

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

April 24, 2017 7:00 PM

City Hall Assembly Chambers
Regular Meeting 2017-08

Submitted By:

Duncan Rorie Watt
City and Borough Manager

I. FLAG SALUTE

II. ROLL CALL

III. SPECIAL ORDER OF BUSINESS

- A. **Special Recognition - Marlene Love Retirement**
- B. **Proclamation - Letter Carriers' Stamp Out Hunger Food Drive Day**
- C. **Proclamation - Public Service Recognition Week May 7-13, 2017**
- D. **Proclamation - Litter Free Clean Up Week**

IV. APPROVAL OF MINUTES

- A. **April 3, 2017 Regular Assembly Meeting 2017-06**
- B. **April 5, 2017 Special Assembly Meeting 2017-07**

V. MANAGER'S REQUEST FOR AGENDA CHANGES

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VII. CONSENT AGENDA

- A. **Public Requests for Consent Agenda Changes, Other Than Ordinances for Introduction**
- B. **Assembly Requests for Consent Agenda Changes**
- C. **Assembly Action**
 - 1. **Ordinances for Introduction**
 - a. **Ordinance 2017-09 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of a Portion of USS 1568 TR B, Locally Known as Honsinger Pond, from Rural Reserve**

to Industrial.

On January 24, 2017, the Planning Commission approved the forwarding of an ordinance to the Assembly rezoning 23 acres of an 83 acre lot, locally known as the Honsinger Pond, from Rural Reserve to Industrial, with the following condition:

Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or an alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424.

The Commission determined this condition was necessary because the Alaska Department of Transportation and Public Facilities will not approve use of the current access (a driveway on Yandukin Drive).

After the Commission voted to recommend the rezone, the applicant verified the boundaries of the proposed rezone area with an engineering firm. The applicant has since explained that the 23 acres originally identified in the application was based on a rough approximation. When the applicant verified final boundaries with the engineering firm, the firm noted that the original boundaries extended into the Yandukin/Egan Drive right-of-way, and therefore adjustments were necessary. The revised estimation is 26.21 acres. The Community Development Department notes that this change would not alter the analysis and findings in the AME20160007 staff report.

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

2. Resolutions

a. **Resolution 2797 A Resolution Amending the City and Borough of Juneau Personnel Rules.**

This resolution would approve one change to the Personnel Rules that would allow the overtime threshold for certain public safety employees to be set in accordance with the Fair Labor Standard Act 7k exemptions. The proposed change would amend 10 PR 120 to allow management to set a higher hours threshold for alternate FLSA workweeks applicable to specific types of police and fire employees. As an example, CCFR firefighters work a 56 hour work week, 24 hours on followed by 48 hours off. Alternate overtime thresholds, consistent with the FLSA, are set out in their collective bargaining agreement. This Personnel Rule change would allow the same thresholds to apply to non-covered employees working the same alternate work schedules. This change would assure covered and non-covered employees are treated equally in terms of pay

provisions and should result in a small cost savings for the department.

The City Manager recommends this resolution be adopted.

3. Bid Award

a. **Aspen Avenue Pavement & Drainage Improvements, CBJ Contract No. BE17-165**

Bids were opened on the subject project on March 2, 2017. The initial apparent low bidder was Pacific Coast Paving. The CBJ received a timely letter of protest on March 10, 2017 from SECON. The Purchasing Officer upheld the protest, awarding the bid to SECON on March 31, 2017. The Purchasing Officer deemed Pacific Coast Paving's bid as non-responsible based on Pacific Coast Paving's substantial association with an unqualified entity that is non-compliant with the CBJ's Good Standing requirement. Pacific Coast Paving has filed a protest of that decision. Although there is a protest pending, Engineering requested the award to SECON be approved.

The Manager finds that the award of the contract pending resolution of the protest is in the best interests of the CBJ and adopts as his written findings the memorandum from the Engineering and Public Works Director included in your packet, in accordance with CBJ 53.50.062(f).

The revised bid results are as follows:

Bidders	Base bid	Additive Alternate No. 1	Total bid
SECON	\$826,333.00	\$603,967.00	\$1,430,300.00
Arete Construction Corp	\$945,675.00	\$653,214.00	\$1,598,889.00
Glacier State Contractors	\$1,117,258.00	\$804,251.00	\$1,797,051.00
Admiralty Construction Engineers Estimate	\$1,061,183.00	\$735,868.00	\$1,921,509.00
	\$913,140.00	\$656,194.00	\$1,569,334.00

The City Manager recommends award of this project to SECON for the Base Bid and Additive Alternate No. 1 in the amount of \$1,430,300.

4. Liquor License

a. **Liquor License Renewals for 2017**

The following 2017/2018 Liquor License Renewals are before the Assembly for action:

Beverage Dispensary Licenses:

License # 76 The Narrows Bar LLC d/b/a The Narrows Bar, 148 S. Franklin Street, Juneau, AK 99801

License # 644 Wolfpack Ventrues, LLC d/b/a Salt Alaska, 200 Seward Street, Juneau, AK 99801

License #2844 The Sandbar Inc. d/b/a The Sandbar, 2525 Industrial Blvd., Juneau, AK 99801

Restaurant Eating Place Licenses:

License # 816 El Sombrero Inc. d/b/a El Sombrero Mexican & American Food, 157 S. Franklin Street, Juneau, AK 99801

Staff from the Finance, Fire, Public Works/Utilities, Police, and Community Development departments have reviewed the above list of renewals and recommend the Assembly waive its right to protest these renewals.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license renewals for the 2017/2018 renewal period.

VIIIPUBLIC HEARING

A. Ordinance 2016-09(AK) An Ordinance Transferring \$2,760 to the Jensen-Olson Arboretum Endowment Fund, Funding Provided by Unexpended Capital Project Funds from the Closure of the Jensen-Olson Arboretum Capital Improvement Project P42-075.

This ordinance would close one Capital Improvement Project (CIP P42-075) and return funds totaling \$2,759.88 to the original funding source, the Jensen-Olson Arboretum Endowment Fund.

The Jensen-Olson Arboretum Advisory Board approved this request at its February 8, 2017, meeting.

The City Manager recommends this ordinance be adopted.

B. Ordinance 2016-09(AL) An Ordinance Appropriating to the Manager the Sum of \$120,000 as Funding for the Relocation of the Gruening Park Sewer Pump

Station Generator Building in the Glacier Highway Sewer-Anka to Walmart Capital Improvement Project; Funding Provided by Alaska Department of Transportation and Public Facilities.

The Alaska Department of Transportation and Public Facilities (ADOT) has requested the CBJ relocate the generator building as it is in the way of their new construction plans for Glacier Highway. This appropriating ordinance provides \$120,000 for design, construction estimate and bid document preparation. Funding for construction and associated work will be provided by ADOT upon completion of the design and construction cost estimate.

The Public Works and Facilities Committee heard this issue and reviewed project timelines at its March 20, 2017, meeting and forwarded this ordinance to the full Assembly for approval.

The City Manager recommends this ordinance be adopted.

C. Ordinance 2016-09(AM) An Ordinance Appropriating to the Manager the Sum of \$700,000 as Funding for the Juneau Housing First Collaborative (JHFC) Capital Project, Funding Provided by the Sales Tax Fund's Fund Balance.

In January, 2016, the Assembly approved Ordinance 2015-20(Z) providing \$1.8 million in "bridge funding" to Juneau Housing First Collaborative (JHFC), for construction of the Housing First facility. The bridge funding had the potential to become a permanent increase in funding, provided by the CBJ to the JHFC project, if other planned fundraising sources did not work out.

Construction of the JHFC is nearly done and tracking towards opening in July, 2017. The total estimated cost for design, construction (including change orders) and administration is projected to be \$7.6 million. Total construction costs are \$6.7 million (which includes a health clinic). To date JHFC has collected or has committed funding of \$6.4 million, including a \$1.5 million grant from CBJ. There remains a current funding shortfall of \$1.2 million. At this point JHFC has no additional sources of funding they are highly confident are available.

JHFC is requesting that \$1.2 million of the bridge financing be converted to an increased CBJ grant. On June 30, 2016, the CBJ Finance Department encumbered \$500,000 of the original financing (estimating a potential future request) and reduced available fund balance. To provide the total increased grant of \$1.2 million this ordinance for a \$700,000 FY17 supplemental appropriation is needed.

The Assembly Finance Committee reviewed this request at its April 5, 2017, meeting and forwarded it to the Assembly for approval.

The City Manager recommends this ordinance be adopted.

D. Ordinance 2016-09(AN) An Ordinance Appropriating to the Manager the Sum

of \$125,000 as Funding for the Treadwell Mine Park Preservation, Office Building Rehab, Phase 2, Capital Improvement Project; Funding Provided through a Grant from the Rasmuson Foundation.

The request is to approve the \$125,000 grant for the purpose of rehabilitation of the “New Office Building” at the Treadwell Historic Park. CBJ Parks and Recreation is working with the Treadwell Historic Preservation and Restoration Society to rehabilitate the “New Office Building” into an open air shelter for public use.

The Parks and Recreations Advisory Committee recommended approval of this ordinance at its regular public meeting on April 4, 2017. The Assembly Public Works and Facilities Committee recommended approval of this ordinance at its regular public meeting on April 10, 2017.

The City Manager recommends this ordinance be adopted.

E. Ordinance 2017-08 - An Ordinance Amending the Penal Code Relating to the Discharge of Firearms in the Mendenhall Wetlands.

At its meeting on February 13, 2017, the Assembly directed an ordinance be drafted to amend City and Borough code to allow for shotgun use on accreted parcels formerly part of the Mendenhall State Game Refuge.

This ordinance amends the City and Borough of Juneau's penal code in accordance with the Assembly's direction.

The City Manager recommends this ordinance be adopted.

F. Ordinance 2017-10 - An Ordinance Authorizing the Sale of Foreclosed Property Located at 15860 Glacier Highway by Public Auction.

This ordinance address the final step in the foreclosure process of real property located at 15860 Glacier Highway. The back property taxes owed on the property total \$16,356.10 and are from tax years 2014, 2015, and 2016.

State law provides that tax-foreclosed property conveyed to a municipality and not required for a public purpose may be sold. This ordinance would establish that the property is not needed for a public purpose, and authorizes the manager to dispose of it by public outcry auction held in accordance with CBJ 53.09.230.

The City Manager recommends this ordinance be adopted.

IX. UNFINISHED BUSINESS

X. NEW BUSINESS

A. Authorization for the Manager to Enter into a Fair Market Value Negotiated Sale of City property from USS 3559 Lot 2.

The Lands Office received an application to purchase approximately 14,000 square feet of City property on each side of the applicants' existing lot located at 11259

North Douglas Highway. The applicants' legally non-confirming 14,000 square foot lot does not meet the minimum dimensional standards for a lot located in a rural reserve zoning district. The applicants would like to purchase adjacent City property to increase their current lot size. The Lands Committee encouraged the applicants to purchase additional property so that their lot would conform with the area's rural reserve zoning designation, which requires lots to be a minimum of 36,000 square feet and 150 feet in depth.

On April 10, 2017, the Assembly Lands Committee adopted a unanimous motion of support to the Assembly for a Fair Market Value Negotiated Sale ranging from approximately 14,000 to 22,000 square feet of City property from USS 3559 Lot 2 (CBJ LND-1421) to the original applicants. The applicants indicated they would purchase as much property as they could afford but were unable to commit to purchasing 22,000 square feet until a sale price was established.

As established in CBJ 53.09.260(a) staff recommends that this proposal be pursued by direct negotiation with the original proposers because this land sale would not create new lots, only add to an existing lot.

The Manager requests a motion of support to enter into direct negotiations for the disposal of approximately 14,000 to 22,000 square feet of City property from USS 3559 Lot 2.

XI. STAFF REPORTS

- A. **Auke Bay Marine Station**
- B. **CCTHIA Fee to Trust**

XII.ASSEMBLY REPORTS

- A. Mayor's Report
- B. Committee and Liaison Reports
- C. Presiding Officer Reports

XIIIASSEMBLY COMMENTS AND QUESTIONS

XIV.CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. EXECUTIVE SESSION

- A. **CBJ v. Gastineau Apartments, LLC, et al**

XVIADJOURNMENT

XVISUPPLEMENTAL MATERIALS

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

5351, e-mail: city.clerk@juneau.org

THE CITY AND BOROUGH OF JUNEAU, ALASKA

Meeting Minutes - April 3, 2017

MEETING NO. 2017-06: The regular meeting of the City and Borough of Juneau Assembly, held in the Assembly Chambers of the Municipal Building, was called to order at 7:00 p.m. by Mayor Ken Koelsch.

I. ROLL CALL

Assembly Present: Mary Becker, Maria Gladziszewski, Norton Gregory, Loren Jones (telephonic), Jesse Kiehl, Ken Koelsch, Jerry Nankervis, Beth Weldon and Debbie White.

Assembly Absent: None.

Staff Present: Mila Cosgrove, Deputy City Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Jane Sebens, Assistant Attorney; Bob Bartholomew, Finance Director; Rob Steedle, Community Development Director; Kris Sell, Lt., JPD; Ed Quinto, Assistant Fire Chief, CCFR; Merrill Jensen, Jensen-Olson Arboretum Manager; John Coleman, Airport Administrative Officer; Greg Chaney, Lands and Resources Manager; Carl Uchtyl, Port Director.

II. SPECIAL ORDER OF BUSINESS

A. Honorary Mayors

Mayor Koelsch recognized high school "Honorary Mayors" and invited them to participate in the Assembly meeting:

Katie Bachman, from Yaakoosge Daakahidi High School
Tasha Elizarde from Juneau-Douglas High School
Rouel de la Cruz from Thunder Mountain High School

B. Recognizing Riley John and Seth Gerrin

Mayor Koelsch, Kris Sell, Lieutenant, JPD, and Ed Quinto, Assistant Chief, CCFR, thanked Riley John, Seth Gerrin and their families for the boys' heroism and quick thinking in rescuing a child that fell into Gold Creek.

C. Recognizing the Salvation Army

Mayor Koelsch thanked Lts. Lance and Dana Walters, the staff and congregation of the Salvation Army for opening their doors and welcoming homeless and displaced persons into their temporary warming shelter during cold nights in Juneau. He said the community appreciated the assistance provided to the former tenants of the Bergmann Hotel.

D. Proclamation - Commemorating Douglas Days

Mayor Koelsch read and presented a proclamation to Paulette Simpson, Mary Kay Pusich and other residents of Douglas, proclaiming April 20 through July 5, 2017 as "Douglas Days," in recognition of the work of the Treadwell Historic Preservation and Restoration Society, along with the Douglas Advisory Board, the Douglas Island Neighborhood Association, and the Douglas Fourth of July Committee to commemorate the centennial of the Treadwell Mine cave-in on April 21 and 22, 1917.

III. APPROVAL OF MINUTES

A. March 6, 2017 Regular Assembly Meeting 2017-05

Hearing no objection, the minutes of the March 6, 2017 Regular Assembly Meeting 2017-05 were approved.

IV. MANAGER'S REQUEST FOR AGENDA CHANGES

Ms. Cosgrove asked that Resolution 2796 be pulled from the consent agenda so the chair of the Human Resources Committee could address a change to the Bartlett Regional Hospital Board By-laws.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

William Quayle spoke about the Commercial Passenger Vehicle regulations that were open for public comment. He said that he was disappointed that the regulations were not separated out for pedicabs as they were so dissimilar from the motorized vehicles covered in the regulations. He said the fee proposed was still too high. He would like the area of operations to be expanded. He would like to be able to operate his commercial pedicab at night.

Kathy Tran and Justin Sleppy were present from the student government of Thunder Mountain High School to report on the recent AASG Conference. They distributed a written report to the Assembly and said that 330 students attended the event in Juneau. The students had an opportunity to meet with their legislators. Juneau students planned this conference for six months and they said they were very proud of themselves and they were thankful for the community support. Students bring resolutions to the AASG table and one impactful resolution was adopted to support HB 115 in the legislature, which reconstructs the Permanent Fund Dividend and implements an income tax.

Joyce Levine spoke about the eviction of the residents of the Bergmann Hotel. She understood the situation was unsafe, but was concerned that those residents had paid \$700 for the month of their eviction and they were out those funds. She asked the Assemblymembers to consider giving these residents back their rent. She would like to see the rules and regulations tightened up for apartment buildings. Low income people deserved to live in safe residences and she explained the difficulty of fighting for their rent to be returned.

VI. CONSENT AGENDA

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

None.

B. Assembly Requests for Consent Agenda Changes

Mr. Nankervis requested that the discussion on the SEAL Trust v CBJ Assessor Appeal be moved to executive session

C. Assembly Action

MOTION, by Nankervis, to adopt the consent agenda with the removal of Resolution 2796, and to discuss the appeal matter in executive session. Hearing no objection, the consent agenda was adopted.

1. Ordinances for Introduction

- a. Ordinance 2016-09(AK) An Ordinance Transferring \$2,760 to the Jensen-Olson Arboretum Endowment Fund, Funding Provided by Unexpended Capital Project Funds from the Closure of the Jensen-Olson Arboretum Capital Improvement Project P42-075.

This ordinance would close one Capital Improvement Project (CIP P42-075) and return funds totaling \$2,759.88 to the original funding source, the Jensen-Olson Arboretum Endowment Fund.

