular shaped lot located between Capital Avenue and A Street; possible street vacation	Public Works	Retain
	LND-1006	**1C060C250080**	Fraction Lot 6, Block 225, Casey Shattuck Addition	0.001	Intersection at 9th Street & Glacier Avenue; ROW	Public Works	Retain
	LND-1007	**1C070A110010** **1C070A110020** **1C070A110140**	Lot 1, Lot 2, Fractions of Lot 8 and 3, Block 11, Juneau Townsite	0.30	North Franklin Parking Lot	Parks & Recreation and Lands & Resources	Dispose
	LND-1008	**1C060V050020** **1C060V050030**	Lots 2 & 3, Block 5, Indian Village	0.11	Indian Village	Lands & Resources	Dispose
	LND-1009	**1C070A020051**	Lot 8A , Block 2, Juneau Townsite	0.01	Landscaping along Main Street	Public Works	Retain
	LND-1010	**1C070A050011**	Lot 1A, Block 5, Juneau Townsite	0.02	Sidewalk along Main Street	Public Works	Retain
	LND-1011	**1C070A130012**	Lot 9, Block 13, Juneau Townsite	0.09	Guna-ka-deit Park	Parks & Recreation	Retain
	LND-1012	**1C070A200030**	Lots 2-4, Block 20, Juneau Townsite	0.30	Juneau-Douglas City Museum	Library	Retain
	LND-1013	**1C070A240030**	Lot 2, Block 24, Juneau Townsite	0.11	Parcel adjacent to Russian Orthodox Church	Parks & Recreation	Dispose
	LND-1014	**1C060V050050**	Lot 5, Block 5, Indian Village	0.05	Indian Village	Lands & Resources	Dispose
	LND-1015	**1C070A200080**	Lot 7 & Fraction Lot 8, Block 20, Juneau Townsite	0.04	Beatrix Park; adjacent to Juneau-Douglas City Museum	Parks & Recreation	Retain
	LND-1017	**1C060A310060**	Fraction of Lot 5, Block 31, Juneau Townsite	0.01	Property on Dixon Street & 7th Street; remnant used for ROW sight distance	Public Works	Retain
	LND-1018	**1C070A230011**	Lots 1-8, Block 23, Juneau Townsite	0.90	Capital School Playground	Parks & Recreation	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1019	1C060A310010	Lot 1, Block 31, Juneau Townsite	0.05	West 6th Street, Juneau; above Indian Village; open space	Parks & Recreation	Retain
	LND-1020	1C040A400100	Lots 11 & 12, USS 3379	0.20	Lots on Basin Road near Cope Park	Lands & Resources	Retain
	LND-1021	1C060A320020	Fraction of Lot 32, Juneau Townsite	0.21	Lot on Calhoun Avenue; greenbelt above Governor's Mansion	Parks & Recreation	Retain
	LND-1022	1C040CR10070 1C030E060010	USMS 926 & USS 2348	9.51	Cope Park/Evergreen Bowl	Parks & Recreation and Public Works	Retain
	LND-1023	1C040A380010	Lots 1 & 2, & Fraction of Lot 3, Block 38, Juneau Townsite	0.22	Eighth Street & Basin Road; parking	Public Works	Retain
	LND-1024	1C040A380040	Lot 5, Block 38, Juneau Townsite	0.11	Lot near Basin Road; open space/ geophysical hazard buffer strip	Lands & Resources	Retain
	LND-1026	1C040A380080	Lot 8, Block 38, Juneau Townsite	0.06	Lot near Basin Road	Lands & Resources	Retain / Dispose
	LND-1027	1C040A390010	Lot4, Block 39, Juneau Townsite	0.05	Lot on Eighth St; open space	Lands & Resources	Retain
	LND-1029	1C040M040010	USMS 289	4.71	Basin Road; Mt. Roberts Trail parking	Parks & Recreation	Retain
	LND-1030	1C040M030010	USMS 317	7.55	Basin Road, Gold Creek & lower slope of Mt. Juneau	Parks & Recreation	Retain
	LND-1031	1C040M020010	USMS 2219	9.48	Basin Road trestle; Gold Creek just before trestle	Parks & Recreation	Retain
	LND-1032	1C070A510040 1C070A510050	Lot 3 & 4, Block 101, Juneau Townsite	0.22	Northeast and above Gastineau Ave; Southeast of First Street; open space/ geophysical hazard area	Lands & Resources	Retain
	LND-1033	1C070A520030	Fraction Lot 3, Block 104, Juneau Townsite	0.05	Open space/geophysical hazard area	Lands & Resources	Retain
	LND-1034	1C070A530010	Lot 1, Block 105, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1035	1C070A530040	Fraction Lot 8, Block 105, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1036	1C040A100020	Lots 3 & 4, Block 110, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1037	1C040A100010	Lots 1 & 2, Block 110, Juneau Townsite	0.20	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1038	1C040A130060	Lots 5 & 6, Block 113, Juneau Townsite	0.23	Chicken Yard Park	Parks & Recreation	Retain
	LND-1039	1C040A150010	Lots 5 & 6, Block 115, Juneau Townsite	0.23	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1040	1C040A180010	Lot 5, Block 118, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1041	1C040A190040	Lot 4, Block 119, Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1043	1C040M010010	USS 7, North Park	8.20	North Park, Mt. Maria	Parks & Recreation	Retain
	LND-1045	3C040M050010 3M000G0LCRK0	Over 30 Mining Claims - legal descriptions on file	99.00	Last Chance Basin; Last Chance Mining Museum	Parks & Recreation, Public Works and Library	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Juneau	LND-1046	1C030C040090	Unknown	0.24	Hillside between Calhoun Avenue and Capital Avenue at intersection	Public Works	Retain
	LND-1047	1B0301100050	Over 170 Mining Claims - legal descriptions on file	1716.50	Primary site of the AJ Mine	Lands & Resources	Retain
	LND-1048	1C030E060020	Fraction USS 1013	0.05	Along roadside above Gold Creek near Cope Park	Public Works	Retain
	LND-1053	1C070B0R0010	Lot 2, Block R , Juneau Townsite	0.11	Open space/greenbelt/geophysical hazard area; Gastineau Avenue	Lands & Resources	Retain
	LND-1054	1C070B0R0030	Fraction of Lot 1, Block R, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1055	1C070B0S0020	Fraction of Lot 2, Block S, Juneau Townsite	0.06	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1061	1C060C350010	Lots 1 & 2, Block 235, Casey Shattuck Addition	0.22	School District offices	School District	Retain
Highlands	LND-1062	1C030D050030	Lot 3, Block 3, Seater Addition	0.60	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1063	1C030DEV0110	Fraction of JES/USS 1762	2.50	Open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1065	1C030E030010	Tract, 3A, Irwin Addition	0.45	Access to Gold Creek Flume	Lands & Resources	Retain
	LND-1067	1C030E060030	Fraction USMS 1013	1.00	Open space/greenbelt/geophysical hazard area; Irwin Street	Lands & Resources	Retain
Juneau	LND-1070	1C040G020080	Tract A, Nelson Park Addition	0.69	Trail; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1071	1C040G020070	Lot 13, Block 2, Nelson Park Addition	0.07	425 Nelson Street, Starr Hill; open space/greenbelt/geophysical hazard area	Lands & Resources	Retain
	LND-1072	1C040G040030	Lots 4-8, Block 4 Nelson Park Addition	0.21	420 to 426 Nelson Street above Park Street Stairs, Starr Hill; open space/greenbelt/ geophysical hazard area	Lands & Resources	Retain
	LND-1079	1C070H010010	Tract A, East Park	33.11	East Park, above Gastineau Avenue; geophysical hazard area	Parks & Recreation	Retain
	LND-1080	1C070I020011 1C070I020010	Lot 1, Block 2, 7-A Addition	0.32	End of Gastineau Avenue; turn around for Gastineau Avenue	Public Works & Lands & Resources	Retain
	LND-1082	1C100I060010	Lot 1, Block 6, 7-A Addition	0.08	495 South Franklin St; retaining wall	Lands & Resources	Retain
Juneau	LND-1083	1C100I060020	Lot 2, Block 6, 7-A Addition	0.08	493 South Franklin Street; retaining Wall	Lands & Resources	Retain
	LND-1084	1C030J010001	Fraction USS 655	0.63	Taku Terrace Condo lease	Lands & Resources	Retain
	LND-1085	1C030J020020	USS 655	7.70	Evergreen Cemetery	Parks & Recreation	Retain
Highlands	LND-1086	1C030J100110 & 1C030J100120	Lots 13 & 14, Block L, Highlands Subdivision	0.22	Maas donation for avalanche and mass wasting hazard area.	Lands & Resources	Retain
Juneau	LND-1088	1C100I070070	MS 982B (MILL SITE A), ATS 3 BL 84 FR	0.04	Sewer pump station; South Franklin Street	Public Works	Retain
Norway Point	LND-1089	1C020J020020 7B0801000010	USS 1462, Fraction USS 1452 & USS 2077, Fraction USS 375	24.80	Norway Point & Behrends Avenue; open space (avalanche hazard)	Lands & Resources	Retain