The Jensen-Olson Arboretum Advisory Board approved this request at its February 8, 2017, meeting.

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

- b. Ordinance 2016-09(AL) An Ordinance Appropriating to the Manager the Sum of \$120,000 as Funding for the Relocation of the Gruening Park Sewer Pump Station Generator Building in the Glacier Highway Sewer-Anka to Walmart Capital Improvement Project; Funding Provided by Alaska Department of Transportation and Public Facilities.

The Alaska Department of Transportation and Public Facilities (ADOT) has requested the CBJ relocate the generator building as it is in the way of their new construction plans for Glacier Highway. This appropriating ordinance provides \$120,000 for design, construction estimate and bid document preparation. Funding for construction and associated work will be provided by ADOT upon completion of the design and construction cost estimate.

The Public Works and Facilities Committee heard this issue and reviewed project timelines at its March 20, 2017, meeting and forwarded this ordinance to the full Assembly for approval.

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

- c. Ordinance 2016-09(AM) An Ordinance Appropriating to the Manager the Sum of \$700,000 as Funding for the Juneau Housing First Collaborative (JHFC) Capital Project, Funding Provided by the Sales Tax Fund's Fund Balance.

In January, 2016, the Assembly approved Ordinance 2015-20(Z) providing \$1.8 million in "bridge funding" to Juneau Housing First Collaborative (JHFC), for construction of the Housing First facility. The bridge funding had the potential to become a permanent increase in funding, provided by the CBJ to the JHFC project, if other planned fundraising sources did not work out.

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JHFC is requesting that \$1.2 million of the bridge financing be converted to an increased CBJ grant. On June 30, 2016, the CBJ Finance Department encumbered \$500,000 of the original financing (estimating a potential future request) and reduced available fund balance. To provide the total increased grant of \$1.2 million this ordinance for a \$700,000 FY17 supplemental appropriation is needed.

The Assembly Finance Committee will review this request at its April 5, 2017, meeting.

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

- d. Ordinance 2016-09(AN) An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Treadwell Mine Park Preservation, Office Building Rehab, Phase 2, Capital Improvement Project; Funding Provided through a Grant from the Rasmuson Foundation.

The request is to approve the \$125,000 grant for the purpose of rehabilitation of the “New Office Building” at the Treadwell Historic Park. CBJ Parks and Recreation is working with the Treadwell Historic Preservation and Restoration Society to rehabilitate the “New Office Building” into an open air shelter for public use.

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

- e. Ordinance 2017-08 - An Ordinance Amending the Penal Code Relating to the Discharge of Firearms in the Mendenhall Wetlands.

At its meeting on February 13, 2017, the Assembly directed an ordinance be drafted to amend City and Borough code to allow for shotgun use on accreted parcels formerly part of the Mendenhall State Game Refuge.

This ordinance amends the City and Borough of Juneau's penal code in accordance with the Assembly's direction.

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

- f. Ordinance 2017-10 - An Ordinance Authorizing the Sale of Foreclosed Property Located at 15860 Glacier Highway by Public Auction.

This ordinance address the final step in the foreclosure process of real property located at 15860 Glacier Highway. The back property taxes owed on the property total \$16,356.10 and are from tax years 2014, 2015, and 2016.

State law provides that tax-foreclosed property conveyed to a municipality and not required for a public purpose may be sold. This ordinance would establish that the property is not needed for a public purpose, and authorizes the manager to dispose of it by public outcry auction held in accordance with CBJ 53.09.230.

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

2. Resolutions

- a. Resolution 2795 - A Resolution In Support of Legislation Authorizing the Creation and Enforcement of Municipal Liens.

This resolution would express Assembly support for SB 100, a bill intended to return to municipalities the authority to provide for the creation, recording, and enforcement of municipal liens.

The City Manager recommends adoption of this resolution.

3. Bid Award

- a. Bid Award for Aurora Harbor Re-Build-Phase II – DH17-021

Construction of this project would remove and replace main walks, and finger floats for

moorage areas E through G at Aurora Harbor. New lighting, electrical, fire suppression, and domestic water systems would be installed.

A public bid opening was held on February 8, 2017. The bidders and their total bids are as follows:

Bidders	Total Bid
Northern Construction Service	\$3,452,060.00
Trucano Construction Company	\$3,594,442.00
Tamico, Inc.	\$3,619,500.00
Western Dock and Bridge	\$3,667,950.00
Western Marine Construction	\$3,778,000.00
Turnagain Marine Construction	\$4,076,700.00
Engineer's Estimate	\$4,110,922.00

The Docks and Harbors Board reviewed the bids at a special board meeting on March 16, 2017, and a regular board meeting on March 30, 2017.

The City Manager recommends the total bid be awarded to Northern Construction Services in the amount of \$3,452,060.00.

4. Liquor License

a. Liquor License Renewals 2017/2018

The following 2017/2018 Liquor License Renewals are before the Assembly for action:

Club License #5414 BPO Elks Lodge \$320 d/b/a Juneau Elks Club No. 420,
9321 Glacier Hwy., Juneau, AK 99801

Restaurant Eating Place License #4584 Doug Trucano no d/b/a and no premises. This license was formerly held by Zephyr and the Assembly waived its right to protest the license transfer of ownership to Doug Trucano on September 12, 2016.

Staff from the Finance, Fire, Public Works/Utilities, Police, and Community Development departments have reviewed the above list of renewals and recommend the Assembly waive its right to protest these renewals.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor license renewals for the 2017/2018 renewal period.

Removed from the Consent Agenda:

b. Resolution 2796 - A Resolution Approving Amendments to the Bylaws of the Board of Directors of Bartlett Regional Hospital.

CBJ 40.05.030 requires the hospital board to recommend bylaws for the administration and government of the hospital, which become effective upon Assembly approval by resolution. This resolution would accept the hospital board's recommended amendments to its bylaws that were approved by the board at its regular meeting on February 28, 2017. Highlights of the amendments include:

1. Revision to BRH's non-discrimination policy statement per §1557 of the

Affordable Care Act (p. 1)

2. Establishment of a standing board Governance Committee and setting out duties of same (p. 8)

3. Establishment of a standing board Compliance and Audit Committee and setting out duties of same (p. 8 - 9)

4. Provision of telephonic participation meeting rules (p. 11, 14)

The Human Resources Committee reviewed this resolution at its April 3, 2017, meeting and will forward its recommendation to the Assembly for action.

The City Manager recommends Assembly action according to the recommendation of the Human Resources Committee.

Public Comment: None.

Assembly Action:

Mr. Jones noted that the HRC discussed Resolution 2796 at its meeting immediately preceding this Assembly meeting.

MOTION, by Jones, to amend the by-laws, in Section 0164 Call of Meetings, Item 4, starting in the fourth line, "No more than the first three members for a Board meeting, or one member for a Committee meeting, to contact the Administrator may participate via telephone at any one meeting."

Mr. Jones said that almost all of the BRH committees consisted of three members. The HRC felt that a majority of the committee, or two, should be physically present at a meeting, and only one person be allowed to be on the phone.

Mr. Nankervis asked if anyone from BRH was present to comment. Mr. Jones said that Mr. Storer was present and understood the change and the reason.

Hearing no objection, the motion to amend the by-laws was adopted.

MOTION by Jones, to adopt Resolution 2796, and under section 1 in the resolution, to note the date of the final By-Laws. Hearing no objection, it was so ordered.

VII. PUBLIC HEARING

- A. Ordinance 2016-09(AG) An Ordinance Appropriating to the Manager the Sum of \$100,000 as Funding for the Manager's Office Operating Budget; Funding Provided by the Sales Tax Fund's Fund Balance.

This ordinance would appropriate \$100,000 of Unrestricted Sales Tax from the Sales Tax Fund's Fund Balance in FY17.

The CBJ strongly supports and welcomes cruise ship tourism, and will continue to work cooperatively with the industry to address impacts caused by the visitation of approximately one million visitors to the CBJ per year. At the same time, the CBJ must defend its marine passenger and port development fees against the constitutional challenges raised by the industry in the litigation brought by the Cruise Lines International Association (CLIA).

These funds would be appropriated in FY17 as a reserve to be used by the City Attorney at the direction of the Assembly to defend the ongoing litigation by CLIA.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Gregory, to adopt Ordinance 2016-09(AG). Hearing no objection, it was so ordered.

- B. Ordinance 2016-09(AH) An Ordinance Appropriating to the Manager the Sum of \$309,578 as Funding for the Juneau International Airport Part 121 Ramp Capital Improvement Project; Funding Provided by Passenger Facility Charges.

This ordinance would appropriate \$309,578 to the Juneau International Airport Part 121 Ramp capital improvement project (CIP). Funding is provided as follows:

Passenger Facility Charges (PFC): \$309,578

The funding will be used with existing PFC funding to construct an Air Cargo Hardstand, and a concrete slab at Gate 5.

The Airport Board approved this action at its March 14, 2017, meeting.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Weldon, to adopt Ordinance 2016-09(AH). Hearing no objection, it was so ordered.

- C. Ordinance 2016-09(AI) An Ordinance Appropriating to the Manager the Sum of \$15,000 as Funding for the Jensen-Olson Arboretum Parking & Conservatory Capital Improvement Project; Funding Provided by the Jensen-Olson Arboretum Fund's Fund Balance.

This ordinance would appropriate \$15,000 to Jensen-Olson Arboretum Parking & Conservatory CIP, for parking lot improvements.

Funding is provided from the Jensen-Olson Arboretum fund's fund balance.

The Public Works and Facilities Committee forwarded this recommendation to the Assembly for approval at its meeting on February 27, 2017.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by White, to adopt Ordinance 2016-09(AI). Hearing no objection, it was so ordered.

- D. Ordinance 2016-09(AJ) An Ordinance Appropriating to the Manager the Sum of \$127,000 as

Funding for the Jensen-Olson Arboretum Residence Deferred Maintenance Capital Improvement Project; Funding Provided by the Jensen-Olson Arboretum Fund's Fund Balance.

This ordinance would appropriate \$127,000 to Jensen-Olson Arboretum Residence Deferred Maintenance CIP, for Arboretum Manager home repairs.

Funding is provided from the Jensen-Olson Arboretum fund's fund balance.

The Public Works and Facilities Committee forwarded this recommendation to the Assembly for approval at its meeting on February 27, 2017.

The City Manager recommends this ordinance be adopted.

Public Comment:

None.

Assembly Action:

MOTION, by Gladziszewski, to adopt Ordinance 2016-09(AJ). Hearing no objection, it was so ordered.

E. Ordinance 2016-26(b) An Ordinance Amending the Land Use Code Relating to Access Standards.

The primary purpose of this ordinance is to create a new access option for certain subdivisions by allowing shared private access. This would allow for an exception from the requirement that lots have frontage on a public right of way, and instead allow the lots to be accessed via private shared access located in a private easement. Private shared access ways would be maintained solely by the homeowners.

On October 25, 2016, the Planning Commission approved moving the ordinance to the Assembly for its consideration.

The ordinance was introduced at the November 7, 2016, Assembly meeting and referred to the Committee of the Whole. It was heard by the Committee at its November 21, 2016, January 9, 2017, January 30, 2017 (which was a joint meeting with the Planning Commission), and March 13, 2017, meetings. The Committee of the Whole requested a few changes to the ordinance, and approved moving the amended ordinance to the next Assembly meeting for public hearing. The memorandum in your packet from the Municipal Attorney explains the changes made by the Committee.

The City Manager recommends this ordinance be adopted.

Public Comment:

Woody Dvorak said that he would like to develop property he owned behind the Tamarack Trails Condominiums and build a driveway to one house in the public right of way. Building to full street standards seemed to be overkill, and he asked the Assembly to consider amending the ordinance to allow this by allowing such development within the urban service boundary. He said he was not alone in this situation, and according to the CDD. There are other "landlocked" properties in the area.

Assembly Action:

MOTION, by Kiehl, to adopt Ordinance 2016-26(b).

Ms. White asked to hear comment from CDD Director Steedle about the change Mr. Dvorak proposed.

Mr. Steedle said that the effect of the change suggested - putting driveways in to platted but undeveloped right of ways that could be allowed within the urban service area, was similar to the situation outside of the urban service area, and would allow Mr. Dvorak and other people in his situation to construct a private driveway to his property. This pattern of development was happening outside of the code over time. At the last Committee of the Whole meeting the Assembly allowed development of driveways through easements in the urban service area, but this would be similar, in allowing driveways to be constructed through platted right of ways.

Ms. Mead said such an amendment would no longer require paving in minor subdivisions, and therefore required some re-working of the street standards table in code. There was some thinking previously that people in an urban service area had expectations of paving.

Ms. White said paving and other improvements drive up the cost of development. This type of change should be allowed for smaller subdivisions to allow for infill, and to provide for more housing.

Mr. Kiehl said this was a complicated issue and he did not know if it was possible to do this type of development with a cap at four lots. We have done some in depth research on this topic, to meet the needs of increasing density, and to address concerns of the public for service level expectations. He felt that this potential amendment needed additional review as a whole package - to look at this issue separately as a matter for code change on its own, and not attempt to address it at this meeting.

Ms. White would like to investigate the proposed change.

Ms. Gladziszewski said she supported looking at the proposal. She did not want to make it an amendment to this ordinance, which had the benefit of significant research, and preferred to provide the Planning Commission with an opportunity for review. There was general agreement.

Hearing no objection, Ordinance 2016-26(b) was adopted.

VIII.UNFINISHED BUSINESS

None. The discussion about the SEAL Trust v CBJ Assessor Appeal Decision was moved to "Executive Session."

IX. NEW BUSINESS

- A. Request for Authorization for the City Manager to Enter into a Negotiated Fair Market Value Sale of Juneau Townsite, Block 115, Lot 6, with the Adjacent Property

The Lands Office received an application to purchase Juneau Townsite, Block 115, Lot 6. The applicants are the owners of lot 7, which neighbors the property requested for purchase. The applicants wish to acquire the lot to make structural improvements to their existing home for mitigation against natural hazards and to better develop single-level living to assist a family member who is unable to navigate stairs.

On February 27, 2017, the Assembly Lands Committee reviewed and adopted a motion of support to the Assembly for a fair market value sale of Lot 6 to the applicants. The land sale is subject to review by the Planning Commission and authorization by the Assembly by ordinance.

As established in CBJ§53.09.260(a) staff recommends that this proposal be pursued by direct negotiation with the original proposers because the hillside behind the subject property is very steep and has been designated as a hazard zone. Due to the "hazard" designation, it is listed in the Land Management Plan for retention. However, by selling this lot to the original proposers who are adjacent

to the property, a defensive structure could be built to help reduce the risk to the applicants' existing home as well as neighboring homes downslope.

The City Manager requests a motion of support to enter into direct negotiations for the disposal of Juneau Townsite, Block 115, Lot 6 to the applicants.

Public Comment:

Chris Siddon said he was the applicant attempting to purchase the property and he supported the manager's report.

Assembly Action:

***MOTION**, by Becker, to authorize the City Manager to enter into a negotiated fair market value sale of Juneau Townsite, Block 115, Lot 6, with the adjacent property owner. Hearing no objection, it was so ordered.*

B. Request for Authorization for the City Manager to Enter into Negotiations for the Disposal of a Fraction of ATS 14 for Fair Market Value

The Lands Office received an application to acquire approximately 5,000 square feet from Savikko Park in Douglas. The applicant is the owner of 522 St. Ann's Avenue which is adjacent to Savikko Park. This part of Savikko Park it is not being actively used for park functions. The applicant has requested this property be conveyed at no cost because of an understood verbal agreement from the 1960's made with the previous Mayor of Douglas. Verbal agreements to sell or convey real property are not legally enforceable. Staff believes it is appropriate to sell the property to the applicant for fair market value for the reasons explained in the memorandum included in your packet.

The Lands Committee and the PRAC reviewed the application and both passed motions of support to the Assembly for this disposal.

Title 53.09.260 *Negotiated sales, leases, and exchanges* states that once an application has been received, the proposal "shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals." In this case, an invitation for further proposals is not a valid option because the lot to be acquired is an extension of the applicant's backyard.

The City Manager requests a motion of support to enter into negotiations for the disposal of a Fraction of ATS 14 to Ruth Pedersen for fair market value.

Public Comment:

Ruth Pedersen said they bought the property when they first moved to Juneau and they gave away 10 feet for road construction to the City of Douglas in exchange for property behind their home; however, much of the paperwork from the City of Douglas was lost in the transition of government and the final platting was never completed. The property had been marked at one time; however, during a storm the markers were lost. She related a discussion with city officials at the time of construction of their home in which they pointed out the area that would be her property. She said that the former Douglas clerk, Virginia Post, told her that was the understanding and she should contact an attorney. She said that this issue was hanging over her head for a long time and she asked for a fair resolution.

Former Mayor Merrill Sanford said he spoke to Ruth Pedersen and her family. The Lands Division had done some research. There was no written agreement; however, the City of Douglas took ten feet of the Pedersen's property without payment for the road construction and he related the similarity of the situation

with adjacent property. He distributed a motion for Assembly consideration.

Ms. Gladziszewski asked if it was a fact that the adjacent properties had not paid for property in exchange for right of way. Mr. Sanford said he believed that to be the case, and explained the situation as the City of Douglas providing that city property in equal value.

Ms. White said that Ms. Pedersen would need to get a new as-built survey done for the property and she should have to pay that cost; however, she supported the following motion.

- Assembly Action:

MOTION, by White, to authorize the City Manager to enter into negotiations for the disposal of a Fraction of ATS 14 , a 20 foot strip, at no cost, with the exception of the cost for the Pedersen family to pay the cost of the as-built survey.

Mr. Kiehl asked Ms. Mead for her thoughts. Ms. Mead said there are costs for a lot line adjustment in the subdivision process. Ms. Mead said the city was barred from giving away property with the exception of certain circumstances, such as an extremely long, drawn out land exchange.

Ms. White said that she saw this as a land exchange. Ms. Mead said there was a fee for a lot line adjustment that would be required in city code. Ms. Becker said she was not in favor of adding additional fees because this situation should have been resolved years ago when the current rules were not in effect. Following a brief recess to confer with the Municipal Attorney, Ms. White restated her motion to read:

To direct CBJ staff to offer the land as a land exchange, a 20 foot strip of land on the hillside as noted on the map in the Assembly's packet material, as a trade for the ten feet of street level property received in the past. She asked that the property be provided at no additional cost to the family with the exception of the \$500 fee they had already paid, the fee to survey the new property lines and the recording fee, and the city would waive any additional costs, including the planning commission lot line adjustment fee.

Hearing no objection, the motion passed unanimously.

Ms. Pederson thanked the Assembly and said she could now get some sleep.

C. Regulation Docks & Harbors Title 5 Chapter 15 Fees and Charges

Docks & Harbors properly noticed the proposed changes consistent with CBJ ordinance. Docks & Harbors received no comments regarding the proposed regulations change. The Docks and Harbors Board hearing on these regulations was held on March 30, 2017, and they forwarded the proposed regulations as found in your packet.

In reviewing proposed regulations, CBJ 01.60.260 provides that the Assembly may:

1. Take affirmative action to approve the regulation.
2. Take affirmative action to disapprove the regulation. (If the Assembly disapproves the regulation, the Assembly may state its reasons for doing so, but it may not specify explicit conditions for subsequent approval or direct the requesting department to adopt any particular amendments to the regulation.)
3. Allow the regulation to take effect and be deemed approved by not actively considering the regulation. (The Assembly's historical practice is to move 'orders of the day,' requiring the body to

consider the next item on its agenda without active consideration of the regulation in order to allow the regulation to take effect without explicit Assembly action.)

4. Direct that an ordinance or resolution in lieu of the regulation be prepared for its consideration.

Public Comment: None.

Assembly Action:

Mr. Kiehl asked for information on the costs of the bulk water rate and Mr. Uchytel responded. Mr. Kiehl said he wanted to clarify that the city was not subsidizing water sales to the cruise ships.

MOTION, by Nankervis, to allow the regulations to take effect, without taking the item up for Assembly consideration in accordance with CBJ Code 01.60.260. Hearing no objection, the proposed regulations were allowed to become effective.

X. STAFF REPORTS

None.

XI. ASSEMBLY REPORTS

A. Mayor's Report

Mayor Koelsch asked the Honorary Mayors to introduce themselves, provide the Assembly with their plans for their coming year, why they like Juneau and what issue they would work on to make it a better place.

Tasha Elizarde said she is a senior and would take a gap year before attending college in Massachusetts, in which she would volunteer in India teaching as well as do some political work, possibly in the legislature or in Washington, DC. She loves Juneau because of the atmosphere, where people are involved, happy, and cheerful, which makes her feel passionate about Juneau. Her issue would be access to education, including civic and health education.

Katie Bachmann said she is a senior and is considering going to college in Europe in order to be a drama therapist to help people with mental health disorders such as PTSD, anxiety and depression through acting. She likes the landscape in Juneau and its beauty, and how close-knit the community is. Her issue is homelessness and the problems of low-income persons.

Rouel de la Cruz said he is a sophomore and in the next year he hoped to volunteer more, advocate in city hall and in the Capitol. He liked that people in Juneau were thoughtful, and how the people liked to be together. His issue was the budget crisis in Alaska at the legislature.

Mayor Koelsch said all three Honorary Mayors were born in Juneau. He had the pleasure of spending time with them and said that they gave him lots of hope for the youth in the community. He thanked them for their interest in local government.

B. Committee and Liaison Reports

Eaglecrest Board: Liaison Gregory said that this was the final week for Eaglecrest to be open and the "Slush Cup" would be held Saturday, closing Sunday.

Juneau Economic Development Council: Liaison Weldon said JEDC has been active issuing small business loans to a small cleaning company, a new manufacturer and they have organized a meeting about

shoplifting and are organizing the Maritime Festival on May 6. The next meeting is set for April 5.

School Board: Liaison Weldon said the board held its final hearing and adopted its budget, was reviewing the annual contract, the middle school travel ban, and CIP projects. JSD hired school teacher Nancy Peel as Auke Bay School Principal. She will replace Lori Hoover, who is retiring.

Aquatics Board: Liaison White said the board was continuing work on the budget process to increase revenue and drop expenses.

Lands and Resources Committee: Chair White said the next meeting was set for April 10.

Planning Commission: Liaison White said the April 11 meeting was canceled due to lack of items on the agenda.

Travel Juneau: Liaison White said times were busy with the Folk Festival, the Travel Festival at the JACC, and the Tour and Attraction training for the largest volunteer corps in the country. Travel Juneau members will experience guest experience training on May 10.

Parks and Recreation Advisory Committee: Liaison Gladziszewski said PRAC is working on its master plan update, has done a telephone survey and among other issues have found 77% of respondents think P&R programs are important or very important. Some things people want is more ice rinks and an ORV park. People feel the Lemon Creek area is underserved. They have formed a steering committee for the rest of the process that is separate from the PRAC, with nine members to assist with this effort. The next PRAC meeting is April 4.

Bartlett Regional Hospital: Liaison Gladziszewski said BRH is working on their processes, including the by-laws adopted at this meeting. The new president is attempting to tighten up the meetings. The Board is doing the CEO evaluation process.

Juneau Commission on Sustainability: Liaison Gladziszewski said the commission met March 8, heard about RecycleWorks and is working on finalizing the energy plan, which they hope to bring to the COW soon. The new chair is Duff Mitchell. The next meeting is set for April 12.

Human Resources Committee: Chair Jones reported that the HRC met prior to this meeting and heard an annual report from the Juneau Affordable Housing Commission. The committee discussed Eaglecrest liquor sales and the attorney will draft proposed changes to code and the HRC would meet with risk management in April with a goal of meeting with the COW in May on this topic.

Hearing no objection, the Assembly accepted the recommendation of the HRC and made the following board appointments:

Juneau Affordable Housing Commission:

Reappointment of Honey Bee Anderson to a term expiring January 1, 2020.

Juneau Public Library Endowment Board:

Reappointment of Barbara Berg to a term expiring January 1, 2020.

Parks and Recreation Advisory Committee:

Appointment of Edric Carillo to a term expiring February 1, 2019.

Youth Activities Board:

Appointment of Edric Carillo to a term expiring August 31, 2018.

Airport Board: Liaison Jones said efforts are being made to place a new jetway to replace Gate 2, the outside stairs which board the Alaska Airlines combi planes which are being eliminated. The next meeting was set for April 11.

Local Emergency Planning Committee: Liaison Jones said the next meeting was set for April 12.

Downtown Business Association: Liaison Jones said the DBA has doubled its membership, is amending its by-laws and is collaborating with the Chamber of Commerce, JEDC and Travel Juneau. The next meeting was set for April 11. Mr. Jones reported on his intent to attend the Main Street USA meeting on behalf of Juneau - he would pay for all of his travel with the exception that DBA would pay his registration fees and he had reported this to the attorney in accordance with the conflict of interest code. The Assembly expressed no objection to this plan.

Finance Committee: Chair Kiehl said April 5 would kick off the weekly meeting schedule for work on the budget, and following its adoption, he anticipated additional meetings to work on the 1% sales tax reauthorization ballot measure.

Alaska Municipal League: Liaison Kiehl said the League has been extremely busy advocating for municipalities in the legislature and he anticipated no further cuts to municipal revenue sharing this year, and no proposal to change the PERS/TRS rate at this time.

University of Alaska Southeast Campus Council: Liaison Kiehl said the University was addressing difficult cuts being proposed to the University system in the state budget at the rate of 8-9% of their general funds. A new bill proposes to eliminate need- based scholarship grants.

Public Works and Facilities Committee: Chair Becker said the PWFC met and discussed the interest of private snow plows in a place to put snow. CBJ will no longer thaw water lines.

Docks and Harbors Board: Liaison Becker said that the wiring for 1% for art on the cruise ship dock was in progress and the sculptures are anticipated to be installed in September. She gave the dates for several ribbon cutting ceremonies celebrating completed projects, including:

Cruise Ship Dock North Berth - Friday, May 5, Noon

Statter Harbor - Friday, May 19, Noon

Douglas Harbor - Friday, May 26, Noon

Chamber of Commerce: Liaison Becker said that Chamber had met and discussed the cruise ship sales tax and a McDowell Group study on shipping costs in Juneau it had commissioned as an assignment from the Juneau Economic Development Plan.

Committee of the Whole: Chair Nankervis said the COW met on March 13 and discussed the Auke Bay Marine Station and the shared access ordinance. On March 20, the COW met with the Bartlett Regional Hospital Board, received an update on RecycleWorks, and discussed the idea of a CBJ wellness program and an essential public facilities ordinance. The next meeting was set for April 10 and agenda items included meeting with the Aquatics Board and updates on fireworks from JPD, the economic development plan, housing and Pederson Hill development.

C. Presiding Officer Reports

Mr. Kiehl reserved his report for executive session.

XII. ASSEMBLY COMMENTS AND QUESTIONS

Mr. Gregory welcomed and thanked the Honorary Mayors for their participation. He asked Ms. Mead about the pending ordinance which referenced discharge of firearms in the area of the Mt. Roberts trailhead, and mentioned that the trailhead had moved. Ms. Mead said that language was in existing code and she would review the matter.

Ms. Weldon said she participated in the meeting with the representatives of the Mongolian government, which was an emerging democracy and said they were fun. She asked Assembly permission to work with Ms. Mead on potential amendments to the mining ordinance proposed by the Alaska Miners Association. The review would include any duplication locally with state and federal requirements within the mining ordinance. She wants to meet with Law to work on potential amendments regarding the mining ordinance.

Ms. Gladziszewski said that at some point this issue needs to go to the Planning Commission. Ms. Mead said a draft has been circulated and it was up to the Assembly on how to proceed. She recommended Assembly review prior to sending a draft to the Planning Commission. Ms. Gladziszewski said she needed more information.

Ms. Becker said she had no opposition to Ms. Weldon meeting with the attorney and thought the Assemblymembers had met or been provided with material from an interest group that had proposed changes.

Mr. Jones said he had no objection to the attorney looking at the proposal and letting the Assembly know what the changes meant but he was not in support of putting this into any ordinance format.

Mayor Koelsch said Ms. Weldon's request was to meet with the attorney to put the request into ordinance form.

Mr. Kiehl said he appreciated all the leeway he had been given to work on proposals and he did not object but he did not want to see CBJ yield its responsibility to citizens in regards to mining in the CBJ, but he would look at a draft.

Ms. Gladziszewski had no objection to working on this but duplication is just one issue and it is a big ordinance. Ms. Mead said her first step would be to review and see how the proposal differs from current code.

Hearing no objection, Mayor Koelsch said that Ms. Weldon had permission to meet with the attorney to work on the proposal regarding the CBJ mining ordinance.

Ms. White said she attended the budget presentation at the valley library and enjoyed the opportunity to speak with city staff.

Ms. Gladziszewski asked about the Bergmann tenant rent issue and wondered what the CBJ could do to help in this situation. Ms. Mead said she had spoken to Alaska Legal Services and they are willing and able to take on these cases. We have attempted to be responsive to help with paperwork to get their money back. Ms. Gladziszewski asked if there was anything more proactive. Ms. Mead said it was a civil landlord tenant act issue.

Mr. Jones attended the city hall budget presentation and learned some new information. The Lemon Creek planning committee meeting was postponed to April 20. The Juneau Empire said Northrim Bank is offering a program on April 12 at Centennial Hall on how businesses can address strange economic times, including issues on the Affordable Care Act, etc., with free registration and he encouraged people

to attend.

Mr. Kiehl said he had an opportunity to meet with AASG students and was impressed. He thanked the Honorary Mayors. He appreciated JPD installing the mobile speed detection equipment near Centennial Hall during the Folk Fest. He said he was invited by residents of a large downtown apartment building to a tenant meeting with JPD and a security firm from building management to discuss an issue of non-tenants accessing the building.

Ms. Becker said she just returned from attending a Sesquicentennial Celebration of the State of Alaska in Washington, DC, at which she attended a Press Club dinner and an event at the State Department. The First Lady Donna Walker and the Alaska delegation spoke at all events. On July 3, the Seward statue will be erected.

Mr. Nankervis thanked the "mini-mayors" for their participation and interest. He also had an opportunity to meet with the Mongolian Delegation and the translation was excellent. It was surprising how quickly they grasped Juneau issues - especially taxation. He asked Ms. Mead if there was a public information request ordinance for CBJ. He asked to work on a local ordinance to address this issue to ensure that there are reasonable costs and fees associated with the response.

Ms. Gladziszewski asked if the municipality has the authority to charge and Ms. Mead said other municipalities have such an ordinance and they have not been challenged. Hearing no objection, Mr. Nankervis was given permission to work on the matter with the attorney.

Mayor Koelsch reported a concern about late fees being charged on utility bills paid by automatic bank payments. Mr. Bartholomew will follow up.

XIII. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Dennis Galey spoke about sales tax on groceries and said that groceries should not be taxed. Single parents feeding children should not subsidize a season pass for a lobbyist at Eaglecrest. He would prefer to see the sales tax rate raised as a whole in order to eliminate the tax on groceries.

XIV. EXECUTIVE SESSION

A. Southeast Alaska Land (SEAL) Trust v CBJ Assessor - Decision on Appeal

Assembly Action:

MOTION, by Nankervis, to enter into executive session to review the written decision in the matter of *SEAL Trust v CBJ Assessor*. Hearing no objection, the Assembly entered into executive session at 9:30 p.m. and returned to regular session at 9:55 p.m. Mr. Gregory and Ms. White, who did not participate in the appeal hearing, left the meeting.

MOTION, by Kiehl, to adopt the written decision as provided to the parties in the matter of *SEAL Trust v CBJ Assessor*.

Roll call:

Aye: Becker, Gladziszewski, Jones, Kiehl, Nankervis, Weldon

Nay: Koelsch

Motion passed, 6 ayes, 1 nay.

The decision was adopted.

XV. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 9:57 p.m.

Signed: _____
Laurie Sica, Municipal Clerk

Signed: _____
Kendell D. Koelsch, Mayor

XVI. SUPPLEMENTAL MATERIALS

**SPECIAL ASSEMBLY MEETING
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Meeting Minutes - April 5, 2017

MEETING NO. 2017-07: The Special Meeting of the City and Borough of Juneau Assembly, held in the Assembly Chambers of the Municipal Building, was called to order at 5:30 p.m. by Mayor Ken Koelsch.

I. CALL TO ORDER / ROLL CALL

Assembly Present: Mary Becker, Maria Gladziszewski, Norton Gregory, Loren Jones, Jesse Kiehl, Ken Koelsch, Jerry Nankervis, Beth Weldon and Debbie White.

Assembly Absent: None.

Staff Present: Rorie Watt, City Manager; Mila Cosgrove, Deputy City Manager; Amy Mead, Municipal Attorney; Laurie Sica, Municipal Clerk; Bob Bartholomew, Finance Director.

II. CONSENT AGENDA

MOTION, by Nankervis, to adopt the consent agenda. Hearing no objections, the consent agenda was adopted.

- A. Ordinance 2017-05 An Ordinance Establishing the Rate of Levy for Property Taxes for Calendar Year 2017 Based Upon the Proposed Budget for Fiscal Year 2018.

This ordinance establishes the mill rates for property taxes for 2017, which fund a significant portion of the City and Borough of Juneau's FY18 operating budget. The Charter requires the Assembly to adopt, by ordinance, the tax levies necessary to fund the budget before June 15.

The mill levies presented in this ordinance support the Manager's FY18 Revised Budget that will be reviewed by the Assembly Finance Committee. As part of the budget review process, the Assembly Finance Committee will review and recommend, to the Assembly, the final mill levies. The final mill levies must be adopted on or before June 15.

For FY18 both the operating and debt service mill rates remain unchanged. This ordinance proposes a total mill levy of 10.66, the components of which are:

<u>Operation Mill Rate by Service Area</u>	Millage
Roaded Service Area	2.30
Fire Service Area	0.36
Areawide	6.60
Operating Total	9.26
 Debt Service	 1.40
Total	10.66

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the Special Assembly meeting scheduled for April 26, 2017.

- B. Ordinance 2017-06 An Ordinance Appropriating Funds from the Treasury for FY18 City and Borough Operations.

This ordinance appropriates \$340,503,300 for the City and Borough of Juneau's FY18 operating budget, excluding the School District. It is necessary to appropriate all transfers between funds that support operations, debt service and capital projects as well as the associated expenditures within the funds themselves. These transfers account for \$96,100,100 of the FY18 operating budget. During the weekly Finance Committee meetings in April and May we will walk through the components of the budget and explain changes from the prior year.