DRAFT

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

DRAFT

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

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
West Juneau	**LND-1212**	**3D0501000021**	Fraction USS 3853	25.00	West Juneau Reservoir; management authority transferred 09/05/2003; Patent will be issued once land is surveyed; communication towers; Treadwell Ditch Trailhead	Lands & Resources, Parks & Recreation and Public Works	Retain
Douglas	**LND-1213**	**2D040T070041**	Lots 1 & 2, Block 7, Douglas Townsite	0.24	Douglas Public Library	Library	Retain
West Juneau	**LND-1214**	**1D050L090010** **1D050L090020** **1D050L090030** **1D050L090040** **1D050L090070** **1D050L090080** **1D050L090091**	Lots 1,2,3,4,7,8 & 9A, Block D , Belleview Subdivision	1.25	Playground - West Juneau Rotary Park	Parks & Recreation	Retain
Douglas	**LND-1215**	**2D040T320071**	ATS 1493	4.46	Treadwell Park Area	Parks & Recreation	Retain
West Juneau	**LND-1216**	**1D050L260140**	Lot 5, Block A, Channel Heights II	0.24	Trailhead parking for Dan Moeller Trail	Parks & Recreation	Retain
	LND-1217	**1D050L030060**	Fraction USS 472	1.74	Homestead Park- beachfront/view point	Parks & Recreation	Retain
	LND-1218	**1D050L050160**	Fr of USS 341B, Lawson Creek Greenbelt	0.60	Open space along Lawson Creek below Douglas Hwy	Parks & Recreation	Retain
Douglas	**LND-1219**	**2D040C040010**	Tract F, Crow Hill Subdivision	5.50	Crow Hill Water Reservoir	Public Works	Retain
	LND-1220	**2D040T070041**	Lot 3, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1221	**2D040T070041**	Lot 4, Block 7, Douglas Townsite	0.12	Douglas Fire Station	Fire Department	Retain
	LND-1222	**2D040T100020**	Fraction Lot 2, Block 10, Douglas Townsite	0.11	Above 5th Street, north of D Street	Lands & Resources	Dispose
	LND-1223	**2D040T100030**	Fraction Lot 3, Block 10, Douglas Townsite	0.11	930 Sixth Street; North of D Street	Lands & Resources	Dispose
	LND-1224	**2D040T110030**	Fraction Lot 3, Block 11, Douglas Townsite	0.11	950 6th Street, above 5th Street near F Street	Lands & Resources	Dispose
	LND-1225	**2D040T110040**	Fraction Lot 4, Block 11 Douglas Townsite	0.11	Above 5th Street, corner of 6th Street and F Street	Lands & Resources	Dispose
	LND-1226	**2D040T140030**	Lot 5, Block 14, Douglas Townsite	0.12	1107 2nd Street; greenbelt along Bear Creek	Parks & Recreation	Retain
	LND-1227	**2D040T210020**	Lots 3 & 4, Block 21, Douglas Townsite	0.46	Chlorinator Building; CBJ Maintenance Shop	Parks & Recreation	Retain
	LND-1228	**2D040T300010**	Block 30, Douglas Townsite	0.92	Mt. Jumbo School - CBJ maintenance shop and record storage	Parks & Recreation	Retain
	LND-1229	**2D040T310070**	Lots 9 - 11, Block 31, Tyee Addition	0.19	Douglas Mini Park	Parks & Recreation	Retain
	LND-1230	**2D040T320010** **2D040T320070**	Portion of Lots 12 & 25, Block 32, Douglas Townsite	0.34	Mayflower Building	Lands & Resources	Retain
	LND-1231	**Unassigned**	Lawson Creek Pump Station	0.03	Sewer pump station at mouth of Lawson Creek	Public Works	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Douglas	LND-1232	2D040T320050	Fraction ATS 14	5.75	Douglas Boat Harbor, docks and launch ramp	Docks & Harbors	Retain
	LND-1233	2D040T320070 2D040T320010 2D040T320020	Fraction ATS 14	21.40	Robert E. Savikko Park (Sandy Beach Recreation Area); Treadwell Ice Arena, ball fields	Parks & Recreation	Retain
	LND-1234	2D040T320061	Fraction ATS 14	89.58	Douglas Townsite waterfront; Douglas Boat Harbor	Docks & Harbors and Parks & Recreation	Retain
	LND-1236	2D040T320171	Lot 25, Block 32, Douglas Townsite	0.35	Park Maintenance Shop	Parks & Recreation	Retain
	LND-1237	2D040T350010	Lot 1, Block 35 Douglas Townsite	0.06	605 Street Ann's Avenue (and Summers Street); Douglas; Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1238	2D040T350020	Lot 2, Block 35, Douglas Townsite	0.06	Corner of 5th St (and Summer Street); Pedestrian access walkway & greenbelt	Parks & Recreation	Retain
	LND-1239	2D040T350080	Lot 9, Block 35, Douglas Townsite	0.12	627 Street Ann's Avenue and 624 5th St, Douglas; utility access corridor	Public Works	Retain
	LND-1240	2D040T370100 2D040T370110 2D040T370120 2D040T370130 2D040T370140 2D040T370150 2D040T370160	Lots 2,4,6,8,10,12, & 16, Block 37, Tyee Addition	0.79	ROW of lots above 500 block of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1241	2D040T320030	Lot 16A, Block 32, Douglas Townsite	0.14	Douglas Harbor	Docks & Harbors	Retain
	LND-1243	2D050D010030 2D050D010040	Fraction of USMS 341A	1.67	Cemetery Tracts; near Crow Hill Subdivision; Asian Cemetery and a parcel that surrounds the Odd Fellows and Masons Cemeteries	Parks & Recreation	Retain
	LND-1247	2D040T380090 2D040T380100	Lot 22, Block 38, Tyee Addition, Douglas, USMS 112	1.26	653 5th Street and land above the 600 block of 5th Street	Lands & Resources	Dispose
	LND-1248	2D040T390010	Lots 1,3,5, & S/W 1/2, Block 39, Douglas Townsite	1.87	701 5th Street and land above 700 block of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1249	2D040T400010 2D040T400020	Lots 2 & 4, Block 40, Tyee Addition	0.23	2 lots above 903 5th Street, corner of 6th and C Street	Lands & Resources	Dispose
	LND-1251	2D040T410040	Fraction Lot 4, Block 41, Douglas Townsite	0.12	1414 2nd Street, Douglas; utility access corridor	Public Works	Retain
	LND-1252	2D040T420020 2D040T420030 2D040T420040	Lots Fraction 1A, 2, Fraction 3, 2A, 3 & 4, Block 42, Tidelands Addition	0.23	Below 1304 1st Street Douglas (on beach); tidelands	Docks & Harbors	Retain
	LND-1255	2D040T430010 & 2D040T430040	Lot 1, Fraction Lot 4A, Block 43, Tidelands Addition	0.12	1208 1st Street, Douglas; Tidelands	Docks & Harbors	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
Douglas	LND-1256	2D04044A0010	Lots 1,2, & 3, Block 44A, Douglas Townsite	0.32	Pull off along St. Ann's Avenue	Public Works	Retain
	LND-1257	2D040T450020 2D040T450030	Lots 2 & 3, Block 45, Douglas Townsite	0.01	1000-1002 1st Street Douglas; tidelands	Docks & Harbors	Retain
	LND-1259	2D040T470010	Lot 1, Block 47, Douglas Addition	0.06	Remnant lot at corner of 1st and "H" Street	Lands & Resources	Retain
	LND-1260	2D040T480290	Lot 16, Block 48, Douglas Townsite	0.15	222 5th Street, Douglas; drainage easement	Public Works	Retain
	LND-1261	2D040T480490 2D040T480500 2D040T480510 2D040T480520 2D040T480530 2D040T480540 2D040T480550 2D040T480560 2D040T480570 2D040T480580 2D040T480590 2D040T480600 2D040T480610 2D040T480620	Lots 70-83, Block 48, Douglas Townsite	1.53	14 lots above 200-400 blocks of 5th Street, Douglas	Lands & Resources	Dispose
	LND-1274	2D04045A0030	Lot 3, Block 45A, Tyee Addition, Douglas Townsite	0.03	Access to Savikko Park through St. Ann's Avenue.	Parks & Recreation	Retain
	LND-1275	2D04045A0010	Lot 1, Block 45A, Douglas Townsite	0.03	676 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1276	2D04045A0020	Lot 2, Block 45A, Douglas Townsite	0.03	650 St. Ann's Avenue, Douglas; expansion of St. Ann's Avenue	Public Works	Retain
	LND-1277	2D040C050010	Fraction USMS 340 & 341A	1.08	Bear Creek Dam	Public Works	Retain
	LND-1279	2D0402000010	Fraction Lot 14, USS 341A	5.35	Gastineau Elementary School	School District	Retain
	LND-1290	2D0301020061 2D030L010001	Tract B, ATS 204 & Linellen Heights Park	73.98	Mining claims around Gloryhole	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1291	2D0401000020 2D0401000030	USMS 98, 99, 100, 109, 110, 111	111.57	Mining claims above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1292	2D0401000010	USMS 1448, X Lode Claim	20.00	X Lode above 6th Street, Douglas	Lands & Resources	Retain / Dispose
	LND-1293	2D040C050030	Tract 1, Emerald Subdivision	33.24	Property above Douglas Townsite	Lands & Resources	Retain / Dispose
North Douglas	LND-1400	6D1101020020	Lot 229, USS 3546	14.44	Nine Mile Creek Road; Natural Area Park	Parks & Recreation	Retain
	LND-1401	6D1101020010	Lot 214, USS 3546	1.33	.25 mile Nine Mile Creek Road; scenic overlook; wetlands access	Parks & Recreation	Retain
	LND-1402	6D0901000080	Lot 80, USS 3272	0.78	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1403	6D0901000090	Lot 81, USS 3272	0.46	5 mile North Douglas Hwy; Gastineau Channel side; wetlands access	Parks & Recreation	Retain
	LND-1404	6D0801110020	Park Site A, Bonnie Brae Estates II Subdivision	6.56	Bonnie Brae Subdivision dedicated open space	Parks & Recreation	Retain
	LND-1405	6D0801010050	Lot 37, USS 3172	2.27	3 mile North Douglas Hwy at Falls Creek, uphill side; access to USS 4605	Lands & Resources	Retain
	LND-1406	6D0801010040	Lot 38, USS 3172	2.27	About 3 mile North Douglas Hwy at Falls Creek, uphill side; Natural Area Park	Parks & Recreation	Retain
	LND-1407	6D0701010010	Lot 16, USS 2960	1.57	About 2.5 miles North Douglas Hwy; Natural Area Park; Eagle Creek runs through this parcel	Parks & Recreation	Retain
	LND-1408	6D0801370180	Utility Site Area A, Block G, Bonnie Brae Estates, Unit II	0.15	Bonnie Brae Park, playground	Parks & Recreation	Retain
	LND-1409	6D0901060110	Lot 133, UDD 3543	1.94	North Douglas Hwy, 6 mile, northside; partially developed access easement	Public Works and Parks & recreation	Retain
	LND-1410	6D0901070050	Lot 134, USS 3543	1.26	North Douglas Hwy, 6 mile south side; undeveloped access to Lot 1, USS 3846	Lands & Resources	Retain
	LND-1411	6D1001000100	Lot 153, USS 3543	1.92	6 mile North Douglas Hwy, north side; undeveloped access to Lot 1, USS 3559	Lands & Resources and Parks & Recreation	Retain
	LND-1412	6D1001010100	Lot 154, USS 3543	1.64	6 mile North Douglas Hwy, south side; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1413	6D1001030030	Lot 162, USS 3544	1.95	6.5 mile North Douglas Hwy, south side; Natural Area Park	Parks & Recreation	Retain
	LND-1414	6D0801000050	Lot 32E, USS 3172	0.42	Mile 3.7 North Douglas Hwy; lift station.	Public Works	Retain
	LND-1415	6D1001030070	Lot 170, USS 3544	2.06	6.5 mile North Douglas Hwy, south; undeveloped access to Lot 1, USS 3559	Lands & Resources	Retain
	LND-1416	6D0801510050	Lot 96, USS 3272	2.06	Undeveloped access	Lands & Resources	Retain
	LND-1417	6D0601020017 6D0601020018	Tract A & B, ATS 1468	1.63	Near Juneau-Douglas Bridge; Trucano current lessee	Docks & Harbors	Retain
	LND-1418	6D1201020230	Lot 23, Block B, Bayview Subdivision	0.87	.25 mile down Sundown Drive; subdivision open space	Parks & Recreation	Retain
	LND-1419	6D1101010140 6D1101030021	Tract C, Lot 212, USS 3545	0.65	Nine Mile Creek area	Lands & Resources	Retain / Dispose
	LND-1420	6D1011000010 6D1011000011 6D1011000012 6D1011000013	Lot 1, USS 3559	1121.59	8 mile North Douglas Hwy, Fish Creek Road; Neilson Creek; Hendrickson Creek; Ninemile Creek; Bench Road alignment; trailhead, future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1421	6D1201110010 6D1201120080	Lot 2, USS 3559	92.05	8.5 mile North Douglas Hwy; Fish Creek runs through north corner; future residential subdivision	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1422	6D0601020019	ATS 1532	0.24	Trucano lease site; near Juneau-Douglas Bridge; fuel dock	Docks & Harbors	Retain
	LND-1423	6D1101040050	Lot 4, USS 3559	0.57	.25 mile Sundown Drive, east side; roadside overlook; open space	Parks & Recreation	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
North Douglas	LND-1424	6D1201050010	Tract B, Fish Creek Subdivision No. 1	54.69	South of Bay View Subdivision, west of Sundowner Drive; Natural Area Park	Parks & Recreation	Retain
	LND-1425	6D1201050020	Lot E, USS 2561	3.30	8.5 mile North Douglas Hwy at north side of Fish Creek Mouth; Natural Area Park	Parks & Recreation	Retain
	LND-1426	6D1201070010	USS 1548	13.83	South side of mouth of Fish Creek; Natural Area Park	Parks & Recreation	Retain
	LND-1427	6D0601050051	Lots 2, Tract IV, USS 1361	1.00	North Douglas Bench Road	Lands & Resources	Retain / Dispose
	LND-1428	6D0601020013	ATS 750	0.42	Trucano lease site - Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1429	6D0601060090	ATS 893	0.33	Communications tower near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1430	6D0611000010 6D0611000011 6D0611000012 6D0611000013	USS 4605, North Douglas	654.71	Southeast of Bonnie Brae Subdivision, Falls Creek, 4 mile north Douglas Hwy; Eagle Creek and Grant Creek run through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1431	6D0701000060	Lot 3, ATS 43	0.90	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1432	6D0601020016	Fraction ATS 1316	1.09	Trucano lease site at Juneau-Douglas Bridge; Breakwater	Docks & Harbors	Retain
	LND-1433	1D060L010020	Lot 2, ATS 123	1.04	Near Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1434	6D0701000050	Lot 1, ATS 43	3.47	Channel side of mobile home park	Docks & Harbors	Retain
	LND-1435	6D0601020014 6D0601020015	Tract A & B, ATS 842	1.01	Trucano lease at Juneau-Douglas Bridge	Docks & Harbors	Retain
	LND-1440	6D1001040010	Lot 1, USS 3846	107.96	About 6-7 mile North Douglas Hwy, bordering the Mendenhall Wetlands State Game Refuge; Natural Area Park; communication towers.	Parks & Recreation	Retain
	LND-1450	6D1011000020 6D1011000021	Lot 1, USS 5504	965.09	.75-1.5 mile Fish Creek Road & 9 mile North Douglas Hwy; cell tower; access road to Fish Creek Quarry; Fish Creek runs through it.	Lands & Resources and Parks & Recreation	Retain / Dispose
Eaglecrest	LND-1460	3D1021000010 3D1022000010	Aliquot description on file.	1537.23	Eaglecrest Ski Area	Eaglecrest	Retain
West Douglas Hilda Creek	LND-1470	3D1301000010 3D1301000011 3D1301000012 3D1301000013 3D1401000030 3D1301000020	Aliquot description on file	2314.17	NW Douglas Island, 11 Mile Creek; Outer Point; Middle Point; Inner Point; False Outer Point; Shamon Island	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1480	3D1601000020 3D1701030010	Unsurveyed	1235.00	Southwest Douglas Island, Hilda Creek Valley	Lands & Resources and Parks & Recreation	Retain / Dispose
	LND-1485	3D1701020011	ASLS 2011-42, USS 1481	43.28	Hilda Creek - conservation easement	Parks & Recreation	Retain