The Charter requires that a public hearing be held on the FY18 operating budget by May 1, 2017, and adoption by June 15, 2017.

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the special Assembly meeting scheduled for April 26, 2017.

- C. Ordinance 2017-07 An Ordinance Appropriating Funds from the Treasury for FY18 School District Operations.

This ordinance will appropriate to the School District an FY18 operating budget of \$87,267,200. This is an overall increase in the budget of \$1.70 million from the FY17 Amended Budget. The School District's operating budget is:

· General Operations	\$72,020,700
· Special Revenue (pupil transportation, food service, etc)	7,164,400
· House Building Project	<u>8,082,100</u>
Total Budget	\$87,267,200

The FY18 school budget is supported with a combination of funding sources that includes local funding of \$26,935,900. This consists of: \$26,010,200 for general operations, \$925,700 programs and activities outside of the CAP. These programs and activities include: \$740,700 for student activities, \$50,000 for pupil transportation, \$40,000 for food service and \$95,000 for Community Schools. The \$26 million in general operations support is an increase of \$1 million over FY17. The other program and activities funding is unchanged.

State statute requires the Assembly to determine the total amount of local educational funding support to be provided and provide notification of the support to the School Board within 30 days of the School District's budget submission. The district's budget was submitted March 30, 2017. To meet this timing provision, it is necessary for the Assembly to determine the amount of funding and provide notice in the month of April. This amount cannot subsequently be reduced, unless the amount exceeds the State funding CAP, but it can be increased. If the Assembly does not set the amount and furnish the School Board with notice within 30 days, the amount requested by the School District is automatically approved. By Charter, the Assembly is required to appropriate the School District's budget no later than May 31, 2017.

On April 26, a meeting is scheduled for the Assembly to state, by motion, the amount of local funding to be provided to the School District.

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee for further review, and set for public hearing at the special Assembly meeting scheduled for April 26, 2017.

- D. Resolution 2791 A Resolution Adopting the City and Borough Capital Improvement Program for

Fiscal Years 2018 Through 2023, and Establishing the Capital Improvement Project Priorities for Fiscal Year 2018.

This resolution would adopt the Capital Improvement Program (CIP) for fiscal years 2018 through 2023, as required by Charter Section 9.4, and lists the capital projects that will be undertaken in FY 2018.

The Public Works and Facilities Committee (PWFC) reviewed the CIP at its meeting on February 27, 2017, and forwarded the plan to the Assembly.

The City Manager recommends this resolution be introduced, referred to the Assembly Finance Committee on April 5, 2017 for further review, and set for public hearing at the special Assembly meeting scheduled for April 26, 2017.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

Mr. Watt said that the Mayor and Assembly received an invitation from the Angoon Mayor to attend a meeting on Tuesday, April 18, to discuss issues of mutual concern. A mid-day meeting would accommodate a flight schedule over and back in one day.

Following Assembly discussion there was no objection to the following delegation attending such a meeting: Mayor Koelsch, Assemblymembers Gregory and White, Rorie Watt and Land Manager Greg Chaney.

IV. EXECUTIVE SESSION

A. CLIA Litigation Update

MOTION, by Nankervis, to recess into executive session to discuss pending litigation, specifically, the lawsuit filed by Cruise Lines International of Alaska (CLIA). Hearing no objection, the Assembly entered into executive session at 5:45 p.m. and returned to regular session at 6:30 p.m.

Upon returning to regular session, Mr. Nankervis said that the Assembly received information from staff and provided direction to staff.

V. ADJOURNMENT

There being no further business to come before the Assembly, the meeting adjourned at 6:35 p.m.

Signed: _____
Laurie Sica, Municipal Clerk

Signed: _____
Kendell D. Koelsch, Mayor

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-09

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of a Portion of USS 1568 TR B, Locally Known as Honsinger Pond, from Rural Reserve to Industrial.

WHEREAS, the CBJ Comprehensive Plan supports the need for more industrial land; and

WHEREAS, the CBJ Comprehensive Plan specifically states that former gravel extraction areas, including the subject property, are expected to be available for development; and

WHEREAS, the Comprehensive Plan identifies the subject property proposed for rezoning as Resource Development (RD); and

WHEREAS, the Resource Development definition states that as resources are identified or extracted from these lands, they should be re-designated and re-zoned appropriately; and

WHEREAS, the Comprehensive Plan states that the Industrial zoning district is most compatible with properties adjacent to the Juneau International Airport; and

WHEREAS, the contemplated rezone substantially conforms to the maps of the Comprehensive Plan.

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.

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Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJ 49.25.110, is amended to change the zoning of a portion of USS 1568 TR B, locally known as Honsinger Pond, from Rural Reserve to Industrial.

The described rezone is shown on the attached Exhibit “A”, which illustrates the area of the proposed zone change and contains a legal description of the property to be rezoned.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Attest:

Kendell D. Koelsch, Mayor

Laurie J. Sica, Municipal Clerk

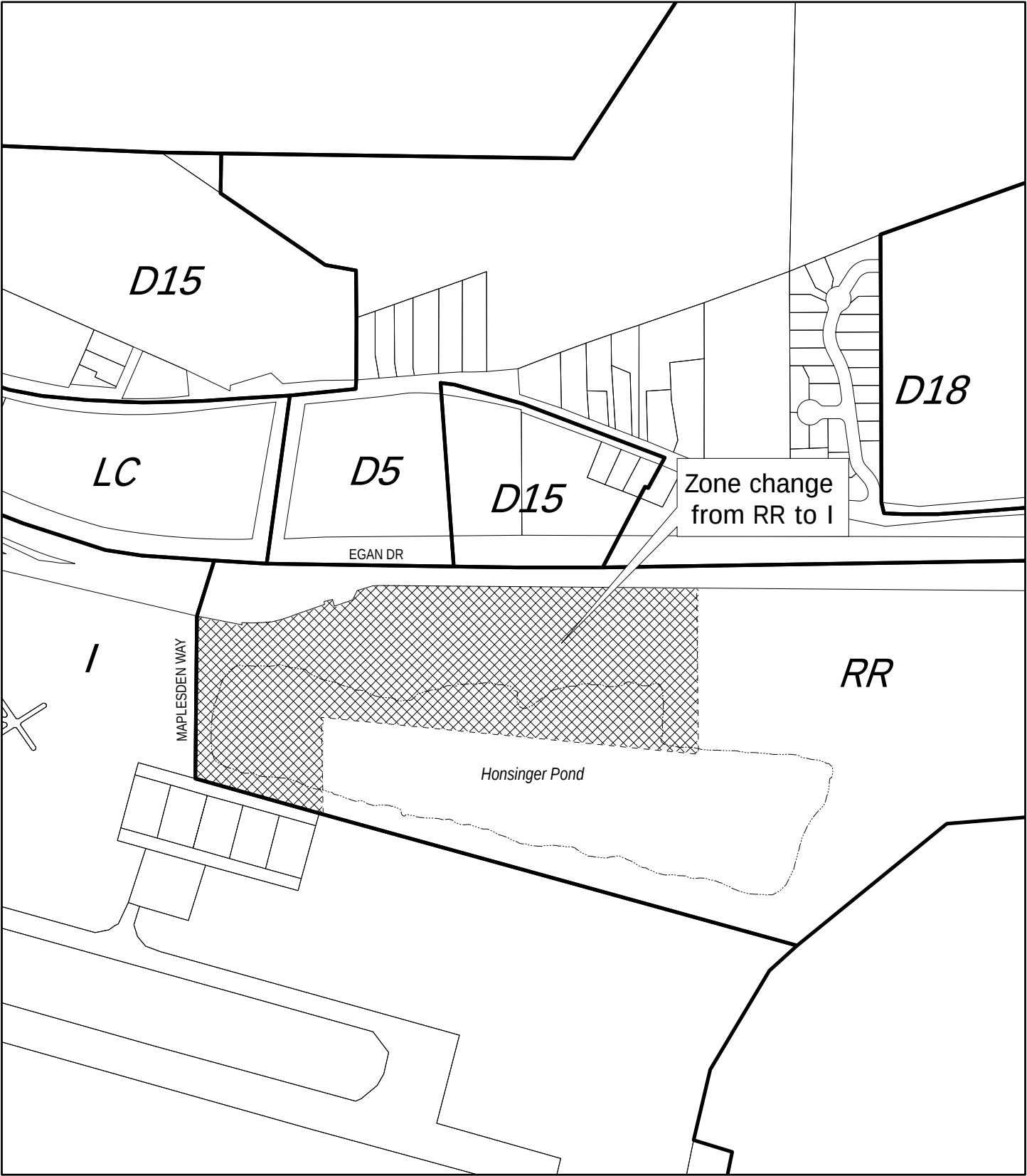
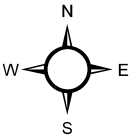
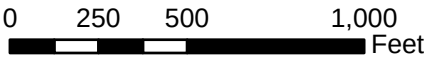


EXHIBIT A Ord.
No. 2017-09

Zone change for portion of
USS 1568 TR B from RR to I



LEGAL DESCRIPTION**FOR****A Portion of Tract B, USS 1568 within Section 32, Township 40 South, Range 66 East, Copper River Meridian, Juneau, Alaska**

A legal description of a portion of land described as Tract B, USS 1568, lying within the South half of Section 32, Township 40 South, Range 66 East, Copper River Meridian, within the Juneau Recording District, First Judicial District, Juneau, Alaska, more particularly described as:

Commencing at the Northeast corner of Tract B, USS 1568, shown as C76 on the record plat 85-83-BS, JRD, on the Right-of-Way of Egan Drive ; thence a bearing of S00°01'26"E, a distance of 909.55 feet; thence a bearing of S83°42'44"W, a distance of 514.59 feet; thence a bearing of S48°09'14"W, a distance of 712.80 feet; thence a bearing of N75°09'26"W, a distance of 1,937.79 feet to the **Point of Beginning**; thence a bearing of N75°09'26"W, a distance of 499.66 feet to a point on the easterly Right-of Way of Maplesden Way; thence along the easterly Right-of-Way of Maplesden Way, a bearing of N00°01'27"W, a distance of 644.08 feet; thence along the southerly Right-of-Way of Yandunkin and Egan Drive, a bearing of S78°34'16"E, a distance of 114.72 feet; thence a bearing of S11°21'12"W, a distance of 20.00 feet; thence along a non-tangent curve to the left having a Delta angle of 29°19'24", a radius of 142.00 feet, a length of 72.67 feet, and a chord bearing of N86°41'40"E, a distance of 71.88 feet; thence along a non-tangent curve to the left having a Delta angle of 23°54'13", a radius of 548.35 feet, a length of 228.77 feet, and a chord bearing of N82°18'27"E, a distance of 227.12 feet; thence a bearing of N19°41'36"W, a distance of 10.00 feet; thence a bearing of N70°21'15"E, a distance of 121.89 feet; thence a bearing of N19°38'39"W, a distance of 10.00 feet; thence a bearing of N70°21'15"E, a distance of 36.00 feet; thence a bearing of S19°39'15"E, a distance of 30.01 feet; thence a bearing of N70°24'09"E, a distance of 74.64 feet; thence a bearing of N26°26'59"E, a distance of 42.11 feet; thence along a non-tangent curve to the right having a Delta angle of 5°00'22", a radius of 1011.74 feet, a length of 88.40 feet, and a chord bearing of N75°13'47"E, a distance of 88.37 feet; thence a bearing of N88°53'11"E, a distance of 1,178.56 feet; thence a bearing of South, a distance of 651.51 feet; thence a bearing of N85°00'37"W, a distance of 1,432.42 feet; thence a bearing of South, a distance of 389.19 feet to the **Point of Beginning**.

Containing 1,141,552.97 Square Feet, more or less, or 26.21 Acres, more or less.





Community Development

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

PLANNING COMMISSION

NOTICE OF RECOMMENDATION ****REVISED****

Date: March 6, 2017

File No.: AME2016 0007

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

Application For: A request to rezone 23 acres of an 83 acre parcel from Rural Reserve to Industrial zoning.

Legal Description: USS 1568 Tract B

Parcel Number: 5-B14-0-102-007-0

Property Address: Yandukin Drive

Hearing Date: January 24, 2017

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 12, 2017 and recommended that the City and Borough Assembly adopt staff's recommendation to rezone 23 acres of an 83 acre parcel from Rural Reserve to Industrial Zoning, with the following condition:

1. Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or an alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424.

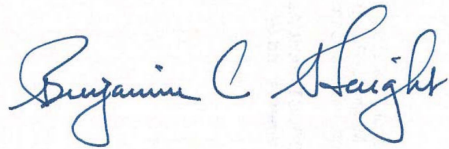
Attachments: January 12, 2017 memorandum from Teri Camery, Community Development, to the CBJ Planning Commission regarding AME2016 0007.

City and Borough Assembly
File No.: AME2016 0007
March 6, 2017
Page 2 of 2

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

Project Planner: _____


Teri Camery, Senior Planner
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With City Clerk

3/6/2017

Date

cc: Plan Review

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

MINUTES
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
January 24, 2017

I. ROLL CALL

Ben Haight, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:06 p.m.

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

Commissioners absent: Mr. Miller, Mr. LeVine

Staff present: Beth McKibben, Planning Manager;
Teri Camery, Senior Planner;
Jill Maclean, Senior Planner;
Robert Palmer, Assistant Attorney II

Assembly members: Debbie White, Loren Jones

II. APPROVAL OF MINUTES

December 27, 2016, Draft Minutes – Regular Planning Commission Meeting

MOTION: *by Mr. Dye, to approve the minutes from the December 27, 2016 Planning Commission regular meeting with any minor corrections by staff or Commission member.*

The motion passed with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIASON REPORT

Assembly liaison to the Planning Commission Debbie White reported that next Monday, January 30, (2017) at 6:30 p.m. there will be a joint meeting between the Assembly and the

Planning Commission. Next Wednesday, February 1, the Assembly will hear the SEAL trust (Southeast Alaska Land trust) appeal. Last night was a long meeting for the Assembly with two items on the agenda: an ordinance banning camping in downtown Juneau and the reaffirmation by the Assembly of a Juneau access road and the protection of state funds allotted for that project. The resolution for the access road past six to three, said Ms. White.

Commission Comments and Questions

Mr. Voelckers asked if the Assembly has discussed any items that will be addressed at the joint meeting of the Planning Commission and the Assembly and if there were any topics which Commission members should be exploring for that meeting.

Ms. White replied that she has not seen an agenda posted yet.

Ms. McKibben said she believed the CDD (Community Development Department) Director was hoping there would be time during the mutual meeting to discuss the access and frontage ordinance as well as legislative priorities. There are items within Title 49 which would be ripe for discussion between the two bodies which could be prioritized at that meeting, said Ms. McKibben.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA - None

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

AME2016 0007: A request to rezone 23 acres of an 83 acre parcel from Rural Reserve to Industrial zoning.

Applicant: Bicknell Inc.

Location: Honsinger Pond Area

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommends that the rezone request to change 23 acres to Industrial be approved with the following condition:

1. Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or an alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ

Code 49.15.424.

Mr. Hickok said he is personal friend of Mr. Bicknell and that Mr. Bicknell has a fuel account at his business.

Mr. Greene said he has a personal relationship with the individual presenting the item before the Commission.

The Commission members voiced their opinion that there was no conflict perceived with either Commission member remaining on the Commission for this item.

Ms. Camery told the Commission the staff review of rezones is strictly focused on code requirements. She said while the staff recognizes that there may be broader issues with this property held by some members of the public, that the staff focuses only on the relevant code requirements.

The property is located across Egan Drive from Fred Meyers and access is gained from a driveway located on Yandukin Way that is on the Egan onramp, said Ms. Camery. The total property is almost 83 acres and it is currently zoned as Rural Reserve (RR). The Comprehensive Plan land use designation is for resource development, said Ms. Camery. The property has city water and sewer, she said. The existing use is an old dredge pond, and is now essentially vacant property, she said.

The staff has reviewed Title 49 and the portion addressing restrictions on rezoning. Rezoning must be for a property over two acres or an expansion of an existing zone, explained Ms. Camery. The 23 acre parcel up for rezone is obviously more than two acres, and it is also adjacent to an Industrial zone, she noted. A rezone request cannot have been considered 12 months previous to the current request, and this rezone request has not been made within 12 months, noted Ms. Camery.

A rezone can only be approved based upon a finding that the proposed zoning district and the uses allowed are in substantial conformance with the Land Use Maps of the Comprehensive Plan, said Ms. Camery. This land was initially used in the 1960's as a gravel pit to support construction of Egan Drive, said Ms. Camery. There was a previous rezone request for this land to be rezoned to a mix of Industrial, Light Commercial and Rural Reserve in 2013, she noted. The Planning Commission denied that request and that ruling was subsequently upheld by the Assembly, she said. The previous proposal called for 26 acres of General Commercial, 20 acres zoned Industrial, with the remaining acreage remaining as Rural Reserve, she said.

The motocross park has nothing to do with this rezone request and will be addressed as its own issue at another time, said Ms. Camery. The primary focus of the code requirements is a

conformance with the Comprehensive Plan Land Use maps, said Ms. Camery. The Comprehensive Plan land use map designation is resource development, defined as:

Resource development is described as land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. Such specific uses may include, where appropriate, resource extraction and development, recreational and visitor oriented facilities and residential uses.