DRAFT

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Douglas	**LND-1490**	**3D0101000030** **3D0101000031**	Aliquot description on file	729.84	Southeast end of Douglas Island, south of Nevada Creek to Southeast end; remote uplands (benchlands) along south end of Gastineau Channel; potential new growth area	Lands & Resources and Parks & Recreation	Retain / Dispose
Echo Cove	**LND-1495**	**3B4501000061**	Lot 4A, Goldbelt Subdivision	6.00	Echo Cove boat launch facility	Docks & Harbors	Retain
	LND-1496	**3B4501000064**	ATS 1401	4.60	Echo Cove boat launch	Docks & Harbors	Retain
Yankee Cove to Cowee Creek	**LND-1500**	**3B4501000010** **3B4501000011** **3B4501000012** **3B4501000013** **3B4501000014** **3B4501000015**	ASLS 96-13, ASLS 96-14, ASLS 96-15, T37S, R63E, CRM, Section 23, Lots 6 and 9; Section 23, Lots 2, 3, 6, and 7; Section 26, Lots 2, 3, 4, 5, and 6. T38S, R63E, CRM, Section 1, Lots 1, 2, 3,	3490.00	Remote uplands from 34-38 mile north Glacier Hwy; portion of Cowee Creek Valley above Davies Creek; potential new growth area; Bridget Cove Greenbelt; Mab Island	Lands & Resources and Parks & Recreation	Retain / Dispose
Taku River	**LND-1501**	**3R0301010260**	Lot 26, Taku Valley Subdivision	0.54	Taku River foreclosure	Lands & Resources	Dispose
Taku River	**LND-1702**	**3R0301010600**	Lot 60, Taku Valley Subdivision	0.53	Taku River foreclosure	Lands & Resources	Dispose

DRAFT

Supply & Demand - Land

Juneau Residential Land

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

Public Land Base

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

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

DRAFT

CBJ Residential Land

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

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

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

Quality of CBJ and Private Land Compared

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

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

Relationship Between Demand for Land and Demand for Housing

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

DRAFT

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

CBJ Industrial & Waterfront Industrial Property

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

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

Stimulating the Market

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

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

DRAFT

Supply & Demand - Housing

Housing Demand

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

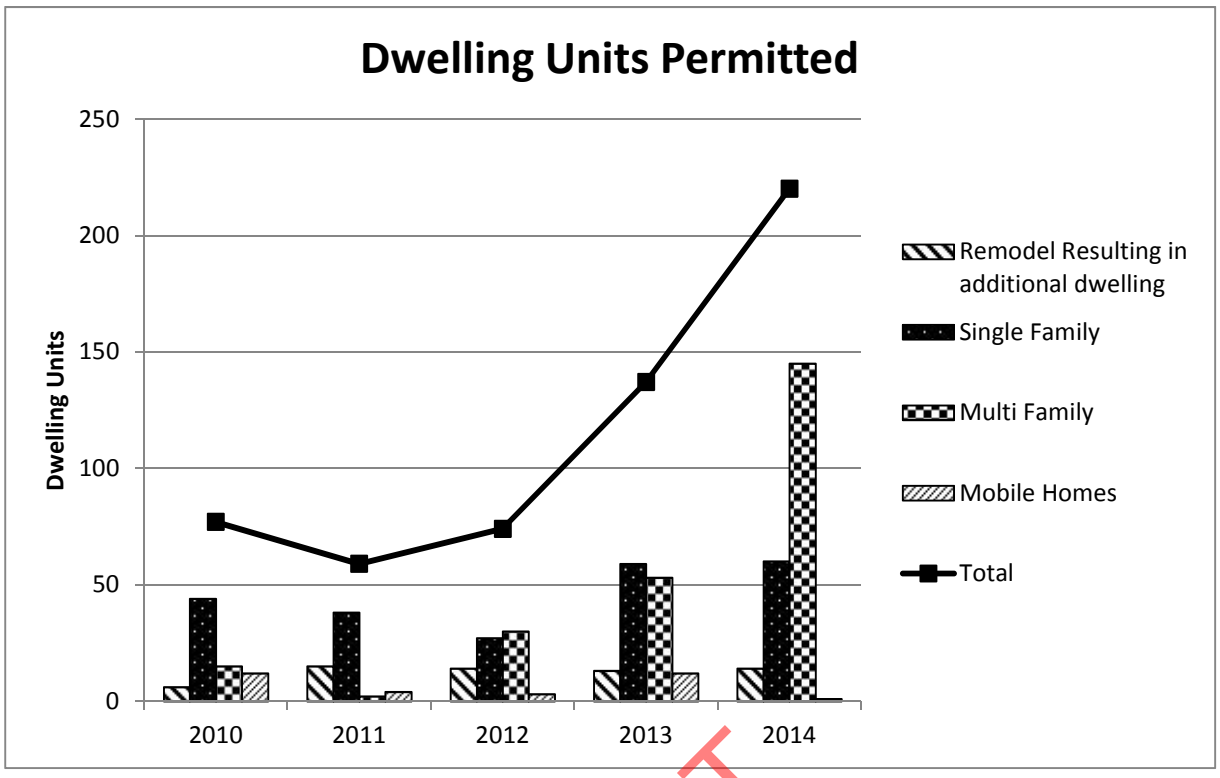
Housing Needs in Juneau

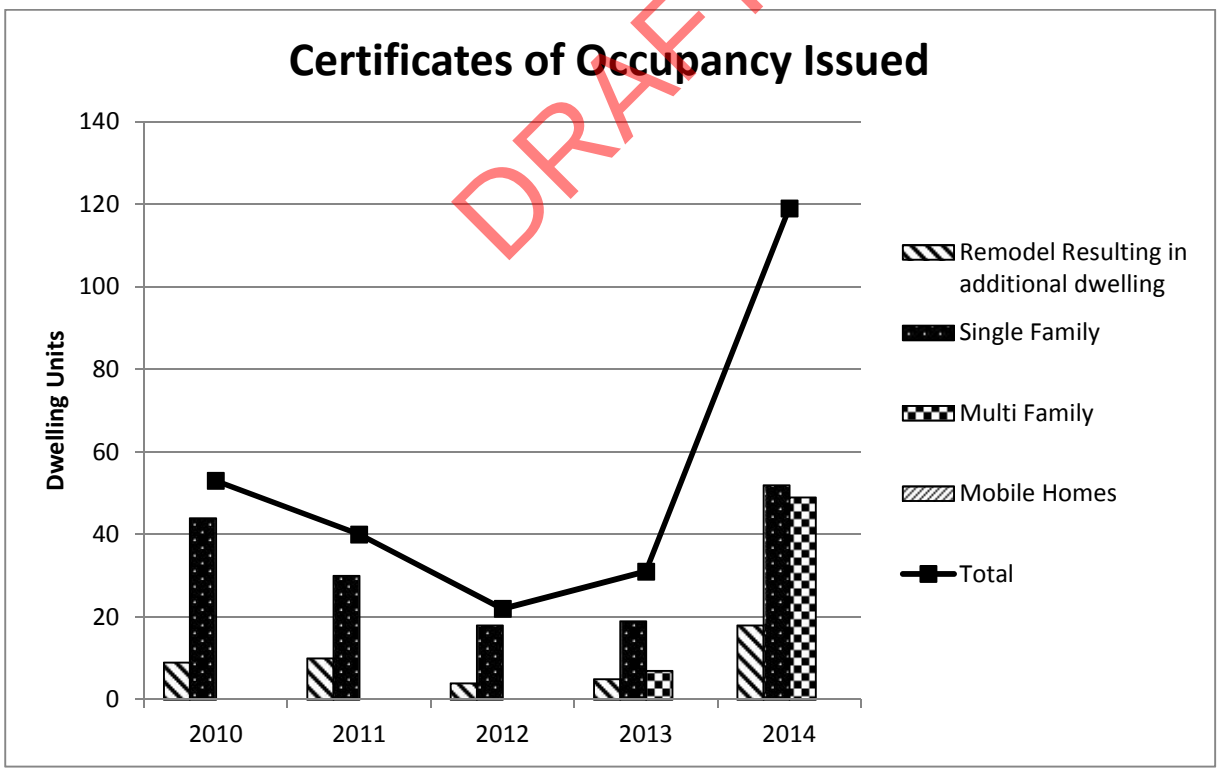
Juneau has many distinguishing characteristics that make its housing market unique. The community is landlocked and has a wide range of demographics. The US Coast Guard has a station in Juneau and they do not have their own base housing. There are also several seasonal housing demands: legislative session,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

Current Developments

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

DRAFT


Dwelling Units Permitted
250
200
150
100
50
0
Dwelling Units
2010
2011
2012
2013
2014
Remodel Resulting in additional dwelling
Single Family
Multi Family
Mobile Homes
Total


Certificates of Occupancy Issued
140
120
100
80
60
40
20
0
Dwelling Units
2010
2011
2012
2013
2014
Remodel Resulting in additional dwelling
Single Family
Multi Family
Mobile Homes
Total

DRAFT

Options for Stimulating the Housing Market

Factors for Creating Affordable Housing

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

CBJ Strategies for Housing Stimulation

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

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

DRAFT

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

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

City sponsored subdivision and sale

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

Incentive to Build Promptly

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

- *Partial Purchase Price Refund*. After a vacant lot is sold, and a house is built and receives a certificate of occupancy within a specified period of time, the purchaser would earn a refund equal to a percentage of the purchase price of the land. For example, a stipulation in the purchase agreement could state that if a dwelling with a certificate of occupancy is built within two years, 20% of the original purchase price would be refunded to the buyer.

- *Bond guaranteed development schedule*. The developer would have to perform within a specified time period or forfeit a bond equal in value to the cost of developing the subdivision.

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

Land Sales to Developers

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

DRAFT

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

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

- *Reduced purchase price*. The sale of the land could be discounted. Currently the CBJ uses proceeds from land sales to develop new areas for subdivisions. If CBJ property is sold below market value, less money will be available for development of new property. This will result in the need for tax payer subsidies for CBJ's new land development projects. An amendment to Title 53 may be needed to implement this strategy.

- *Deferred payments*. Payment of the negotiated value for the property could be deferred for a specified period, such as two years. Preferably a down payment, of between 10% and 25% would be paid up front to hold the land. In a variation of the deferred payment concept, the developer would make full payment on individual lots at the time when a house was constructed and the lot property was sold, or by a certain date, whichever comes first. This may require modifications to Title 53 to ensure that CBJ does not receive an unfair windfall at the expense of a property owner who fell behind on their payments.