The Comprehensive Plan Resource Development designation indicates that “as resources are identified or extracted from these lands, they should be redesignated and re-zoned appropriately”, said Ms. Camery. Gravel extraction has been completed on this site, she noted. Therefore, a rezone from Rural Reserve to Industrial is appropriate and is in substantial conformance with the Comprehensive Plan, said Ms. Camery. Chapter 11 of the Comprehensive Plan Land Use Map states that in considering a rezone request they should aim to promote the highest and best use of the land, said Ms. Camery.

The requested rezone to Industrial would allow for the increased use of the property which is a centrally located area adjacent to Egan Drive and the Airport, said Ms. Camery. The staff concludes that the rezone of this land to Industrial is in compliance with the Comprehensive Land Use Maps, she noted.

This property does have a high scenic value to the residents, noted Ms. Camery. Staff did also study the Comprehensive Plan Scenic View Shed Corridor maps, she noted. This property is adjacent to a scenic view shed corridor, she said, but it is not within such a corridor. The definition for a scenic view shed corridor indicates that it is a designation for public land, not private land, said Ms. Camery. Therefore the scenic corridor designation does not apply to the property in question, she noted.

There are many Comprehensive Plan policies which apply to this property, said Ms. Camery. Several chapters address the need for additional Industrial zoned land, she said. Old gravel sites are specifically named as areas for future development, said Ms. Camery. Chapter 5 on area development stipulates that areas around gravel extraction sites can convert to Industrial districts once the land is leveled and gravel extraction is complete, she said. Ms. Camery read a portion of the Comprehensive Plan which states that other land that had previously been designated for future park use near the airport and for resource development is expected to be available for development in the long term.

Ms. Camery noted that Chapter 8 in the Transportation section in the Comprehensive Land Use Plan contains an extensive section on the Juneau International Airport:

Typically, land surrounding an airport is placed in an industrial use designation, which is more compatible with the impacts of aircraft and the shipping functions of the airport: industrial

tenants are more tolerant of noise, dust, fumes, and traffic associated with airports than are residential neighbors. With a very limited number of buildable sites for residential and commercial uses in the borough, those uses have encroached into industrial buffers surrounding the airport, making vacant land for aviation related businesses more expensive and hard to find.

The 2015 Juneau Economic Development Plan is incorporated into the Comprehensive Plan within Title 49, noted Ms. Camery. It states that there should be an adequate supply of appropriately zoned land available for commerce and industry. This includes access to the land needed to support commercial, industrial, and other development, noted Ms. Camery. An appendix to this document also refers to the need for more industrial property, she added.

Staff also addressed compliance within the Title 49 Land Use Code, said Ms. Camery. The Rural Reserve zoning district is intended for land primarily in public ownership managed for the conservation and development of natural resources and for future community growth, said Ms. Camery.

The CBJ Land Use Code describes the Industrial zone in part as: the industrial district is intended to accommodate industrial activity which includes manufacturing, processing, repairing and assembly of goods. The rezone request does substantially comply with the Comprehensive Plan land use designation, noted Ms. Camery. Land zoned Rural Reserve (RR) is intended for large, public, vacant tracts of land outside the urban service area, she distinguished. The subject property is privately owned, not public, said Ms. Camery, and is within the urban service area boundary.

Ms. Camery showed the Commission a chart with a sample of uses from the Table of Permissible Uses (TPU) in the Land Use Code which shows in part what services may be included in the Rural Reserve zoned land and in Industrial zoned land. A number one on the chart indicates that a use may be allowed with a building permit and a three indicates that the use requires a Conditional Use Permit, she explained. A blank space indicates that a use is not allowed.

There are a number of significant uses such as manufacturing that have an additional requirement in Rural Reserve, said Ms. Camery. Footnote "T" in the Table of Permissible Uses requires association with a unique site-specific feature, she explained. In general, Industrial zoned properties provide more development opportunities than properties zoned rural reserve, she added. There is a 45 foot height limitation in land zoned Rural Reserve and no height limitation in land zoned Industrial, said Ms. Camery.

The staff has received one public comment against the proposed rezone, noted Ms. Camery. The project has received positive reviews from the CBJ Engineering Department, and the Wetlands Review Board stated it will comment when a specific project comes up on this land in the future. The property owner does have an Army Corps of Engineers permit to fill the

extraction pond, said Ms. Camery. They did receive extensive comments from both the Alaska Department of Transportation and Public Facilities and from representatives from the Juneau International Airport, said Ms. Camery.

The Juneau International Airport has concluded that the rezone is premature because some forms of development may interfere with aircraft safety. Ms. Camery noted that the staff observes that this is not relevant to the rezone itself and instead has to do with potential future development. The Community Development Department (CDD) already has a protocol in place to inform the Juneau International Airport of the development plans so that they may work with the applicant and the Federal Aviation Administration (FAA) as needed, she said.

The airport has noted that granting access to Maplesden Way may require reimbursement to the Federal Aviation Agency, said Ms. Camery, since the road section granted to the property owner would not be used exclusively for aviation. The road was initially built to access Temsco helicopters and it was later realigned with FAA funds, explained Ms. Camery.

The DOT (Department of Transportation and Public Facilities) has explained that any change or use or expanded use of the property will require an alternate access point because the Yandukin driveway access is not safe, said Ms. Camery. DOT considers the small point of access to the property that currently exists as part of the on ramp to Egan Drive, said Ms. Camery. DOT has stated that if the land use changes or the driveway is modified, that the property owner would be required to obtain a new driveway permit, said Ms. Camery. The on-ramp is controlled access and private drives are not allowed according to DOT, said Ms. Camery. DOT has noted that there is alternate access to the property via Maplesden, said Ms. Camery. DOT provided a list of safety issues which Ms. Camery read to the Commission:

- Left-hand turning vehicles from Egan northbound into the property could be stopped by southbound Yandukin traffic which may result in vehicles backing up across Egan
- Left-hand turning vehicles from the property onto Yandukin would have to watch northbound Egan traffic (those turning left to Yandukin) as well as southbound Yandukin traffic
- Right hand turning vehicles on to the Yandukin on-ramp would have to speed up to Egan speed
- Right hand turning vehicles from Yandukin into the property would stop those trying to gain speed to Egan

Without some form of alternative access the property owner would most likely be denied development on the property regardless of the zoning district, said Ms. Camery. Ms. Camery

explained that the staff recommends that Maplesden Way serve as the dedicated access to the parcel and recommends that the rezone be approved with the following condition:

- 1) Prior to the zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424

The condition refers to the above portion of the code because that section of the code sets the standards for designating a public right-of-way to a subdivision, explained Ms. Camery.

The Planning Commission options are to approve the request as submitted, deny the request as submitted, or recommend an alternative to the Assembly, explained Ms. Camery. She read through the three required staff findings, as follows:

1. The proposal meets the submittal requirements and the rezoning initiation, zone change restrictions, and procedural requirements of the CBJ Land Use Code.
2. Rezoning approximately 23 acres to the Industrial zoning district is in substantial conformance with the Land Use maps of the Comprehensive Plan, specifically Map G.
3. The proposed condition to require access from Maplesden Way or an alternative access approved by the CDD Director ensures that the rezone will protect public health, safety, and welfare.

Ms. Camery read staff's recommendation:

Staff recommends that the Planning Commission adopt the Director's analysis and findings and recommends that the rezone request to change 23 acres to Industrial be approved with the following condition:

1. Prior to a zone change from Rural Reserve to Industrial, the property owner shall obtain and develop legal access to the subject parcel from Maplesden Way or an alternate access approved by the CBJ Community Development Department Director, in conformance with CBJ Code 49.15.424.

Commission Comments and Questions

Mr. Frisby asked what the significance was on the Permissible Use Table of a “3” as opposed to a “3T” designation.

The “3” indicates that a Conditional Use Permit is required, said Ms. Camery. The “T” indicates a special association with a specific feature, she explained. The “T” applies only to the Rural Reserve zone, she explained.

Mr. Voelckers asked for the distinction of an RD designation (Resource Development) and its relevance for both an RR and an Industrial zone.

Ms. Camery read that Resource Development land is managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The other key element in the definition is that as resources are identified or extracted from these lands they should be redesignated and rezoned appropriately. She said it is unusual to have Resource Development property and Rural Reserve property centrally located.

Mr. Voelckers asked what the underlying zoning was for the land in Lemon Creek.

Looking at the maps, Ms. Camery said it appears that upper Lemon Creek and some land along Egan still retains an RD designation.

Mr. Voelckers said he wanted to make sure they did not create a situation where they approved a rezone and then the Comprehensive Plan had to be updated to comply with the rezone.

Mr. Hickok asked if even though there is not a development proposal and they do not know what the land will be used for that they were supposed to decide whether the land be rezoned or not. He asked why this was to happen before the access component.

Ms. Camery explained that the rezone was setting the stage for a substantial amount of expanded development. The access presents a significant public safety concern, she added. DOT has determined that the current driveway access is not safe, said Ms. Camery. Without alternative access the applicant is essentially deprived of the use of his property, she said.

Mr. Hickok asked if the rezone could be approved without the access condition.

Ms. Camery replied that the Planning Commission certainly had the option to recommend against the proposed condition by the staff.

Ms. McKibben said if the comments from DOT are read it is clear that any other activities than what is currently occurring on the parcel will not receive a new driveway permit from DOT under the existing conditions, even if the current RR zoning remained in place.

Mr. Frisby asked if FAA would be willing to sell back the access road which is currently in place.

Ms. Camery said that the entire length of Maplesden Way is not needed for access to the property, only a portion of it. She said presumably the access would be established at a mutually agreed-upon location, with as little impact on the area as possible. There is a federal process to follow, she said.

Mr. Frisby he said he felt that theoretically access was already available for the property.

The applicant only has access to the property if there is no change of use, said Ms. Camery. If the applicant wants to modify his property at all either under RR or Industrial zoning then continued use of the driveway access would not be allowed, she said

Applicant

Attorney Dan Bruce spoke on behalf of the applicant. Mr. Bruce said the one item they did disagree with in the staff report is conditioning the rezone upon obtaining the alternative access. He said he felt that condition was premature as well as the concerns outlined by airport representatives. Any development that occurs after it is rezoned will have to have an approved access at that point. He said he would like to see the Commission adopt additional findings which are:

- The rezone is in substantial compliance with the Comprehensive Plan Land Use map designations
- That RD is an inappropriate land use designation for this property because it exists within the urban service area boundary
- The surrounding uses are consistent with an industrial zone designation
- The property is not within the scenic view shed
- The land not rezoned on this parcel acts as a buffer between the public and any development that may take place on the land zoned Industrial
- The property is ideally located for industrial development since it is within the urban service area boundary with utilities and a transportation infrastructure already in place
- There is a scarcity of Industrial zoned property within the urban service area

Mr. Bruce said that filling in the Honsinger pond is actually a benefit to the public and will act as a detriment to attracting wildlife to the area. The pond has no habitat value, said Mr. Bruce. He said that his client understands that any use of the property has to be compatible with the airport. The property lies outside of the current runway protection zone, said Mr. Bruce.

Commission Comments and Questions

Mr. Voelckers said it was his understanding from reading the applicant letter that only the 23 acres would need to be rezoned now and in the future. He said it appeared to him from the testimony of Mr. Bruce that there may be additional rezone requests in the future for more of the land parcel.

Mr. Bruce said they do not know at this time if additional land would be up for rezoning to Industrial. There are currently negotiations underway for a portion of the property to be sold to the SEAL (Southeast Alaska Land) Trust, he said. If there were to be additional rezone requests for a portion of the parcel they would be years down the road if at all, said Mr. Bruce.

Public Comment

Juneau resident Amy Paige said she had testified at the previous round of public hearings regarding this property rezone and said she was disappointed that all of the comments on that rezone request were not made available for this rezone request. Ms. Paige said she is opposed to the rezone request. She said she felt that industrial development in that area would seriously impact the appeal of the community for visitors arriving from the airport and would negatively impact the daily experience of Juneau residents who traveled by the property to town every day. She said she felt the rezone of this property would result in a significant rise in property value for the land owner. The applicant purchased the property knowing what the zoning was, said Ms. Paige.

Juneau resident Susan Erben said she is on the steering committee for the Lemon Creek Area Plan. She said she is learning a lot through this process. She told the Commission she felt that it was extremely important that the benefits of the land in its current state be judged by the positive visceral effect that its beauty has on Juneau residents and visitors. It is an uplifting experience for all residents to drive by that expanse of land every day and be touched by its beauty, she said. It is Juneau's natural beauty which appeals to tourists, said Ms. Erben. She said if Juneau eliminates its natural appeal it will lose its tourists.

Juneau resident Ken Nichols said he is an aviation airport consultant and has a contract with the Juneau International Airport for consultation. He said one very important point is that the Juneau International Airport is part of the City and Borough of Juneau. He said the airport provides a huge service for the community and has a great impact on the community. When the airport receives federal aid for its capital projects, the CBJ signs off on those grant assurances, said Mr. Nichols. There are a lot of different aspects involved in compatible land use around the airport such as wildlife, airspace and noise, he said.

Maplesden is not a right-of-way or a public road, said Mr. Nichols. In order to go through the process of disposing land there is a detailed process which includes federal registry notice from the headquarters Department with FAA, said Mr. Nichols. It can be and probably is a very

lengthy process, he said, to release a portion of Maplesden way for public access or for private access to an individual land owner. The staff recommendation to have access to the property via Maplesden may be misleading to the public and the applicant because the City does not have the final decision on release of any of that property, he said. That decision is up to the FAA, he said.

Commission Comments and Questions

Ms. Shelton-Walker said as she read a letter on this issue submitted by the Airport that there is a list of access choices to the property listed by the airport. One of those items is an updated appraisal on the property. She asked if Mr. Nichols could explain in more depth what this was and what it would accomplish.

Part of the process the FAA undergoes for the acquisition or disposal of property involves an appraisal of the property question, explained Mr. Nichols. The appraisal would allow a fair market value assessment of the property, he said.

Ms. Shelton Walker asked for elaboration on other points raised in the letter regarding necessary studies. The suggested study would provide an outline in addition to the comments that are provided to compile a list of requirements for proposed uses on the property and how they might be compatible, said Mr. Nichols. For example there are some items on the Table of Permissible Uses which are simply not compatible with an airport, said Mr. Nichols.

Ms. Shelton-Walker asked at what point in the process these requirements should be identified.

Mr. Nichols said from his point of view it would be valuable to have the compatible use study completed and in conjunction with whenever the proposed development came along.

Mr. Hickok asked if the FAA has to approve all of the buses which visit the Temsco helicopter site during the tourist season.

"Absolutely", responded Mr. Nichols. The buses that go to Temsco are serving an aviation use. The road was actually constructed to accommodate bus parking along one side, he said.

Mr. Hickok asked if Mr. Nichols felt the FAA would make any alterations to the road such as widening the road or creating an access.

They have not had those discussions with FAA, said Mr. Nichols.

Mr. Voelckers said looking at the road in question it is hard to imagine that its drivability and safety would be affected by other adjoining uses.

Chairman Haight asked if going through the compatible land use analysis would also be required were the land to be maintained in its current zoning of Rural Reserve.

The recommendation to do a compatible land use analysis would help to define what could be done in the Rural Reserve, said Mr. Nichols.

Chairman Haight concluded the recommendation would be required whether the land remained zoned Rural Reserve or whether it was rezoned to Industrial.

Applicant

Mr. Bruce said the application for a rezone is an effort to raise this property to its highest and best use. That flows clearly out of the staff's analysis, he said. Industrial zoning is one of the most compatible uses for the area, he said. The applicant would welcome the opportunity to meet with representatives from the FAA or the airport to help guide them on incompatible uses for the land, said Mr. Bruce. Mr. Bruce said he did not see obtaining approval for the use or access of Maplesden Way as insurmountable.

Mr. Voelckers asked if Mr. Bruce could recap the options the City had explored for exchanging properties.

Mr. Bruce said there were settlement discussions between the applicant and the City during the prior proceedings. They were unable to come to an agreement as to the value of the property, he said. The idea of a land trade was eliminated very early in that process due to the City's position, said Mr. Bruce.

Mr. Bruce was asked if they had an access plan.

The only practical option is the negotiation of an agreement with the FAA to use Maplesden, he said.

Mr. Hickok asked if access had been addressed in the previous rezone application or if this was a new element with this rezone application.

Mr. Bruce said he did not think it was that big of an issue in the prior rezone process. The thrust of the public opposition in the previous rezone application had to do with preservation of a view shed, he said.

Ms. McKibben said they did not receive comments from DOT that were substantial during the previous rezone application process. They were not aware of the access issues at that time, she said.

Mr. Dye said after reading the material he was not clear why access was required for the rezone. The point from the airport was that future development was not part of the rezone, he said.

That was a key point, said Ms. Camery. Staff's position is that the proposed rezone is consistent with the requested condition. The condition is necessary because without that there is not adequate infrastructure in place to support increased development, she added.

Any development would trigger the need for access, said Mr. Dye, whether that development would be proposed for the land zoned Rural Reserve or for the land would it be zoned Industrial.

Access to the property through Maplesden Way is an option, said Ms. Camery, but there may be other options open to the applicant, she said. She said that the staff report notes the option of a road through the Mendenhall Wetlands, though that access may not be practicable. She noted that the condition states "Maplesden Way or an alternate access approved by the Community Development Department Director."