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

Public Private Partnership

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

- *No Upfront Payment For Developer*. The developer would not have to make a cash payment for the land .

- *No Payment for Subdivision Improvements*. Public money is not needed to pay for infrastructure costs. Cost for developing the property would be borne by the developer. These expenses are often four to five times the value of the raw land.

- *Developer Selects Market*. The developer could have the right to build housing for any market. The CBJ might negotiate other terms to address an unmet housing demand.

- *CBJ Receives Subdivided Lots Ready for Development*. The CBJ would be free to dispose of the lots designated for its use.

DRAFT

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

Conditional Sale – Housing Market Mix

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

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

- *Deferred Payment*. The developer would not have to pay for the land except at the sale closure or rental occupancy of the housing units being developed.

- *Discount Price*. Total payment for the land by the developer would be equal to the fair market value of the land before the site improvements were initiated. This value could be discounted and the payment could either be with or without interest on the principle. An amendment to CBJ§53.09.270 may be needed to utilize this option.

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

Land Donations For Less Than Fair Market Value

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

Community Land Trusts

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

DRAFT

Juneau Affordable Housing Fund

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

Experience Gained From 1999-2015 Land Disposals

Land Disposals: 1999-2015

The previous Land Management Plan, completed in 1999, set the stage for the disposal of a number of CBJ properties. Since the adoption of the plan, 90 parcels of CBJ land have been sold, traded, or donated and are now in private ownership or dedicated for public projects. In addition to the revenues from these land sales, the CBJ benefits from property taxes now generated from lands that have been transferred into private ownership.

CBJ Land Disposals: 1999 – 2015

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2015	Portion of Lot 2, USS 3873	0.90	Christ Evangelical Lutheran Church	Trade
2014	Lot 2, Block A, South Lena Subd.	.74	Juneau Housing Trust via Juneau School District	$40,000
2014	Lot 2, Block C, South Lena Subd.	1.04	Stekoll, Spencer	$161,000
2014	Lot 9, Block A, South Lena Subd.	1.53	Duval. S & L	$99,001.00
2014	Lot 5, Block A, South Lena Subd.	0.95	Spickler, K & S	$127,593.13
2013	Lot 7, Block 2, Juneau Indian Village	0.04	Central Council	Back Taxes; $2,104.21
2013	Lot 10, Block 4, Juneau Indian Village	0.01	Central Council	Back Taxes; $1,495.65
2012	Lot 8, Block A, Glacier View Subd.	0.15	Juneau Housing Trust for JDHS Home Building	Back Taxes + costs of demolition site cleanup
2011	Lot 10, Block L, Pinewood Park Subd. 2	0.28	Juneau Housing Trust for JDHS Home Building	$73,778.42
2010	Lot 14, Block D, Greenwood Acres	0.17	Juneau School District for JDHS Home Building	$65,000.00
2010	Lot 2, Block D, South Lena Subd.	0.94	Anderson, Peter & Kelli	$111,111.11
2010	Lot 15, Block A, South Lena Subd.	0.76	Forrer E. et al	$82,582.00
2007	Lot 5, Block B, South Lena Subd.	1.09	Andrews, Alexander	$87,110.00
2007	Lot 5, Block C, South Lena Subd.	0.90	Thompson, Rex & Tobe	$95,114.00
2007	Lot 19, Block A, South Lena Subd.	1.38	Quigg, JoAnn	$150,777.77
2007	Lot 16, Block A, South Lena Subd.	0.70	Delay, Brian	$68,544.18
2007	Lot 9, Block C, South Lena Subd.	0.71	Kantola, Erik	$71,000.00
2007	Lot 4, Block B, South Lena Subd.	1.35	Thompson, Rex & Tobe	$131,251.00
2007	Lot 8, Block C, South Lena Subd.	0.71	Thompson, Rex & Tobe	$87,605.00
2007	Lot 6, Block D, South Lena Subd.	0.71	Manning, John	$57,509.00
2007	Lot 13, Block A, South Lena Subd.	0.83	Yerkes, Joshua & Molly	$81,569.00
2007	Lot 4, Block C, South Lena Subd.	1.08	Kennedy, Spencer K.	$125,100.00

DRAFT

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2007	Lot 6, Block A, South Lena Subd.	1.23	Sikes, Heather & Stephen	$111,660.00
2007	Lot 14, Block A, South Lena Subd.	0.78	Yerkes, Joshua & Molly	$68,912.10
2007	Lot 5, Block D, South Lena Subd.	0.78	Igloo Construction	$53,000.50
2007	Lot 3, Block B, South Lena Subd.	0.70	Yerkes, Joshua & Molly	$52,359.00
2007	Lot 1, Block C, South Lena Subd.	0.92	Tallmadge, Eric	$141,801.00
2007	Lot 6, Block C, South Lena Subd.	1.06	Stekoll, Skye	$210,666.00
2007	Lot 2, Block C, South Lena Subd	1.04	Place, Aaron	$127,666.00
2007	Lot 17, Block A, South Lena Subd.	1.13	Mathews & Taggert	$107,576.99
2007	Lot 3, Block D, South Lena Subd.	0.96	Igloo Construction	$61,500.50
2007	Lot 4, Block D, South Lena Subd.	0.81	Igloo Construction	$55,000.50
2007	Lot 11, Block A, South Lena Subd.	0.78	Anderson, Gregory	$109,303.00
2007	Lot 2, Block B, South Lena Subd.	0.70	Thompson, Rex & Tobe	$61,648.20
2007	Lot 3, Block C, South Lena Subd.	0.22	Spencer, Spencer	$181,069.00
2007	Lot 7, Block C, South Lena Subd.	1.02	Stekoll, Skye	$210,666.00
2007	Lot1, Block A, South Lena Subd.	0.77	Schultz, Charles & Kristen	$104,516.00
2007	Lot 6, Block B, South Lena Subd.	0.86	Sathre, Constance Joan	$136,010.70
2007	Lot 12, Block. A, South Lena Subd.	0.77	Sathre, Constance Joan	$91,010.70
2007	Lot 1, Block D, South Lena Subd.	0.94	Robinson, Michael & Kristen	$119,700.00
2007	Lot 10, Block C, South Lena Subd.	0.72	Richards, Philip	$81,250.00
2007	Lot 4, Block A, South Lena Subd.	1.17	Quigg, JoAnn	$123,000.77
2007	Lot 9, Block B, South Lena Subd.	0.78	Girton, Heidi	$121,666.00
2007	Lot 1, Block C, South Lena Subd.	0.73	Anderson, Gregory	$108,303.00
2007	Fr. Lot 1, Block 5, Juneau Townsite	0.03	National Education Association	$86,820.00
2006	Lot 3, HDK subdivision; Fr. Lot 4 USS 5504; Tract A and Tract. B USS 7297	10.81	Home Depot	$3,511,730.00
2006	Lot 14, S'it T'uwan Subd. for JDHS Home Building Program	0.25	Juneau School District	$65,000.00
2006	Track A, Golden Heights Subd.	31.53	Grant, Hugh	$375,000.00
2005	Portion of Lot 10, USS 3288, Attached to lot 1, formed lot 1A Huffman Harbor Subd.	0.09	Taylor, Gordon & Faris, Tamra	$17,894.00
2005	Portion of Lot 10, USS 3288, Attached to lot 2, formed lot 2A Huffman Harbor Subd.	0.09	Taber, John & Sharon	$15,561.00

DRAFT

Year Disposed	Legal Description	Acreage	Purchaser	Purchase Price
2005	Portion of Lot 10, USS 3288, Attached to lot 3, formed lot 3A Huffman Harbor Subd.	0.09	Houston, George et al.	$20,521.00
2005	Portion of Lot 10, USS 3288, Attached to lots 4&5, formed lots 4A & 5A Huffman Harbor Subd.	0.25	Homan, Frank & Donna Jane	$49,830.00
2005	Portion of Lot 10, USS 3288, Attached to lot 6, formed lot 6A Huffman Harbor Subdivision	0.19	Lincoln, Hal & Jo Ann	$32,713.00
2005	Portion of Lot 10, USS 3208, Attached to lot 7, formed lot 7B Huffman Harbor Subd.	0.05	Huizer, Ed	$14,481.00
2005	Fr. Lot 8, Block 2, Juneau Townsite	0.01	Goldstein Improvements Co.	$74,400.00
2005	Lot 12, Block 4, Shelter island AK Subd.	3.34	Ranch, David	$1,343.25
2005	Lot 10, S'it'Tuwan Subd.	0.26	Tlingit-Haida Reg. Housing Authority	$35,000.00
2005	Lot 25, S'it'Tuwan Subd.	0.21	Juneau School District	$62,500.00
2004	Lot 54, S'it'Tuwan Subd.	0.22	Student Build House Sonnerberg, G & L	$226,332.50
2004	Lot 224A, Block H, Cedar Park Bldg.	1.03	Juneau Jewish Community	$101,034.00
2004	Lot 20, Subd. of ATS #14, Block 32, Douglas	0.19	McCormick, James	Trade for Land needed for Douglas Boat Harbor
2004	Lot 22A, Subd. of ATS #14, Block 32, Douglas	0.13	League, William	Trade for Land needed for Douglas Boat Harbor
2004	Lot 24 ,Subd. of ATS #14, Block 32, Douglas	0.15	Rudolph, Kenneth	Trade for Land needed for Douglas Boat Harbor
2004	Lot 21, Subd. of ATS #14, Block 32, Douglas	0.20	Boehl, Richard	Trade for Land needed for Douglas Boat Harbor
2003	Lot 23, S'it'Tuwan Subd.	0.21	Gardner, Myrna	Trade for Lot 25 S'it'Tuwan Subd.
2003	Lot 26, S'it'Tuwan Subd.	0.32	Transitions House Inc.	Donation
2003	Lot 1, USS 1075; Salmon Creek Medical Subd.	0.90	Juneau Alliance for Mental Health	Trade for N. Franklin Parking Lot
2002	Lot 33, S'it'Tuwan Subd.	0.21	High School Built House Haggard, M & T	$185,000.00
2002	Lot 2, Block 206, Casey Shattuck	0.02	Lyon, Richard	$16,851.00
2002	Lot 16C, USS 3055	0.30	Kibball, Arthur & Effie	Trade for USS 0
2002	Lot 65B, USS 3174	0.97	Godkin, Victoria	$280,000.00
2001	Lot 32, S'it'Tuwan Subd.	0.21	Shepardson, Dale	$45,000.00

DRAFT

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

DRAFT

Lessons Learned

Several important observations concerning these land disposals warrant discussion:

- There are misperceptions in the community about the CBJ's land base and land disposal potential. The CBJ is one of the largest landowners in Juneau, however much of its land is not suitable for development.

- CBJ sponsored subdivisions provide the most predictable outcome for the final subdivision. With the CBJ utilizing existing staff and financial resources, projects proceed in a straightforward manner toward a clear goal. Revenue generated from sales of property can be put back into future land development projects, reducing or eliminating the burden on taxpayers. However, CBJ supported subdivision projects can be difficult or impossible to undertake if insufficient funding is available.

- Lots with on-site wastewater disposal systems can have high failure rates and are typically developed with low densities of approximately one dwelling unit per acre. In consideration of the expense of providing public services to property, it would be fiscally prudent for future CBJ land developments and/or disposals to occur for lots that are served by public sewer and are developed

at a density of 5 dwelling units per acre or above.

- The Land Fund does not currently have the funds to pay the significant up-front costs to construct improvements and subdivide its large tracts of land without the use of CIP funds.

- Some buyers of CBJ land used the CBJ's financing package which only required a 5% down payment, but then defaulted on payments. The CBJ reevaluated its financing terms and conditions to reduce this problem. The 2007, 2010, 2014 and 2015 Lena Land Sales have utilized a 10 year, 10% down, 10% interest rate and this has been, for the most part, successful even though the housing market collapsed shortly after the 2007 sale.