Outside of the rezone request, said Mr. Dye, access to the property would need to be provided via a building permit. He asked if this was a correct supposition. He said that access would need to be provided through the building permit process whether it was a condition for the rezone or not.

The Community Development Department has a very specific responsibility for public safety reasons to ensure an alternate access when they know the rezone is for increased development, said Ms. Camery.

Part of their analysis of the rezone request is to ensure that there is adequate infrastructure to serve the future uses of the rezone, said Ms. McKibben.

Mr. Dye asked if it is common to see this kind of condition placed on a zone change. He said he did not recall seeing similar conditions in past rezone requests.

Ms. McKibben said they did one off of Sherwood Lane just a few months ago which was a condition to transition once the access was addressed. There was also a rezone request on Lee Street about seven years ago which predicated a rezone upon access, said Ms. McKibben.

Mr. Frisby asked why this rezone is before the Commission now when it may have been better to deal with the access issue prior to the rezone request.

Ms. Camery said they have been working on the access issue for many months. CDD has made every effort to get an access location established before bringing this rezone before the Planning Commission, she said. CDD was not able to finalize an access location and did not feel

that it was appropriate to keep the rezone on hold until that access location could be confirmed, she said. The rezone complies with the Comprehensive Plan in every other aspect and CDD felt with access named as a condition that they could proceed with the rezone request. If CDD had waited until access had been determined, staff did not feel that would be fair to the applicant, she said.

Mr. Frisby repeated his question again. He asked why they would proceed with the rezone request when access had not been determined. He said to him it felt like they were putting the cart before the horse.

Ms. Camery said the legal guidance that CDD staff has received is that this is an option and it is a process. FAA has not been contacted at this point, she said.

Mr. Frisby asked if the staff recommendations were approved by the Commission what the result would be in terms of property values.

This is a question for the City Assessor's office, noted Ms. McKibben. She said in the past on other rezones the City Assessor has indicated that generally the zoning is not what affects the value of the property. It is the use that occurs on the property, she added.

MOTION: *by Mr. Voelckers, to approve AME2016 0007 and adopt staff's findings, analysis and recommendations.*

Speaking in favor of this motion, Mr. Voelckers said this was not an easy decision to make. However, he said he felt the staff has done a good job of illustrating that there is a very specific intent language particularly in areas of resource extraction with the intent that land be returned to an industrial zone. He added he felt it was an appropriate use surrounding the airport. He said this is a beautiful land parcel that has touched the community's heart for years and that there had been hope that a compromise could be worked out between the City and the applicant. That compromise could not be reached and they now have an applicant who states that they owned the land and that it is in line with the Comprehensive Plan. Mr. Voelckers said this rezone seems appropriate. The applicant understands that access to the site has to be provided before it can be developed, said Mr. Voelckers.

Mr. Dye asked to make a friendly amendment that the condition be removed since it has to be addressed regardless before the property is developed. He said that condition seemed redundant.

Mr. Voelckers said he would not accept the friendly amendment of Mr. Dye. He said he felt the staff has made a good case that this is necessary for any kind of safe utilization of the property given DOT's firm denial of the use of any other driveway.

Mr. Dye said he felt it was redundant and that he had nothing else to add other than what has already been said on this topic.

Roll Call Vote: *(on Mr. Dye's proposed amendment to the main motion to remove the condition that access to the property be obtained as a condition of the rezone)*

Yeas: Shelton-Walker, Greene, Dye, Hickok

Nays: Frisby, Voelckers, Haight

The amendment failed.

Ms. Shelton-Walker asked if this property was approved for industrial zoning that there may not be a public process for the actual development and that it could go straight to the CDD Director for a decision.

Ms. Camery stated that building permits do not go out for public review but there would still be a public safety review and it would go before the airport as an interested party. The public is not notified about building permits, only Conditional Use Permits, and other requests that go to the Planning Commission such as variances, she said.

Chairman Haight reminded the Commission that Mr. Bruce had raised a number of additional findings to be placed in the rezone.

Mr. Voelckers said those were all good points and that he did not recommend them to be included in his motion as findings because they are already strongly enumerated in the staff report.

Roll Call Vote On the Main Motion:

Yeas: Greene, Shelton-Walker, Dye, Voelckers, Hickok, Haight

Nays: Frisby

The motion passed.

B. AME2016 0013: Text amendment to Title 49 to provide for reductions in parking requirements borough-wide via waiver(s).

Applicant: City & Borough of Juneau

Location: Borough Wide

Ms. Maclean said in answer to a question posed by Mr. Dye earlier in the day that most of the parking such as for single-family homes, or the mobile parks and the Planned Unit Developments are directly addressed in Title 49. Those types of developments are not specified in the current proposed ordinance because they are not being changed, she said.

Parking districts one and two (PD-1 and PD-2) in the downtown area and the fee in lieu parking area are also not part of this ordinance, she said, because they already have parking requirements stipulated.

The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection (6) are met. The determination of whether these requirements are met, with or without conditions, deemed necessary for consistency with this title, shall be made by the Director in the case of a minor development, the Commission in the case of major development, and the Commission if the application relates to a series of applications for minor developments that, taken together, constitute major development as determined by the Director, read Ms. Maclean.

Any waiver granted should be in writing and should include any findings and conditions such as public amenities, imposed by the Director or the Commission that are consistent with the purpose of this title, she read.

The last time this ordinance was discussed they had discussed that the applicant reasonably demonstrate that these findings were met, said Ms. Maclean. After consultation with the Law Department it was determined that as long as the applicant meets the four standards outlined in the ordinance that those standards would be met, said Ms. Maclean. The Planning Commission or the Director can also add public amenities as a requirement if they feel that this is necessary for the public health, safety and welfare, or economic development, said Ms. Maclean.

For granting of the waiver the applicant would need to prove the following four items:

- 1) The granting of the waiver would result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan
- 2) The development is located outside of the PD-1 parking district, PD-2 parking district, and downtown fee in lieu of parking district map areas
- 3) Granting the waiver shall not result in adverse impacts to property in the neighborhood area
- 4) The waiver will not materially endanger public health and safety or welfare

The fee remains at \$400 and if it is in conjunction with a major development permit it is reduced by twenty percent, said Ms. Maclean. All property within a 250 foot radius of the parking area would be notified, said Ms. Maclean. Approved parking waivers would expire upon a change in use, she said. The waivers would also be applied to nonconforming situations such as properties on Star Hill or in the flats where they are already nonconforming. They also felt that recreational vehicle parks should be able to apply for the waiver, said Ms. Maclean. They also recommended childcare homes and childcare centers be able to apply for waivers, said Ms. Maclean.

Commission Comments and Questions

Mr. Voelckers summarized that the purpose of this ordinance is to reduce parking in areas where it would otherwise be required, if the applicant could demonstrate the full number of spaces were not needed. He asked if the purpose of this ordinance was stated anywhere in the ordinance. He said he did not see language indicating that an applicant has to show a certain proposed use won't generate the required amount of parking.

Ms. Maclean stated if an applicant proves that they meet items one through four then they do not need the full parking.

Mr. Palmer said he believed that Mr. Voelckers has hit upon one of the critical issues with this project. It is a tricky issue to mandate that the applicant show that they did not need to meet the required parking specifications, said Mr. Palmer. It puts a significant burden on the applicant to prove that they do not need the required parking, said Mr. Palmer. It starts to look very similar to a variance or it starts to look like they may need to hire a traffic engineer to dictate use and to figure out if the specific use follows the parking standards or deviates above or below those standards, he said.

A good example is the Housing First project which due to its use does not need 78 parking spaces, said Mr. Voelckers; it needs six spaces.

Mr. Palmer said the ordinance with the four criteria was drafted to give a fair amount of discretion to the Director or the Planning Commission in order to make parking waivers easier to obtain than is currently available. If the Commission thinks the criteria are too loose then maybe they need to tighten them up, said Mr. Palmer, or conversely, if they think one of the criteria is excessive they can adjust accordingly, he said.

Mr. Voelckers said nowhere is it stipulated in the waiver that the use does not need the full parking requirement.

For background Ms. Maclean said there is a convenience store in Douglas which required three parking spaces on site. They had two apartments above the store which each required one

parking space, she said. That store would have met the criteria outlined in this ordinance, said Ms. Maclean.

Any realistic community models that they held up against this criteria fit well, said Ms. Maclean.

Mr. Greene asked about residences in the downtown area which had no parking at all.

This ordinance would apply to some areas within town but that it would not apply to those homes within the PD-1 and PD-2 or fee in lieu districts, because in effect they already had reduced parking requirements, explained Ms. Maclean.

Mr. Voelckers asked Mr. Palmer if he saw any danger in establishing a precedent with open ended criteria. He asked if there could be a potential problem with the City with an inconsistent application of justice.

Mr. Palmer said this is a very interesting point and that basically time would tell. This ordinance was drafted to give as much discretion as possible within limits, said Mr. Palmer. He said as this waiver process gets used there will be a digest of “case law” that will assist CDD in developing a thorough backlog of information. If this ordinance is perceived later to be too liberal, it can always be tightened up in the future, said Mr. Palmer.

MOTION: *by Mr. Voelckers, that they approve AME2016 0013 and adopt staff’s findings, analysis and recommendations and forward it to the Assembly.*

The motion passed with no objection.

X. BOARD OF ADJUSTMENT - None

XI. OTHER BUSINESS - None

XII. DIRECTOR’S REPORT – None

Ms. McKibben reported there are no items on the agenda for the February 14, (2017) regular Planning Commission meeting. She asked the Commission if they should remove this meeting from their calendar.

The Commission approved the dismissal of the February 14, meeting.

Ms. McKibben reminded the Commission that the Title 49 committee meets February 1, (2017) at 3:00 p.m.

Mr. Frisby asked for a review of the new committee assignments, which was provided by Mr. Dye.

Chairman Haight said the committee assignments are final.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

Adjourned at 9:45 p.m.

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

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2797

A Resolution Amending the City and Borough of Juneau Personnel Rules.

WHEREAS, the City and Borough Personnel Rules govern the rights and responsibilities of City and Borough employees, supervisors, and managers; and

WHEREAS, the Personnel Rules must be accurate, internally consistent, and in compliance with state and federal law; and

WHEREAS, the Personnel Rules should reflect modern human resource management practices; and

WHEREAS, from time to time, the Personnel Rules require review and update; and

WHEREAS, the Human Resources / Risk Management Department has reviewed and revised the Personnel Rules to provide clarification and general housekeeping, and to include new policies and procedures.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Amendment of Rules. That the CBJ Personnel Rules are amended by the revision shown in the attached Exhibit "A".

Section 2. Effective Date. This resolution shall be effective immediately after its adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Resolution 2797
Exhibit A

10 PR 120. Overtime Defined.

- (a) Except as otherwise provided, all ~~All~~ work in excess of 40 hours in a week, excluding those hours already paid at the overtime rate, is paid at the overtime rate.
- (b) The employer may establish an alternative overtime threshold for fire protection and law enforcement employees under the 7(k) exemption of the Fair Labor Standards Act. Employees subject to the alternative overtime threshold will be notified.
- (c) The overtime rate of pay is time and one-half (1 ½) an employee's regular hourly rate of pay. ~~All work in excess of 40 hours in a week, excluding those hours already paid at the overtime rate, is paid at the overtime rate.~~
- (d) All work on a holiday as defined in these Rules is paid at the overtime rate of pay, unless the holiday has been compensated for by an alternate day off or by increased personal leave credit.
- (e) An employee who works 7.5 hours or more without a lunch break of at least 0.5 hour in duration will be paid at the overtime rate for 0.5 hour.
- (f) Overtime pay is available only to an employee paid an hourly rate.
- (g) If an operational exigency causes an employee to work for a period of time such that the employee is unable to achieve sufficient rest before the start of a scheduled shift, a department director is authorized to grant the employee up to eight hours of administrative leave so that the employee receives sufficient rest before reporting to work. A new workday or new work week shall not cause an employee who has not had a sufficient rest period to lose overtime eligibility. "Sufficient rest" is generally defined as 8 hours away from work.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 SOUTH SEWARD STREET, JUNEAU, ALASKA 99801

TO: Rorie Watt
City and Borough Manager

DATE: April 18, 2017

FROM: Greg Smith
Contract Administrator

FILE: 1936

SUBJ: Assembly Award Recommendation based on
REVISED BID RESULTS:
Aspen Avenue Pavement & Drainage Improvements
CBJ Contract No. BE17-165

Bids were opened on the subject project on March 2, 2017. The initial apparent low bidder was Pacific Coast Paving. The CBJ received a timely letter of protest on March 10, 2017 from SECON. The Purchasing Officer upheld the protest, awarding the bid to SECON on March 31, 2017. The Purchasing Officer deemed Pacific Coast Paving's bid as non-responsible based on Pacific Coast Paving's substantial association with an unqualified entity that is non-compliance with the CBJ's Good Standing requirement. Pacific Coast Paving has filed a protest of that decision. Engineering requests that award recommendation to SECON be approved based on the attached memo from Roger Healy referencing 53.50.062(f).

The revised bid results are as follows:

Bidders	Base bid	Additive Alternate No. 1	Total bid
SECON	\$826,333.00	\$603,967.00	\$1,430,300.00
Arete Construction Corp	\$945,675.00	\$653,214.00	\$1,598,889.00
Glacier State Contractors	\$1,117,258.00	\$804,251.00	\$1,797,051.00
Admiralty Construction	\$1,061,183.00	\$735,868.00	\$1,921,509.00
<i>Engineers Estimate</i>	\$913,140.00	\$656,194.00	\$1,569,334.00

Project Manager: Alan Steffert

Project Description: This Project consists of reconstruction of Aspen Avenue and Pinewood Drive, including pavement and drainage improvements.

Funding Source: City and Borough of Juneau Area wide Sales Tax and the Wastewater fund.

Total Project Funds: \$1,602,000.00

CIP No. R72-125

Construction Encumbrance: \$1,430,300.00

Construction Contingency: \$143,030.00

In-House or Consultant Design: \$102,312.00

Consultant Contract Administration/Inspection: \$114,424.00

CBJ Administrative costs: \$42,909.00

In the best interest of the City, Staff recommends award of this project to SECON for the Base Bid and Additive Alternate No. 1 in the amount of \$1,430,300.

Approved: _____

Duncan Rorie Watt
City & Borough Manager

Date of Assembly Approval: _____

c: CBJ Purchasing





Engineering and Public Works Department
155 South Seward Street
Juneau, Alaska 99801
Telephone: 586-0800 Facsimile: 463-2606

DATE: April 19, 2017

TO: Rorie Watt, P.E.
City Manager

FROM: Roger Healy, PE, Director
Engineering and Public Works Department

SUBJECT: Aspen Avenue Bid Award Recommendation

Bids were opened on this project on March 2, 2017. Pacific Coast Paving, Inc. (PCP) was the apparent low bidder. After review on March 6th, the CBJ determined that PCP was doing business as (dba) Miller Construction, and was given until March 10th to pay Miller Construction's \$67,506.18 outstanding obligation to the CBJ for Stabler's quarry material, or the CBJ would determine PCP/dba Miller a non-responsive bidder and proceed to award to the next lowest bidder, SECON, Inc.

In summary (timeline below), the CBJ did not receive payment regarding the outstanding invoices by the deadline of March 10th, SECON the second lowest bidder protested the award to PCP/Miller, the CBJ recommended award to SECON, then PCP protested intended award to SECON, with the end result that this protest will probably proceed to the Bidding Review Board (BRB). The BRB is not expected to hear and decide on the bid award until probably late May/early June. Regardless of the outcome of the protest, I recommend that the CBJ proceed with award to SECON, Inc. as it is in the best interests of the CBJ to do so.

Aspen Avenue (and Pinewood Avenue) is a major street reconstruction project for the CBJ and its residents. Aspen Avenue has been in need of reconstruction for some time with failing pavement and poor drainage. The value of the construction project is approximately \$1.5 million. The Engineering and Public Works (EPW) Department bid this project early in the year with the expectation that the 120-day work window would be complete by the paving deadline of September 15th. Early in the project, there is a need to excavate to depth to place storm drain manholes and associated drainage pipe. Experience on other nearby projects has determined that the best time to complete the drainage work is early in the year (now and into early May) when valley groundwater levels are low. Not meeting this window may require extra dewatering work to complete the work, thereby delaying the project past the paving deadline, thereby delaying the project's completion into the next year. The cost impacts to the CBJ may include, but may not be limited to:

- Contractor claims for two mobilizations (one this year, and one next) from the delay in award;
- Contractor claims for street maintenance during the winter;
- Contractor claims for extra dewatering work during high groundwater months (July and August);
- Additional construction administration costs associated with a two-season project;

Non quantifiable impacts to the CBJ may include, but not be limited to:

- Two season impact to Aspen/Pinewood residents for having the street under construction for a prolonged period;
- Loss of construction monies into local community;
- Loss of construction quality in pavement if base material is exposed to wear and weather for an extended period;

The CBJ recognizes the value of competitive bidding in all sub-components of its construction projects, including asphalt paving. However, the CBJ and its contractor partners also recognize that bidders and contractors must have an even playing field and remain in good standing with the CBJ. Unfortunately, PCP/dba Miller was not in good standing at bid time, or at a reasonable time period after bid opening.