- Previously sold large tracts of land that were disposed of to stimulate the housing market remain undeveloped for a number of reasons. For this reason, future land sales of large tracks, sales to non-profits, and negotiated sales should contain a reversion clause or completion bond as part of the purchase agreement. This will facilitate development in a timely manner and allow the CBJ to regain ownership if the property remains undeveloped after a set number of years.

- The CBJ's utility expansion priorities should continue to support the land disposal program; coordination of the two is essential for the success of future land disposals.

- CBJ property is a public resource and the process of transferring this resource to individuals, non-profits or corporations must be conducted in a fair and transparent manner.

DRAFT

Quality of CBJ Land Available for Disposal

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

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

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

CBJ vs. Private Sector as Developer

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

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

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

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

DRAFT

This partnership concept has a number of advantages which include:

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

Financing and Other Terms of Sale

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

Disposal Schedule

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

DRAFT

Future Land Disposal Program

Site Selection Process

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

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

Timing of Disposals

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

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

DRAFT

Reservations of Land within Large Tracts

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

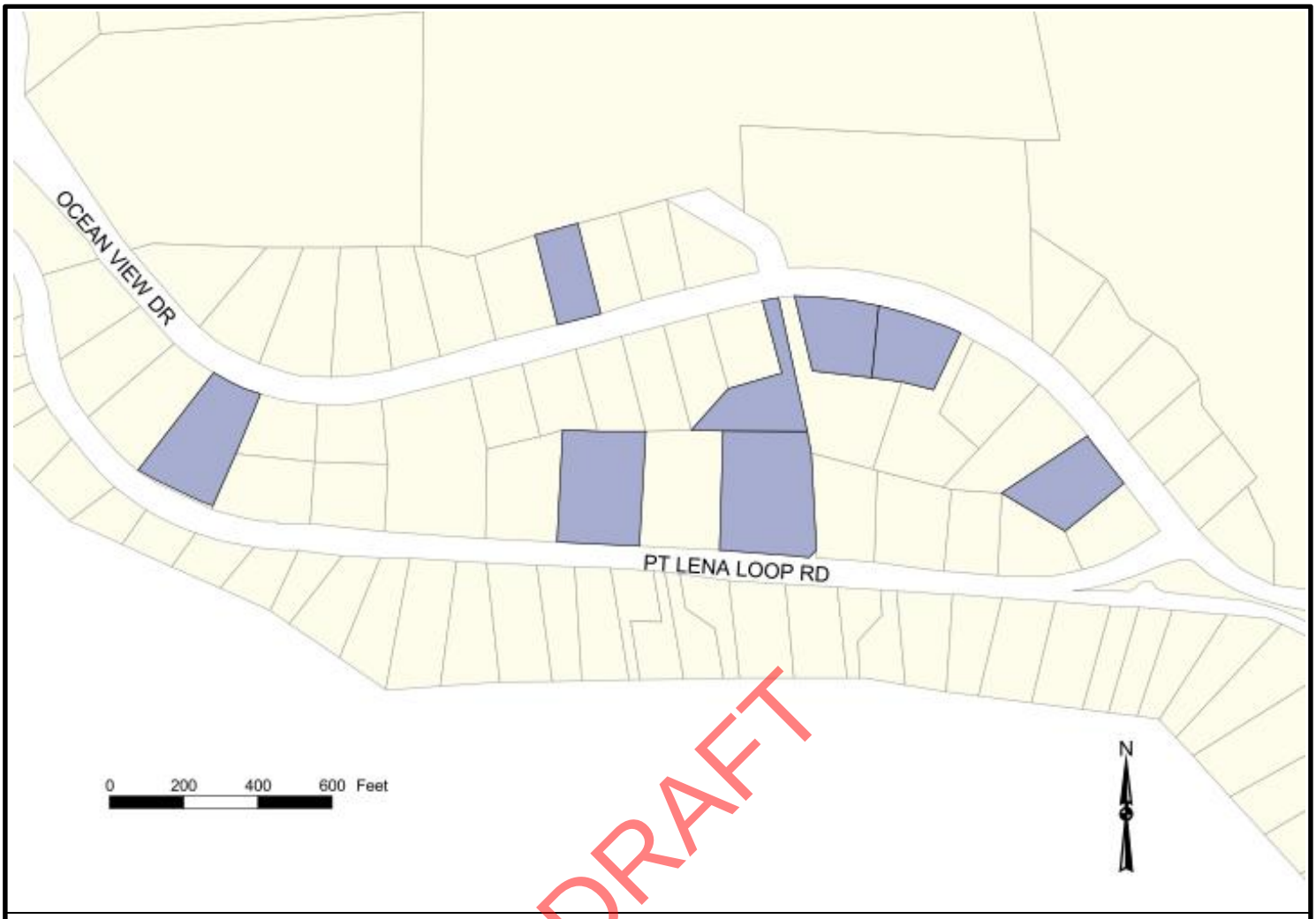
Parcels for Disposal

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

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

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

DRAFT



DRAFT

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

Parcel Zoning: D-3 Single Family/Duplex

Parcel description: South Lena Subdivision; Block A, Lot 3; Block A, Lot 7; Block A, Lot 8; Block A, Lot 10; Block A, Lot 18; Block A, Lot 20; Block B, Lot 4; Block C, Lot 8

Parcel Area: From approximately ¾ of an acre to 1 ½ acres

Development Constraints:

Natural Conditions:

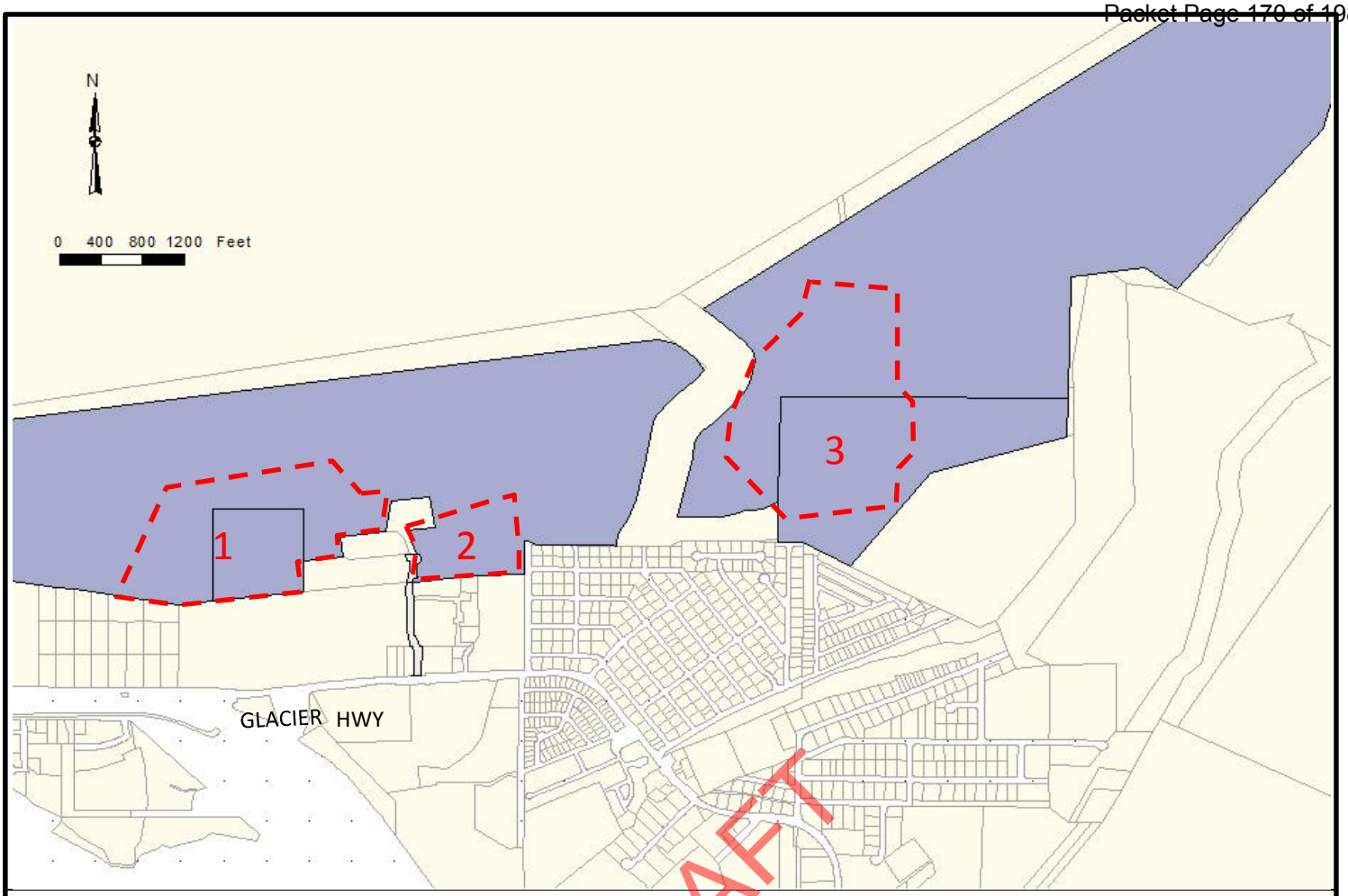
Wetlands:	● Significant
Flood Plain:	○ None
Hazard Potential:	○ Low
Slope:	◐ Moderate

Infrastructure:

Water Service:	○ Available
Sewer Service:	● None
Access:	○ Direct

Comments: These lots are what remain from the 1999 South Lena Subdivision and 2007, 2010 2014 and 2015 Lena land sales. The Lands Division has been authorized to sell the remaining lots through the sealed competitive bid process. Six of the remaining 8 lots are for sale at the time of printing this document.

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



Lands ID Numbers: 0812, 0820, 0832

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

Parcel Zoning: D5 Single Family/Duplex, D15 Multifamily

Parcel Area: Approximately 690 Acres

DRAFT

Development Constraints:

Natural Conditions:

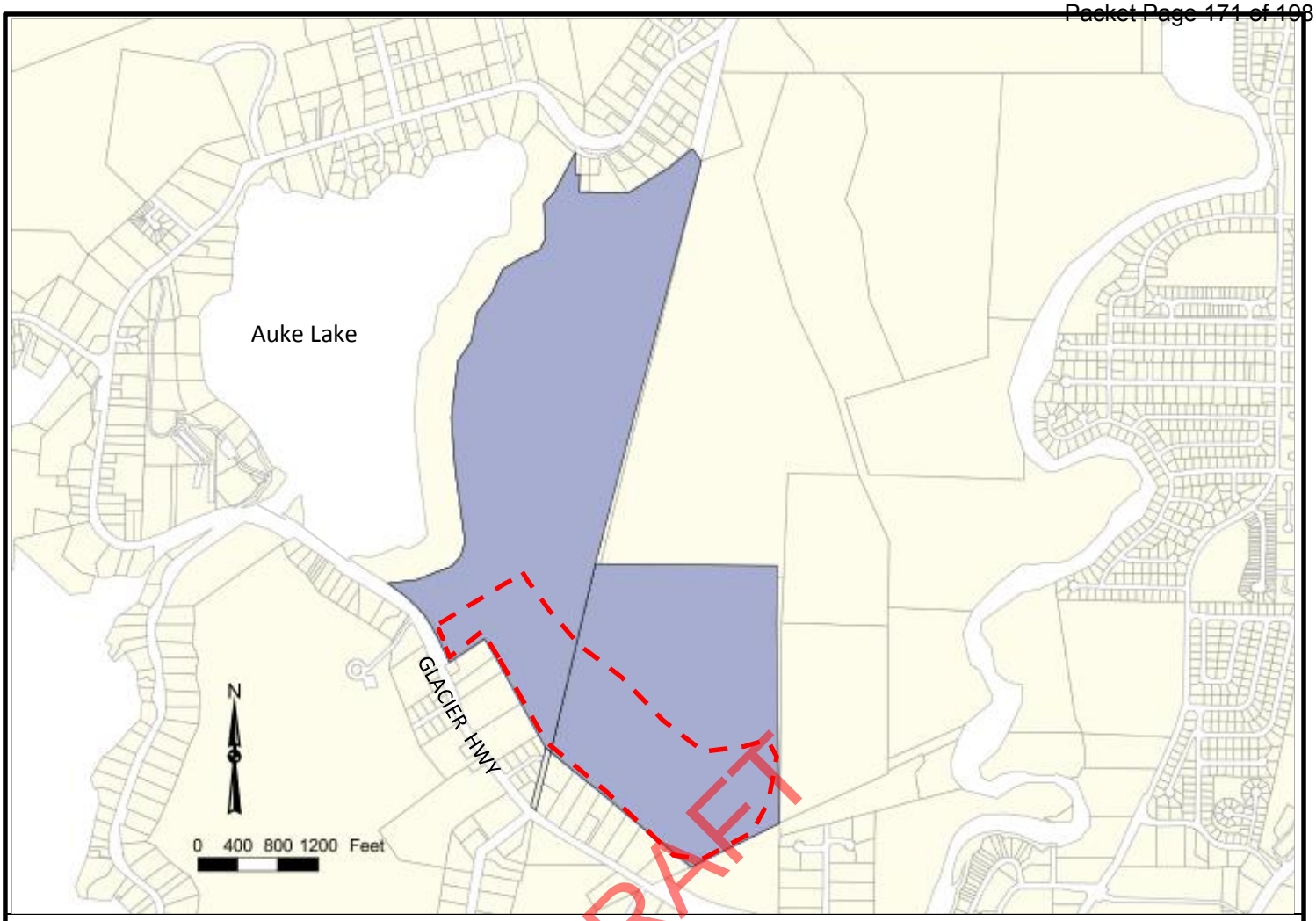
Wetlands:	Significant
Flood Plain:	None
Hazard Potential:	Moderate
Slope:	Moderate