Time is of the essence on this project, and the impacts from delay could be substantial. Regardless of the outcome of the bid protest, it is in the best interests of the CBJ to proceed with award to SECON and proceed with this construction expeditiously.

Time Line for Aspen Avenue Bid:

- March 2 – Bids opened.
- March 3 – Posting Notice issued. Pacific Coast Paving apparent low bidder.
- March 6 – Engineering Contract Administrator sends letter to Miller Construction / Pacific Coast Paving. Letter informs company ownership that they are not in Good Standing with CBJ. Gives March 10, 2017 deadline to pay outstanding debt or bid will be rejected.
- March 6 – SECON submits Notice of Intent to Protest to CBJ Purchasing Officer.
- March 10 – SECON submits protest.
- March 10 – MCC, Ltd/PCP misses deadline to cure debt.
- March 13 – PCP submits subcontractor report.
- March 31 – CBJ Purchasing officer upholds SECON Protest. Issues Revised Posting Notice, SECON is apparent low bidder.
- April 3 – Pacific Coast Paving submits Notice of Intent to Protest.
- April 4 – MCC, Ltd/PCP submits full payment for outstanding debt.
- April 7 – Pacific Coast Paving submits Protest.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
Main: 907.269.0350

March 20, 2017

City & Borough of Juneau

Attn: Beth McEwen

Via Email: beth.mcewen@juneau.org

Cc: City.Clerk@juneau.org

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Beverage Dispensary	License Number:	76
Licensee:	The Narrows Bar LLC		
Doing Business As:	The Narrows Bar		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

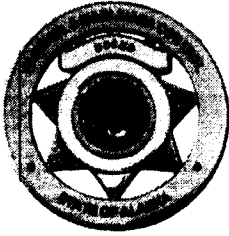
A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jedediah Smith".

Jedediah Smith, Local Government Specialist
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

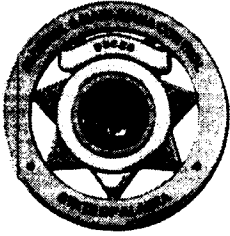
Licensee:	Arctic Bar Inc The Narrows Bar LLC	License #:	76
License Type:	Beverage Dispensary	Statute:	AS 04.11.090
Doing Business As:	Arctic Bar The Narrows Bar		
Premises Address:	148 S Franklin St.		
Local Governing Body:	City & Borough of Juneau		
Community Council:	None		

Mailing Address:	5045 N Douglas Hwy		
City:	Juneau	State:	AK
		ZIP:	99801

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Jared Cure		
Contact Phone:	415-205-3704	Business Phone:	
Contact Email:	jared@thenarrowsbar.com		

Seasonal License? Yes ☐ No ☒ If "Yes", write your six-month operating period: _____



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amce>
Phone: 907.269.0350

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

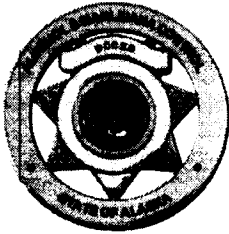
Alaska DOC Entity #:	10038685
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Alaska Division of Corporations:

Yes No

Is your entity in good standing with the Alaska Division of Corporations?

☒	☐
-------------------------------------	--------------------------



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

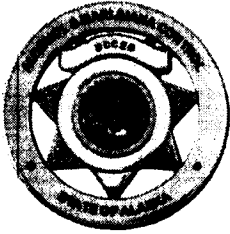
Entity Official:	Jared Cure				
Title(s):	Managing Member	Phone:	415-205-3704	% Owned:	100
Address:	5045 N Douglas Hwy				
City:	Juneau	State:	AK	ZIP:	99801

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Packet Page 04 of 110

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐☒

If "Yes", disclose the name of the individual and the reason for this authorization:

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

☐

The license was regularly operated during a specific season each year, for 8 or more hours each day.

☐

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.

☒

If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

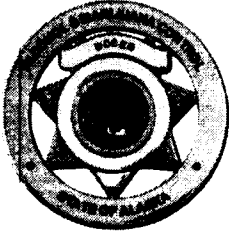
Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

☐☒

If "Yes", list all convictions:



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 7 - Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.



I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.



I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.



I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

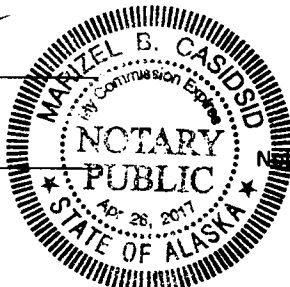


As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Jared Cure

Printed name of licensee



Marizel B. Casidsid
Signature of Notary Public

Notary Public in and for the State of

Alaska

My commission expires:

04/26/2017

Subscribed and sworn to before me this *28* day of *Feb.*

20 *17*

License Fee:	\$ 2500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7th Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

March 24, 2017

City & Borough of Juneau

Attn: Beth McEwen

Via Email: beth.mcewen@juneau.org

Cc: City.Clerk@juneau.org

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Beverage Dispensary	License Number:	644
Licensee:	Wolfpack Ventures LLC		
Doing Business As:	Salt Alaska		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jedediah Smith".

Jedediah Smith, Local Government Specialist

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Wolfpack Ventures, LLC	License #:	644
License Type:	Beverage Dispensary	Statute:	AS 04.11.090
Doing Business As:	Salt Alaska		
Premises Address:	200 Seward Street		
Local Governing Body:	City & Borough of Juneau		
Community Council:	None		

Mailing Address:	PO Box 21082				
City:	Juneau	State:	AK	ZIP:	99802

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Tracy LaBerge		
Contact Phone:	907 723 2004	Business Phone:	SAME
Contact Email:	tracy@kingcobshuck.com		

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: _____





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	10015590
----------------------	----------

Alaska Division of Corporations:

☒ Yes ☐ No

Is your entity in good standing with the Alaska Division of Corporations?

☒ ☐





THE STATE
of
ALASKA

Department of Commerce, Community, and Economic Development
Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806
(907) 465-2550 • Email: corporations@alaska.gov
Website: Corporations.Alaska.gov

AK Entity #: 10015590
Page 68 of 100
State of Alaska, DCCED

FOR DIVISION USE ONLY

Limited Liability Company
2017 Biennial Report

For the period ending December 31, 2016

Web-12/5/2016 10:43:56 AM

- This report is due on January 02, 2017
- \$100.00 if postmarked before February 02, 2017
- \$137.50 if postmarked on or after February 02, 2017

Entity Name: WolfPack Ventures LLC
Entity Number: 10015590
Home Country: UNITED STATES

Home State/Province: ALASKA

Registered Agent

Name: Kristopher Schwartz
Physical Address: 230 S FRANKLIN ST, APT #811,
JUNEAU, AK 99802
Mailing Address: PO BOX 21082, JUNEAU, AK
99802

Entity Physical Address: 200 SEWARD STREET, JUNEAU, AK 99801

Entity Mailing Address: PO BOX 21082, JUNEAU, AK 99801

Please include all officials. Check all titles that apply. Must use titles provided. Please list the names and addresses of the members of the domestic limited liability company (LLC). There must be at least one member listed. If the LLC is managed by a manager(s), there must also be at least one manager listed. Please provide the name and address of each manager of the company. You must also list the name and address of each person owning at least 5% interest in the company and the percentage of interest held by that person.

Name	Address	% Owned	Titles
Kristopher Schwartz	230 S. FRANKLIN ST, APT 811, JUNEAU, AK 99801	5	Member
David McGivney	2913 BLUEBERRY HILLS RD, JUNEAU, AK 99801	5	Member
Robert Hynes	6250 N. DOUGLAS HWY, JUNEAU, AK 99801	37.49	Member
Tracy LaBarge	2913 BLUEBERRY HILLS RD, JUNEAU, AK 99801	47.51	Member
Lionel Uddipa	1220 Glacier Hwy #312, Juneau, AK 99801	5	Member

Purpose: Restaurant / Bar

NAICS Code: 722110 - FULL-SERVICE RESTAURANTS

New NAICS Code (optional):

RECEIVED

DEC 29 2016

ALCOHOL MARIJUANA CONTROL OFFICE
STATE OF ALASKA



Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

Entity Official:	Tracy Laberge			
Title(s):	Member	Phone:	9077232009	% Owned: 47.51%
Address:	2913 Blueberry Hills Rd			
City:	Juneau	State:	AK	ZIP: 99802

Entity Official:	Robert Hynes			
Title(s):	Member	Phone:	9072095890	% Owned: 37.49%
Address:	6250 N. Douglas Hwy			
City:	Juneau	State:	AK	ZIP: 99802

Entity Official:	DAVID McHIVNEY			
Title(s):	Member	Phone:	9077239187	% Owned: 5%
Address:	2913 Blueberry Hills Rd			
City:	Juneau	State:	AK	ZIP: 99801

Entity Official:	Kristopher Schwartz			
Title(s):	Member	Phone:	9077232	% Owned: 5%
Address:	230 S. Franklin St. Apt 811			
City:	Juneau	State:	AK	ZIP: 99801

Entity Official:	Lionel Uddipa			
Title(s):	Member	Phone:	710-365-8890	% Owned: 5%
Address:	1022 Glen Hwy #312			
City:	Juneau	State:	AK	ZIP: 99801





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☐☒

If "Yes", disclose the name of the individual and the reason for this authorization:

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

☒

The license was regularly operated during a specific season each year, for 8 or more hours each day.

☐

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.
If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes

No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

☐☒

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

[Handwritten initials]

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

[Handwritten initials]

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

[Handwritten initials]

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

[Handwritten initials]

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

[Handwritten initials]

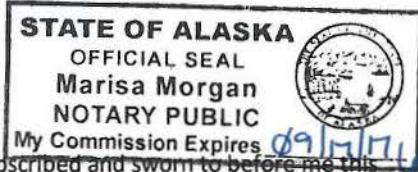
As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

[Handwritten signature]
Signature of licensee

[Handwritten signature]
Signature of Notary Public

[Handwritten name]
Printed name of licensee

Notary Public in and for the State of ALASKA



My commission expires: 09/17/17

Subscribed and sworn to before me this 09/17/17 day of DECEMBER, 20 17.

License Fee:	\$ 2500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Sandbar Inc	License #:	2844
License Type:	Beverage Dispensary	Statute:	AS 04.11.090
Doing Business As:	The Sandbar		
Premises Address:	2525 Industrial Blvd		
Local Governing Body:	City & Borough of Juneau		
Community Council:	None		

Mailing Address:	2525 Industrial Blvd		
City:	Juneau	State:	AK
		ZIP:	99801

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Caleb Niem.		
Contact Phone:	907 500 4447	Business Phone:	907 789-3411
Contact Email:	AK Sandbar@gmail.com		

Seasonal License? ☐ Yes ☒ No If "Yes", write your six-month operating period: _____





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	28737D
----------------------	--------

Alaska Division of Corporations:

☒ Yes ☐ No

Is your entity in good standing with the Alaska Division of Corporations?

☒ ☐





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, the following information must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

Entity Official:	GAIL Niem.			6137.50%
Title(s):	Sec-Vpres	Phone:	5004447	% Owned: 75%
Address:	9465 MCR			
City:	SUNDAW	State:	AK	ZIP: 99801

Entity Official:	Lloyd G Niem.			6137.50%
Title(s):	pres	Phone:		% Owned: 75%
Address:	9465 MCR			
City:	SUNDAW	State:	AK	ZIP: 99801

Entity Official:	Karen Brookshire			
Title(s):	U. pres	Phone:	3064612726	% Owned: 25%
Address:	2130 Sunset dr. space 99			
City:	Ukiah	State:	Calif	ZIP: 92081

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒ ☐

If "Yes", disclose the name of the individual and the reason for this authorization:

Lloyd G Niemelä - Stock owner

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

☒

The license was regularly operated during a specific season each year, for 8 or more hours each day.

☐

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.
If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

☐ ☒

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application**Section 7 – Certifications**

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

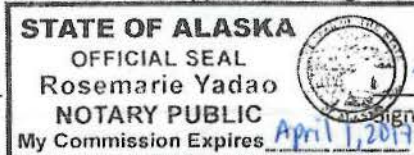
I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

 Printed name of licensee
 Gail Niemi



Signature of Notary Public
 Notary Public in and for the State of Alaska

My commission expires: April 1, 2017

Subscribed and sworn to before me this 29th day of December, 2016.

License Fee:	\$ 2500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing liquor license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	Sandbar Inc	License #:	2844
License Type:	Beverage Dispensary	Statute:	AS 04.11.090
Doing Business As:	The Sandbar		
Premises Address:	2525 Industrial Blvd		
Local Governing Body:	City & Borough of Juneau		
Community Council:	None		

Mailing Address:	2525 Industrial Blvd		
City:	Juneau	State:	AK
		ZIP:	99801

Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	Caleb Niem.		
Contact Phone:	907 500 4447	Business Phone:	907 789-3411
Contact Email:	AK Sandbar@gmail.com		

Seasonal License? ☐ Yes ☒ No
If "Yes", write your six-month operating period: _____





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.
If more space is needed, please attach a separate sheet with the required information.
The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

Alaska DOC Entity #:	28737D
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Alaska Division of Corporations:

☒ Yes ☐ No

Is your entity in good standing with the Alaska Division of Corporations?

☒ ☐





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

This subsection must be completed by any **entity**, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a **corporation**, the following information must be completed for each **stockholder who owns 10% or more** of the stock in the corporation, and for each **president, vice-president, secretary, and managing officer**.
- If the applicant is a **limited liability organization**, the following information must be completed for each **member with an ownership interest of 10% or more**, and for each **manager**.
- If the applicant is a **partnership**, including a **limited partnership**, the following information must be completed for each **partner with an interest of 10% or more**, and for each **general partner**.

Entity Official:	GAIL Niem.			6137.50%
Title(s):	Sec-Vpres	Phone:	5004447	% Owned: 75%
Address:	9465 MCR			
City:	SUNDAW	State:	AK	ZIP: 99801

Entity Official:	Lloyd G Niem.			6137.50%
Title(s):	pres	Phone:		% Owned: 75%
Address:	9465 MCR			
City:	SUNDAW	State:	AK	ZIP: 99801

Entity Official:	Karen Brookshire			
Title(s):	U. pres	Phone:	3064612726	% Owned: 25%
Address:	2130 Sunset dr. space 99			
City:	Ukiah	State:	Calif	ZIP: 92081

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:

Entity Official:				
Title(s):		Phone:		% Owned:
Address:				
City:		State:		ZIP:





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

☒ ☐

If "Yes", disclose the name of the individual and the reason for this authorization:

Lloyd G Niemelä - Stock owner

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.

☒

The license was regularly operated during a specific season each year, for 8 or more hours each day.

☐

The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
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If this box is checked, an AMCO employee will contact you after reviewing your application.

☐

Section 6 – Convictions

Applicant convictions in calendar years 2015 and 2016:

Yes No

Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?

☐ ☒

If "Yes", list all convictions:





Alaska Alcoholic Beverage Control Board

Form AB-17: Renewal License Application

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.

un

I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

un

I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.

un

I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.

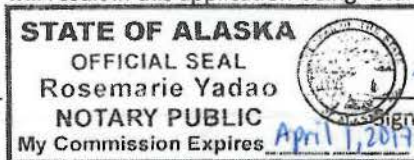
un

I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.

un

As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee
 Coale Niemi
 Printed name of licensee



Notary Public in and for the State of Alaska

My commission expires: April 1, 2017

Subscribed and sworn to before me this 29th day of December, 2016.

License Fee:	\$ 2500.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 2700.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					





THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Commerce, Community,
and Economic Development**

ALCOHOL & MARIJUANA CONTROL OFFICE

550 West 7th Avenue, Suite 1600

Anchorage, AK 99501

Main: 907.269.0350

March 21, 2017

City & Borough of Juneau

Attn: Beth McEwen

Via Email: beth.mcewen@juneau.org

Cc: City.Clerk@juneau.org

Re: Notice of 2017/2018 Liquor License Renewal Application

License Type:	Restaurant Eating Place	License Number:	816
Licensee:	El Sombrero Inc.		
Doing Business As:	El Sombrero Mexican & American Food		

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

To protest the application referenced above, please submit your written protest within 60 days, and show proof of service upon the applicant and proof that the applicant has had a reasonable opportunity to defend the application before a meeting of the local governing body.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jedediah Smith".

Jedediah Smith, Local Government Specialist

amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Renewal License Application

Form AB-17a: Restaurant / Eating Place

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0350

What is this form?

This renewal license application form is required for all individuals or entities seeking to apply for renewal of an existing restaurant / eating place license that will expire on December 31, 2016. All fields of this form must be complete and correct, or the application will be returned to you in the manner in which it was received, per AS 04.11.270 and 3 AAC 304.105. The Community Council field only needs to be verified/completed by licensees whose establishments are located within the Municipality of Anchorage or outside of city limits within the Matanuska-Susitna Borough.

This form must be completed correctly and submitted to the Alcohol & Marijuana Control Office (AMCO)'s main office, along with all other required documents and fees, before any renewal license application will be considered complete.

Section 1 – Establishment and Contact Information

Enter information for the business seeking to have its license renewed.