Infrastructure:

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

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

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



DRAFT

Lands ID Numbers: 0420, 0440

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

Parcel description: USS 3873; Fraction of USS 3406

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

Development Constraints:

Natural Conditions:

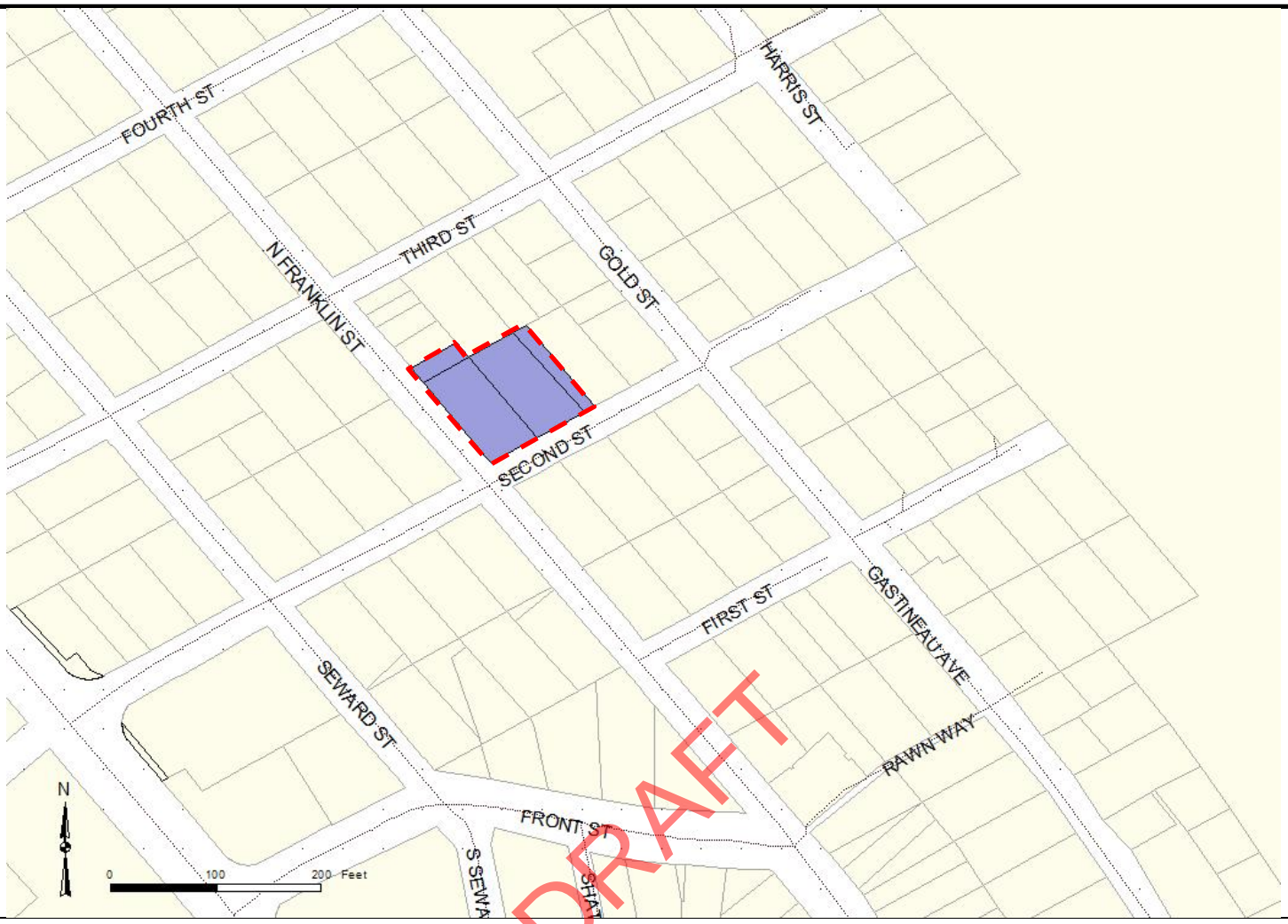
Wetlands:	◐ Intermittent
Flood Plain:	○ None
Hazard Potential:	○ Low
Slope:	◐ Moderate

Infrastructure:

Water Service:	◐ Within 1,000 ft.
Sewer Service:	◐ Within 1,000 ft.
Access:	◐ Within 1,000 ft.

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

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



Lands ID Number: 1007

Parcel Zoning: MU Mixed Use

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

Parcel Area: Approximately .30 Acres

Development Constraints:

Natural Conditions:

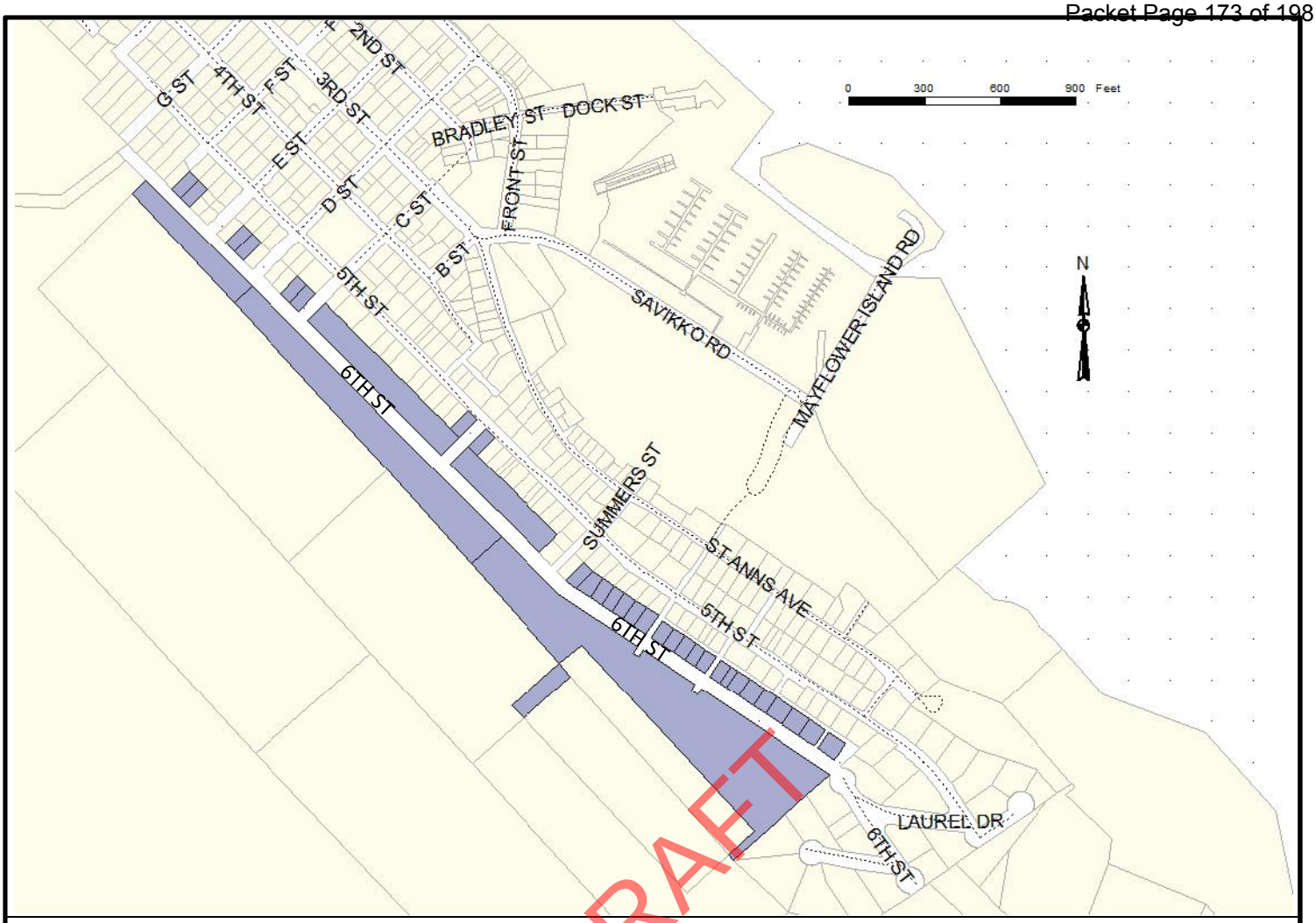
Wetlands:	◯ None
Flood Plain:	◯ None
Hazard Potential:	◯ Low
Slope:	◯ Low

Infrastructure:

Water Service:	◯ Available
Sewer Service:	◯ Available
Access:	◯ Direct

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

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



DRAFT

Lands ID Numbers: Multiple numbers

Parcel Zoning: D5 Single Family/Duplex

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

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

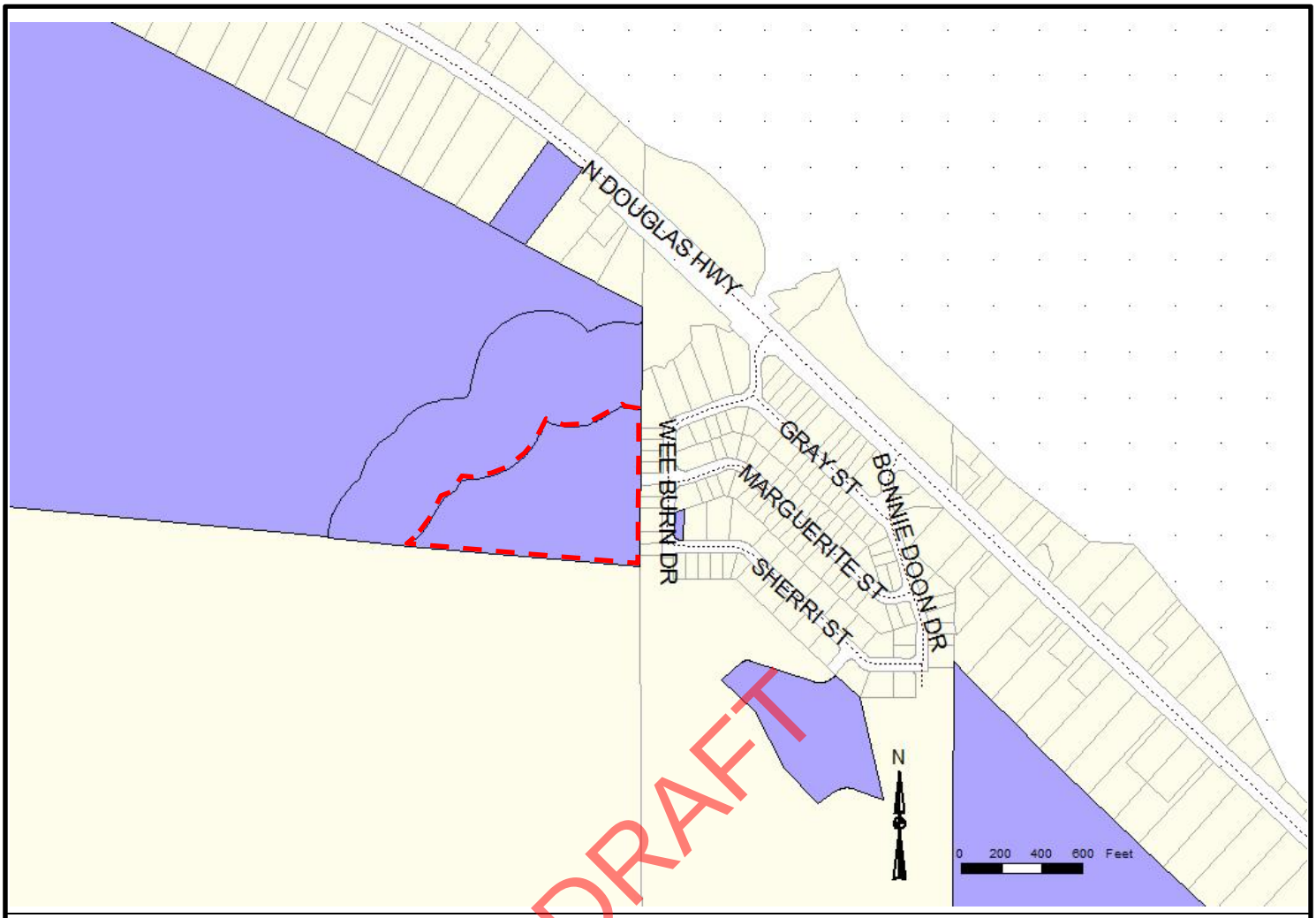
Wetlands:	◐ Intermittent
Flood Plain:	○ None
Hazard Potential:	○ Low
Slope:	◐ Moderate

Infrastructure:

Water Service:	◐ Within 1,000 ft.
Sewer Service:	◐ Within 1,000 ft.
Access:	◐ Within 1,000 ft.

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

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



Lands ID Number: 1420

Parcel Zoning: D5 Single Family/Duplex

Parcel description: USS 3559, Lot 1

Parcel Area: Approximately 17 Acres

Development Constraints:

Natural Conditions:

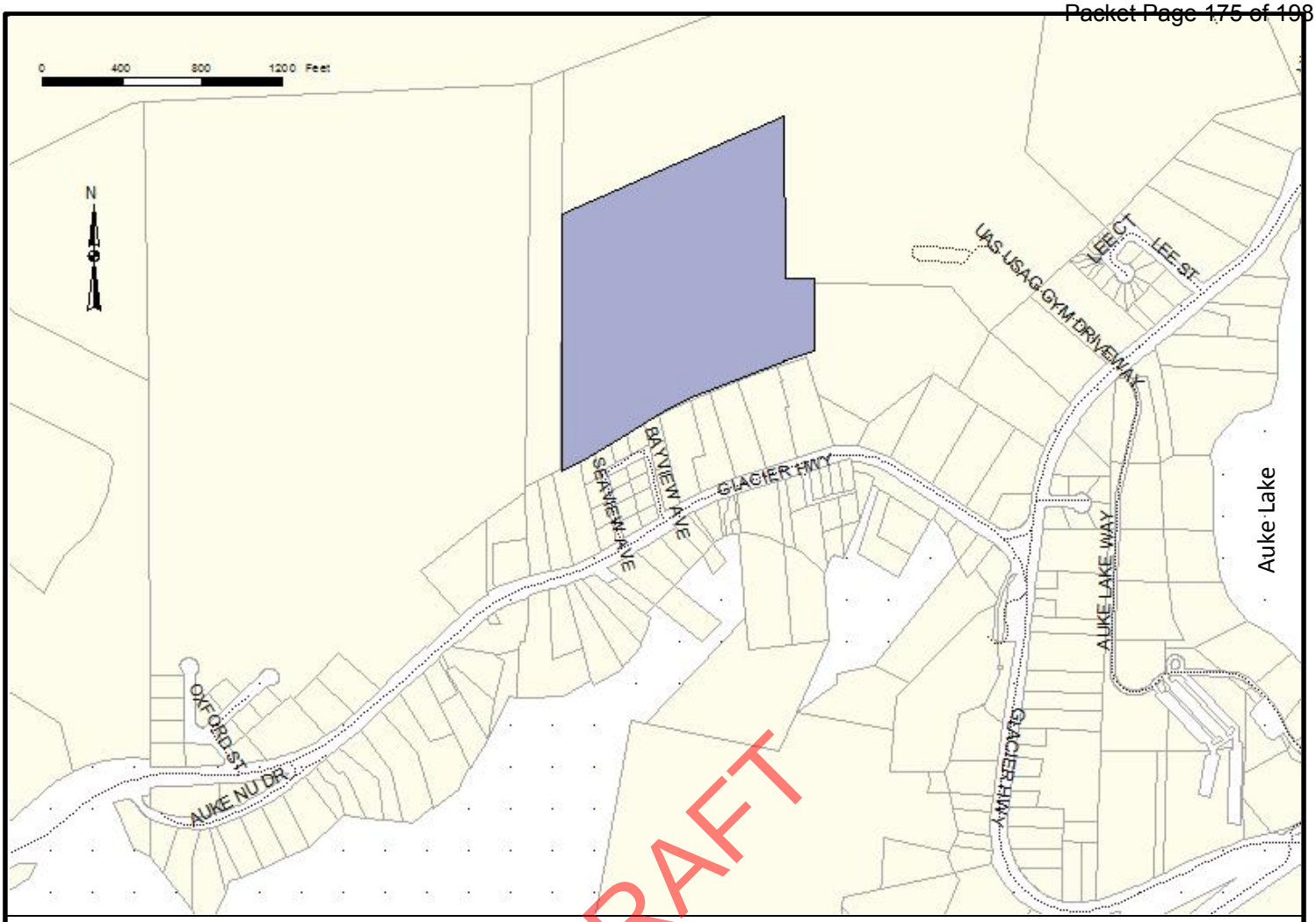
Wetlands:	◐ Intermittent
Flood Plain:	◯ None
Hazard Potential:	◯ Low
Slope:	◐ Moderate

Infrastructure:

Water Service:	◐ Within 1,000 ft.
Sewer Service:	◐ Within 1,000 ft.
Access:	◐ Within 1,000 ft.

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

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



Lands ID Number: 0315

Parcel Zoning: D3 Single Family/Duplex

Parcel description: USS 3820, Fraction of Lot 3B1

Parcel Area: Approximately 29 Acres

Development Constraints:

Natural Conditions:

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

Infrastructure:

Water Service:	◐ Within 1,000 ft.
Sewer Service:	◐ Within 1,000 ft.
Access:	◐ Within 1,000 ft.

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

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

Process for Disposing of Large Tracts

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

Delineation of Disposal Site

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

Agency Review

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

DRAFT

Preliminary Title Report

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

Sketch Plat

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

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

Reservation of Public Use Lands

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

Market Assessment

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

Public Workshop

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

Development Plan

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

DRAFT

Preliminary Plat

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

Construction Design

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

Final Plat Approval

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

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

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

Methods of Disposal

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

Leases

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

Land Exchanges

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

Over-the-Counter Sales

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

DRAFT

Lotteries

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

Auctions

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

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

Sealed Competitive Bids

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

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

Negotiated Sales

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

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

DRAFT

Disposals for Public Use

The lease, sale, or other disposal of municipal land or resources may be made to a state or federal agency for less than the market value provided the Assembly approves the terms and conditions of such disposal by ordinance. The sale, lease, or other disposal of City and Borough land or resources may be made to a private, nonprofit corporation at less than the market value provided the disposal is approved by the assembly by ordinance, and the interest in land or resource is to be used solely for the purpose of providing a service to the public which is supplemental to a governmental service or is in lieu of a service which could or should reasonably be provided by the state or the City and Borough. CBJ§53.09.270

Selection of Disposal Methods

For all land sales, fair market value is first established by an licensed appraiser. Lotteries allow lots to be sold at the price set by the appraiser and have the effect of providing predictable land prices. , Auctions and sealed competitive bid methods establish the appraised value as the *minimum bid* and are the most appropriate methods to use in instances where the CBJ wants to maximize revenues.

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

Land Disposal Methods - (CBJ 53.09.200-270)

DRAFT

Development Costs

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

Site Specific Factors that Affect Construction Costs

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

- **Geographic Location.** The geographic location of the proposed development site affects construction costs in several ways. Costs may be impacted based on distances associated with the following:
-
    - Hauling construction materials
    - Transporting workers
    - Locating storage and waste sites
    - Importing borrow or eliminating excess material
    - Connecting the site to the nearest roads and utilities

DRAFT

- **Zoning.** Zoning controls the density of the development as well as minimum lot size. Therefore, zoning will limit the maximum number of lots allowed at a specific site. The development costs on a per lot basis will generally be greater in low-density zones that allow fewer lots per acre. Road development costs will be affected by road standards set forth in zoning regulations. Rural zones may allow open ditches with gravel surfaced streets, whereas, urban zones may require concrete sidewalks, curbs, gutters, and paved streets. Additionally, in order to provide for public health, safety, and welfare zoning may require setbacks from streams, flood plains and the waterfront, as well as preservation of open areas, parks and greenbelts. These features reduce the acreage available for residential lots, and may increase the construction costs per lot.

- **Wetlands.** Delineation and mapping of wetlands is a time consuming and expensive step in developing CBJ property. Any wetlands under the jurisdiction of the US Army Corps of Engineers that need to be filled or altered in order to complete development will require a U.S. Army Corps of Engineers Wetland Fill Permit. The Corps requires that development; avoid, minimize and mitigate impacts of wetlands or other waters of the U.S. If wetlands are to be altered or filled the CBJ must mitigate by; functionally enhancing wetlands, provide preservation of other equal valued wetlands, and/or pay fees in lieu of mitigation to the extent that the Corps permit demands. Many of the CBJ owned properties contain extensive wetlands that slow development and increases costs.

- **Topography and Soils.** Topography and soil conditions have a direct influence on construction costs. Construction costs increase at steeper sites and those with poor soil conditions. As the site topography becomes steeper, costs may increase due to the following:
    - Increased difficulty in designing efficient lot and road configurations
    - Increased difficulty maximizing lot development and minimizing cost of utility construction
    - Possible need for retaining walls and drainage structures
    - Increased number of sanitary sewer manholes and storm drain catch basins
    - Need for slope stabilization
    - Increased quantities of excavation and embankment

- **Roads and Utilities**. Existing roads and utilities may need to be upgraded prior to, or in conjunction with, the development of a new subdivision; which is the case for most CBJ owned property. This might occur in instances when the current utility systems or roads are at, or near capacity, or are substandard. Such upgrades will result in significant added costs and extending development timelines. In addition, subdivisions developed at higher elevations may require construction of a water pump station and reservoir to assure adequate water pressure for domestic use and firefighting purposes.

Deriving the Costs of Developing Property

DRAFT

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

- Subdivision design
- Clearing and grubbing
- Excavation and embankment
- Sanitary sewer systems
- Water systems
- Storm drainage systems
- Street improvements
- Private utilities

- **Subdivision Design.** Design services for subdivision development typically include the following:
    - Surveying
    - Soils investigation and testing
    - Lot and right-of-way design
    - Street and utilities design
    - Construction administration and inspection

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

- **Clearing and Grubbing.** Clearing and grubbing involves the removal of all trees, shrubs and organic surface material from street right-of-ways and any developed lots. This includes hauling and dumping costs.

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

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

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

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

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

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

  Two design scenarios that may have a significant effect on water system costs are: 1) an undersized water main serving the proposed site, and 2) site elevations which exceed the pressure range of the water main serving the site. Either scenario could result in the developer

DRAFT

being required to upgrade the existing water main, install a reservoir and/or install a pump station.

- **Storm Drainage System.** The improvements considered in this category include all labor, materials, and equipment necessary to provide a complete storm drainage system including the following:
    - Design
    - Trenching and bedding
    - Concrete inlet structures
    - Main line collector pipes
    - Catch basins and manholes
    - Service laterals
    - headwalls

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

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

DRAFT

- **Street Improvements.** The improvements considered in this category involve providing all labor, materials, and equipment necessary to complete street improvements including:
    - Base course grading
    - Concrete curb and gutter
    - Concrete sidewalks
    - Asphalt paving
    - Striping
    - Topsoil and grass seeding
    - Signage and lighting

- **Private Utilities.** The improvements considered in this category include all labor, materials and equipment necessary to provide complete underground private utilities including services to undeveloped lots and communication infrastructure for a subdivision.

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

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

Phase of Construction	Estimated Costs per Linear Foot		Estimated Cost Per 110' of Road	
	Low	High	Low	High
Clearing & Grubbing	$12	$18	$1,320	$1,980
Earth Work				
Excavation	$66	$84	$7,260	$9,240
Embankment	$103	$142	$11,330	$15,620
Water System	$155	$195	$17,050	$21,450
Sewer Systems	$150	$215	$17,600	$23,650
Street Surface & Drainage				
Road Base and Asphalt	$139	$178	$15,290	$19,580
Curbs, Gutters, Sidewalks	$118	$168	$12,980	$18,480
Storm Drain System	$113	$147	$12,430	$16,170
Total Approximate Cost	$866 Per Foot	$1,147 Per Foot	$95260	$126,170)
Assuming there are lots on either side of the 110 foot road frontage, development cost per lot are:			**$47,630**	**$63,085**

DRAFT

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

Land Acquisitions

Purposes for Acquiring Land

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

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

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

DRAFT

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

Priority Acquisitions

The CBJ has identified, through various planning processes, several parcels of privately owned land that have high public value and should be acquired for public purposes. These priority acquisitions include the following:

The contents of this list are to be determined.

Sites for Future Fire & Emergency Medical Service Stations

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

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

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

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

Other Acquisitions

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

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

DRAFT

Recent History of Land Acquisitions

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

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

The CBJ also acquired numerous lots from the State as part of the municipal land selection. AS 38.05.825 is the State program for conveyance of tidelands to municipalities and AS 29.65.010-140 allows for the conveyance of uplands to municipalities from the State. The CBJ acquired seven

CBJ Land Acquisitions: 1999 - 2015

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

DRAFT

Legal Description	Acres	Year Acquired	Purchase Price / Terms
Boy Scout Camp Road, located within U.S. Survey 1174	ROW	2004	ROW acquisition
Tract GB, subdivision of Tract A2, Glacier Mall Subdivision, a fraction	0.89	2004	Donation (Mitigation for development)
Fr. of 1, Amalga Harbor Subdivision	1.00	2004	$135,000
Lot 24A, Cedar Park Addition to West Juneau, Plat 2000-3	0.69	2004	Clearing title in preparation for sale of Cedar Park day care center
Lots 7 and 8, U.S. Survey 12335	58.40	2004	AS 29.65.010-.140
Tracts B and C, ASLS 81-134	1.14	2004	AS 29.65.010-.140
Lot 60, Taku Valley	0.53	2004	Foreclosure
Lot 96, U.S. Survey 3272	2.06	2004	Foreclosure
Lot 1, U.S. Survey 4562	0.41	2003	AS 29.65.010-140 acquisition
U.S. Survey 3406	231.00	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 5504	965.09	2003	AS 29.65.010-140 acquisition
Lot1, U.S. Survey 3559	1121.60	2003	AS 29.65.010-140 acquisition
T39S, R64E, CRM, Section 2, Lot 9, according to the survey plat accepted by the United States Department of the Interior, General Land Office in Washington, D.C. on June 30, 1928	45.74	2003	AS 29.65.010-140 acquisition
Lot 5, Block 1, Tee Harbor Alaska Subdivision, engineering plat file 41-12, recorded on May 19, 1967 as serial no. 67-830	0.65	2003	AS 29.65.010-140 acquisition
Lot 229, U.S. Survey 3546	14.44	2003	AS 29.65.010-140 acquisition
Lot 2, U.S. Survey 3730	21.28	2003	AS 29.65.010-140 acquisition
Lot 3, U.S. Survey 3764	0.60	2003	AS 29.65.010-140 acquisition
Lot 1, ASLS 78-171	1.08	2003	AS 29.65.010-140 acquisition
Lot 2, ASLS 78-171	1.59	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3817	416.66	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3832	11.17	2003	AS 29.65.010-140 acquisition
Lot 1, U.S. Survey 3846	107.96	2003	AS 29.65.010-140 acquisition
Lot 7, U.S. Survey 4598	57.59	2003	AS 29.65.010-140 acquisition
Lot 14, U.S. Survey 4598	27.00	2003	AS 29.65.010-140 acquisition
Lot 15, U.S. Survey 4598	2.62	2003	AS 29.65.010-140 acquisition
Tract A, ASLS 98-6, according to amended plat 2001-48. Tract C, U.S. Survey 2337	852.68	2003	AS 29.65.010-140 acquisition
ASCS 96-13, according to amended plat 2001-49. ASCS 96-14, according to amended plat 2001-50. ASCS 96-15, according to amended plat 2001-51. t37S, R63E, CRM, T38S, R63E, CRM, Section 1: Lots 1, 2, 3, 4, and 5.Section 23: Lots 6 and 9. Section 25: Lots 2, 3, 6, and7. Section 26: Lots 2, 3, 4, 5, and 6.	3476.95	2003	AS 29.65.010-140 acquisition
T42S, R67E, CRM, Section 17: N1/2NE1/4. Section 17: Lots 7 and 9.	128.01	2003	AS 29.65.010-140 acquisition
Tract A, subdivision of a portion of U.S. Survey 1041 and (fraction of) Lot 15 of U.S. Survey 4598, according to Plat 85-11	10.50	2003	$347,725 (paid for with federal grant)

DRAFT

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

DRAFT

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

DRAFT

Land Fund

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

CBJ 53.09.010 Land Management Policy

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

DRAFT

CBJ 53.09.600 Municipal Land Fund Revenues.

(a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal Land Fund, except the following:

  (1) Revenues from the lease, sale or other disposal of land, interests in land, or resources which are accounted for as an asset held for a service area or for an enterprise operation, such as the airport, small boat harbors, transit system, Eaglecrest ski area, sewer and water utilities, shall be credited to the account of the service area or enterprise; and
  (2) Proceeds from the sale of tax foreclosed land shall be distributed in accordance with applicable state law with any remainder being deposited in the fund.

(b) Unless specifically appropriated from a different source or account, all expenses for or associated with the acquisition, subdivision, development or disposal of City and Borough lands, interests in land or resources shall be expenses of the municipal land fund; except that such expenses which are primarily for the benefit of an enterprise operation or a service area shall be expenses of that enterprise or service area.

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

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

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

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

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

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

DRAFT

Recommendations

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

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

All of these methods require long term commitments so it is important to maintain consistent support for these projects.

- **Renninger Subdivision.** Currently CBJ is finishing a multifamily subdivision in the Switzer Creek area. These properties should be made available to non-profits, school sponsored homebuilding programs, and private sector developers. Individual lots should be designated for each purpose and a Request For Proposals should then be developed for each user group. Sale to private sector developers should be by sealed competitive bid. In order to stimulate development, the minimum bid could be the lot's development cost instead of a lot's fair market value.

- **South Lena Subdivision.** Continue to make lots available at the South Lena Subdivision in response to market demand.

- **Switzer Area 3.** In light of the high cost of providing access and utilities, investigate the feasibility of developing Switzer Area 3. This area may be worth reviewing during the next biannual Land Management Plan update.

- **Pederson Hill.** The Pederson Hill development should be completed in phases. The first phase could include construction of an access road from Glacier Highway to the property and a group of approximately 40+ single family lots. After this phase is complete and considering how successful the first phase was, future phases could include CBJ as lead developer, Public/Private partnerships, direct sales of tracts to developers or collaboration with the University of Alaska which owns adjacent property.

- **Parcel 1420.** Land ID Parcel 1420 (adjacent to Bonnie Brae Subdivision), is on the road system, has public water and recently has had public sewer extended to it. This parcel will need to be rezoned and wetlands on the site may require a special development approach such as a Planned Unit Development. Due to the complex nature of this property, a Public/Private partnership or direct disposal of the parcel to a developer may be the most appropriate disposal methods.

DRAFT

- **Second and Franklin.** Continue to investigate a long term lease strategy for development of the Second and Franklin Street property. During the public review process for this property, the value of retaining the lot for its current function as public parking should be considered as an alternative.

- **6th Street Douglas.** Conduct a fair market value sale of 6th Street Douglas properties. Include first right of refusal for adjacent property owners.

- **Parcel 0315.** Pursue access to Land ID Parcel 0315 (Auke Bay region) and investigate a potential partnership with the adjacent land owner to establish a right-of-way corridor.

- **Obtain Access to CBJ Land.** When property comes on the market adjacent to large CBJ tracts, pursue opportunities to obtain access to isolated CBJ lots by acquiring neighboring lots.

DRAFT

References

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

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

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

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

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

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

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

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

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

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

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

Pederson Hill Access Study, July 2010, DOWL HKM

Willoughby District Land Use Plan, March 2012, Sheinberg Associates

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

DRAFT

City & Borough of Juneau
Alaska's Capital City

City and Borough of Juneau
Engineering Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: September 2, 2015

TO: Kirk Duncan, Parks and Recreation Director
Chris Mertl, Chair, Parks and Recreation Advisory Committee

FROM: Richard Ritter AIA, Chief Architect
Engineering Department

RE: Demolition of Gunakadeit Park: A preliminary measure necessary to promote the safe, efficient, and cost-effective demolition of the Gastineau Apartments.

During the last several months, the Engineering Department has worked with Northwind Architects to prepare a bid package for the demolition of the Gastineau Apartments. A vicinity map is included on the next page for reference. During the design process, it was determined that the placement of a crane or other heavy construction equipment in Gunakadeit Park allowed the best opportunity to promote public safety, to maximize the efficiency of construction operations, and to reduce the cost of demolition. The construction documents require the contractor to remove and salvage the existing decorative gates and metal fencing, artwork, and mechanical pumping equipment, and to protect the transformers. The ideas of requiring the contractor to protect the existing concrete structures or to restore the park were considered at great length, but were ultimately rejected for the following reasons:

1) The existing concrete structures will likely interfere with the operational radius of any heavy construction equipment and may therefore be impossible to protect.
2) Assuming that protection of the existing concrete structures is possible, such protection will be maintenance intensive, time consuming, and expensive.
3) Requiring the contractor to restore Gunakadeit Park to its original condition after demolition work is complete will be expensive, on the order of $500,000.

The current plan is to bid the project in late September or early October. We anticipate contractor mobilization by the end of October and the commencement of demolition operations in early November. The bid documents will require completion of demolition and site restoration by the end of December. Demolition will necessarily require intermittent closures of surrounding streets and intersections. At the conclusion of all work, the lower portion of the site (near South Franklin Street) will be filled level with shot rock and capped with D1; the upper portion of the site will be filled to an even slope with shot rock and finished with hydroseeded topsoil; and the site perimeter, including the former Gunakadeit Park site, will be protected with new chain-link fencing where required for security and public safety.

Cc: Rorie Watt, Director of Public Works and Engineering
Rob Steedle, Deputy City Manager

VICINITY MAP