Licensee:	El Sombrero Inc	License #:	816
License Type:	Restaurant/Eating Place	Statute:	AS 04.11.100
Doing Business As:	El Sombrero Mexican & American Food		
Premises Address:	157 S Franklin St		
Local Governing Body:	City & Borough of Juneau		
Community Council:	None		

Mailing Address:	157 S. FRANKLIN ST.				
City:	JUNEAU	State:	ALASKA	ZIP:	99801

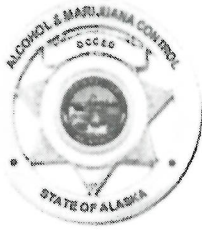
Enter information for the licensee who will be designated as the primary point of contact regarding this application and the license.

Designated Licensee:	FRITZ MOSER		
Contact Phone:	907-209-9826	Business Phone:	907-586-6770
Contact Email:	takofritz@msn.com		

Seasonal License? ☐ Yes ☒ No

If "Yes", write your six-month operating period:





Alaska Alcoholic Beverage Control Board

Renewal License Application

Form AB-17a: Restaurant / Eating Place

Alcohol and Marijuana Control Office

550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

Section 2 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 3.

If more space is needed, please attach a separate sheet with the required information.

The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

This individual is an: ☐ applicant ☐ affiliate

Name:					
Address:					
City:		State:		ZIP:	
Email:					
Contact Phone:					

Section 3 – Entity Ownership Information

This subsection must be completed by any licensee that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC). Partnerships may skip to Page 3. Sole proprietors should skip to Section 4.

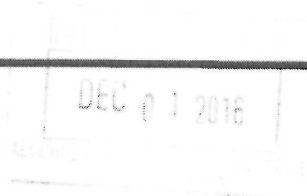
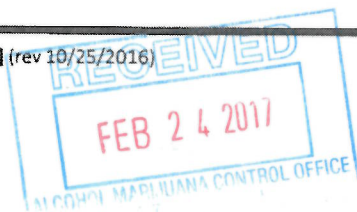
Alaska DOC Entity #:	19577D
----------------------	--------

Alaska Division of Corporations: EL SOMBRERO INC.

☒ Yes ☐ No

Is your entity in good standing with the Alaska Division of Corporations?

☒ ☐





Alaska Alcoholic Beverage Control Board

Renewal License Application

Form AB-17a: Restaurant / Eating Place

Packet Page 86 of 106
Alcohol and Marijuana Control Office550 W 7th Avenue, Suite 1600

Anchorage, AK 99501

alcohol.licensing@alaska.gov

<https://www.commerce.alaska.gov/web/amco>

Phone: 907.269.0350

This subsection must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for renewal. If more space is needed, please attach additional completed copies of this page.

- If the applicant is a corporation, the following information must be completed for each stockholder who owns 10% or more of the stock in the corporation, and for each president, vice-president, secretary, and managing officer.
- If the applicant is a limited liability organization, the following information must be completed for each member with an ownership interest of 10% or more, and for each manager.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each partner with an interest of 10% or more, and for each general partner.

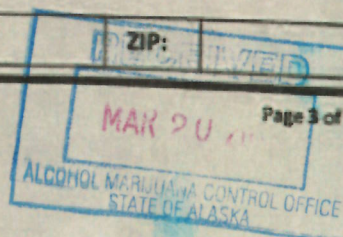
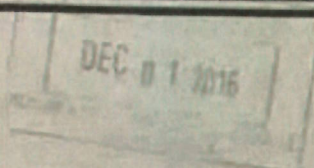
Entity Official:	FRITZ MOSER				
Title(s):	PRESIDENT	Phone:	907-209-9026	% Owned:	30 % FM
Address:	7081 HENDRICKSON, ROAD				
City:	JUNEAU	State:	AK	ZIP:	99801

Entity Official:	PATTY MOSER				
Title(s):	SEC.	Phone:	907-209-9589	% Owned:	25 % FM
Address:	7081 HENDRICKSON RD.				
City:	JUNEAU	State:	AK	ZIP:	99801

Entity Official:	RYAN FAGERSTROM				
Title(s):	V.P.	Phone:	907-500-4010	% Owned:	25%
Address:	3280 DOUGLAS HWY.				
City:	DOUGLAS JUNEAU	State:	AK.	ZIP:	99801

Entity Official:	MALORY FAGERSTROM				
Title(s):	TREASURY	Phone:	605-840-0081	% Owned:	22.5%
Address:	3280 DOUGLAS HWY.				
City:	JUNEAU DOUGLAS	State:	AK.	ZIP:	99801

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	





Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

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 Anchorage, AK 99501
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 Phone: 907.269.0350

Section 4 – Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?



If "Yes", disclose the name of the individual and the reason for this authorization:

Section 5 – License Operation

Check the box that best describes your liquor license operations in calendar years 2015 and 2016:

The license was regularly operated continuously throughout each year, for 8 or more hours each day.



The license was regularly operated during a specific season each year, for 8 or more hours each day.



The license was only operated to meet the minimum requirement of 30 days each year, 8 hours each day.
 If this box is checked, an AMCO employee will contact you after reviewing your application.



The license was not operated at all or was not operated for at least the minimum requirement of 30 days each year, 8 hours each day, during one or both of the calendar years.



If this box is checked, an AMCO employee will contact you after reviewing your application.

Section 6 – Convictions

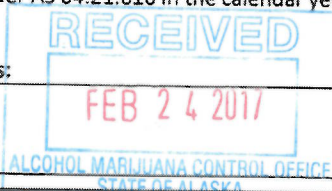
Applicant convictions in calendar years 2015 and 2016:

Yes No

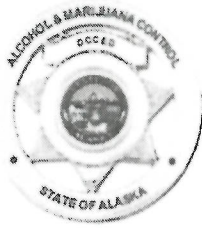
Has any person named in this application been convicted of a violation of Title 04, of 3 AAC 304, or a local ordinance adopted under AS 04.21.010 in the calendar years 2015 or 2016?



If "Yes", list all convictions:



DEC 01 2016



Alaska Alcoholic Beverage Control Board
Renewal License Application
Form AB-17a: Restaurant / Eating Place

Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
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 Phone: 907.269.0350

Section 7 – Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all current licensees (as defined in AS 04.11.260) and affiliates have been listed on this application, and if the licensee is an organized entity, that all current entity officials and stakeholders are listed with the Alaska Division of Corporations.



I certify on behalf of myself or of the organized entity that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.



I certify that in accordance with AS 04.11.450, no one other than the licensee(s) has a direct or indirect financial interest in the licensed business.



I certify that I have not altered the functional floor plan or reduced or expanded the area of the licensed premises, and I have not changed the business name or the ownership (including officers or stakeholders) from what is currently on file with the Alcoholic Beverage Control Board.



I certify that I have not violated any restrictions pertaining to this particular license type, and that this license has not been operated in violation of a condition or restriction imposed by the Alcoholic Beverage Control Board.



I certify that the gross receipts for the sale of food at the restaurant equal at least 50% of the total gross receipts for calendar years 2015 and 2016.



As an applicant for a liquor license renewal, I declare under penalty of perjury that I have read and am familiar with AS 04 and 3 AAC 304, and that this application, including all accompanying schedules and statements, is true, correct, and complete. I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application and understand that failure to do so by any deadline given to me by AMCO staff will result in this application being returned to me as incomplete.

Signature of licensee

Printed name of licensee

FRITZ MOSER

Signature of Notary Public

Notary Public and for the State of Alaska

My commission expires: 5-18-2018

Subscribed and sworn to before me this 28 day of November, 2016.

License Fee:	\$ 600.00	Filing Fee:	\$ 200.00	TOTAL:	\$ 800.00
Late Fee of \$500.00 – if received or postmarked after 01/03/2017:					
Miscellaneous Fees:					
GRAND TOTAL (if different than TOTAL):					



Presented by: The Manager
Introduced: 4/3/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-09(AK)

An Ordinance Transferring \$2,760 to the Jensen-Olson Arboretum Endowment Fund, Funding Provided by Unexpended Capital Project Funds from the Closure of the Jensen-Olson Arboretum Capital Improvement Project P42-075.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Transfer. There is appropriated to the Manager the sum of \$2,760 for the Jensen-Olson Arboretum Endowment Fund.

Section 3. Source of Funds. Capital Project funds currently budgeted in the Jensen-Olson Arboretum Capital Improvement Project, CIP P42-075.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 04/03/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-09(AL)

An Ordinance Appropriating to the Manager the Sum of \$120,000 as Funding for the Relocation of the Gruening Park Sewer Pump Station Generator Building in the Glacier Highway Sewer-Anka to Walmart Capital Improvement Project; Funding Provided by Alaska Department of Transportation and Public Facilities.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$120,000 for the Relocation of the Gruening Park Sewer Pump Station Generator Building in the Glacier Highway Sewer-Anka to Walmart Capital Improvement Project U76-100.

Section 3. Source of Funds.

Alaska Department of Transportation and Public Facilities	\$120,000
---	-----------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this 24th day of April, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 4/3/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-09(AM)

An Ordinance Appropriating to the Manager the Sum of \$700,000 as Funding for the Juneau Housing First Collaborative (JHFC) Capital Project, Funding Provided by the Sales Tax Fund's Fund Balance.

WHEREAS, on the 11th day of January, 2016, the Assembly adopted Ordinance 2015-20(Z), an Ordinance Appropriating to the Manager the Sum of \$1,800,000 as ("Bridge Financing") funding for the Juneau Housing First Collaborative (JHFC) Capital Project, funding provided by the General Fund's Fund Balance; and

WHEREAS, the JHFC was unable to obtain sufficient, additional funding; and

WHEREAS, in order to pay costs for the Juneau Housing First Collaborative Capital Project, the JHFC requires additional funding of up to \$1,200,000; and

WHEREAS, the CBJ encumbered \$500,000 in funding to JHFC in FY16 prior to the \$1,300,000 balance of the appropriation lapsing; and

WHEREAS, to fully fund the Juneau Housing First Collaborative Capital Project an additional appropriation of \$700,000 is required.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriation. There is appropriated to the Manager the sum of \$700,000 for the Juneau Housing First Collaborative Project.

Section 3. Source of Funds

Sales Tax Fund's Fund Balance	\$700,000
-------------------------------	-----------

Section 4. Effective Date. This ordinance shall become effective upon

adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

Presented by: The Manager
Introduced: 04/03/2017
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2016-09(AN)

An Ordinance Appropriating to the Manager the Sum of \$125,000 as Funding for the Treadwell Mine Park Preservation, Office Building Rehab, Phase 2, Capital Improvement Project; Funding Provided through a Grant from the Rasmuson Foundation.

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

Section 1. Classification. This ordinance is a noncode ordinance.

Section 2. Appropriate. There is appropriated to the Manager the sum of \$125,000 as funding for the Treadwell Mine Park Preservation, Office Building Rehab, Phase 2 Capital Improvement Project.

Section 3. Source of Funds.

Rasmuson Foundation Grant	\$ 125,000
---------------------------	------------

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Adopted this __ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-08

An Ordinance Amending the Penal Code Relating to the Discharge of Firearms in the Mendenhall Wetlands.

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

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

Section 2. Amendment of Section. CBJ 42.20.050 Discharging firearms, is amended to read:

42.20.050 Discharging firearms.

(a) It is unlawful for any person except a peace officer in the line of duty, to fire or discharge any firearm within one-quarter mile of any public street, road or highway within the City and Borough of Juneau, except that it is not unlawful to discharge:

(1) a shotgun within the Mendenhall Wetlands State Game Refuge or on property within the shotgun discharge area as shown on the Shotgun Discharge Area Map, dated March 2, 2017;

(2) a firearm at a shooting range operated by the Hank Harmon Memorial Rifle Range, the Juneau Gun Club, or the federal or state government; or

(3) a firearm at a shooting range approved as required under CBJ 49.25.300, Table of Permissible Uses.

(b) It is unlawful for any person except a peace officer in the line of duty, to fire or discharge any firearm within one-quarter mile of the Mount Roberts Trail, from the trailhead at Sixth Street to the top of Gastineau Peak, including Gold Ridge, from May 1 through September 30.

(c) It is not a violation of subsection (a) of this section if the discharge is in accordance with rules and regulations governing a biathlon or other competitive event involving the discharge of firearms when such biathlon or other competitive event has been authorized to take place in the area or facility by the person responsible for the management of such area or facility.

(d) Discharging a firearm in violation of this section is a Class B misdemeanor.

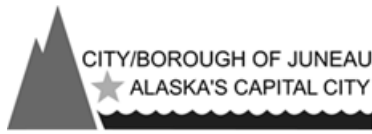
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Kendell D. Koelsch, Mayor

Attest:

Laurie J. Sica, Municipal Clerk



**Law Department
City & Borough of Juneau**

MEMORANDUM

TO: CBJ Assembly

FROM: Amy Gurton Mead, Municipal Attorney

DATE: March 29, 2017

SUBJECT: Ordinance 2017-08

Ordinance 2017-08 amends CBJ 42.20.050 to allow for the discharge of shotguns when waterfowl hunting within the Mendenhall Wetlands State Game Refuge or on private parcels that were within the original Refuge boundary.

The Refuge boundary was put into Alaska law in 1976: Alaska Statute 16.20.034(a). That law uses a combination of methods to define the Refuge boundary, including reference to the extreme high tide line. As the position of the extreme high tide line changed since 1976, upland property owners filed accretion claims and acquired more than 45 acres of property that was originally State land and part of the Refuge. Many of those accreted properties are now owned by the Southeast Alaska Land Trust.

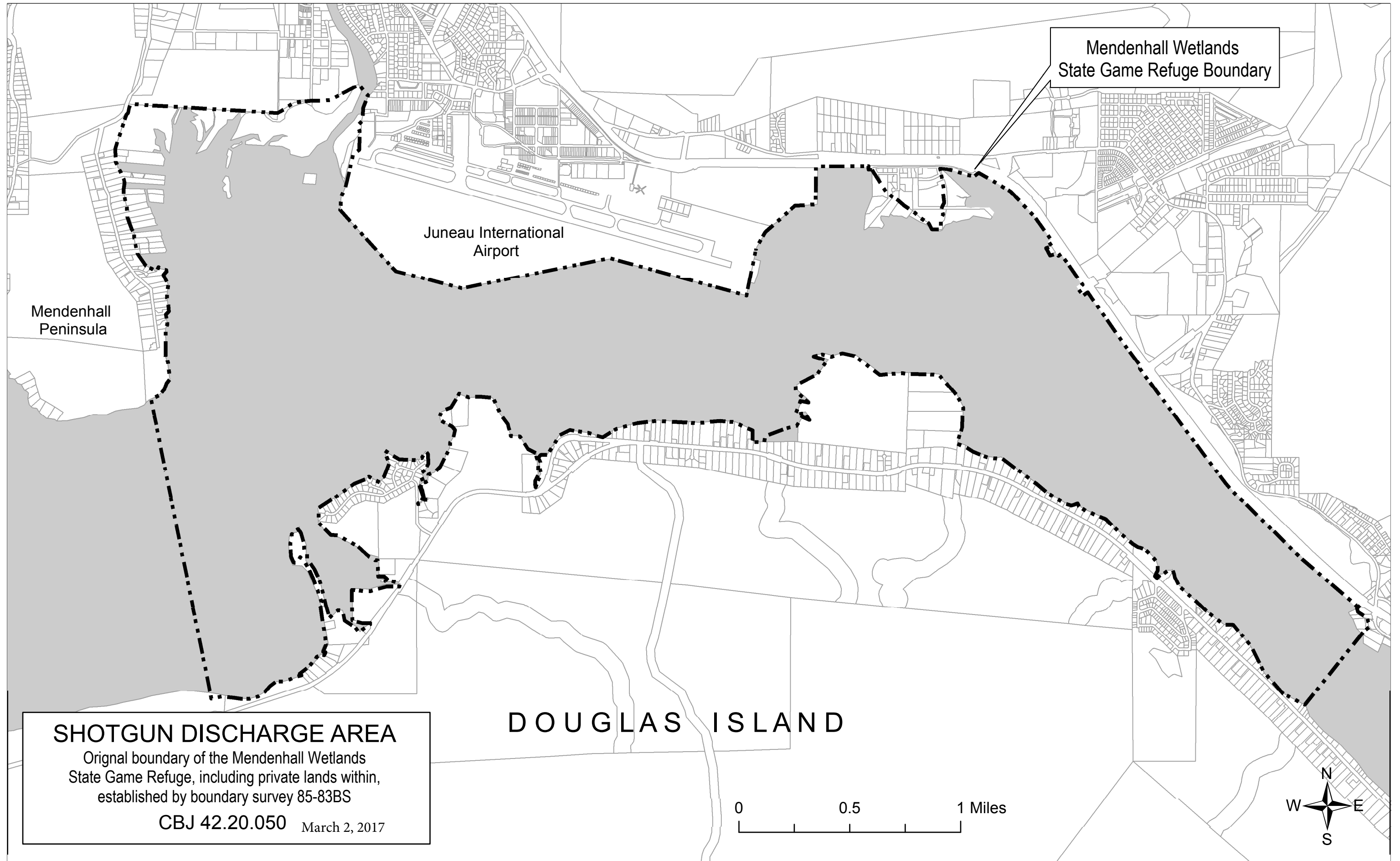
The private parcels create a checkerboard ownership pattern with the remaining State land in the Refuge. Although private landowners may restrict hunting on their property, one of the reasons the Refuge was established was to allow waterfowl hunting. See AS 16.20.034(e), and 5 AAC 92.520(a). Even though waterfowl hunting is allowed on State land within the Refuge, waterfowl hunters cannot easily know if they are on Refuge property or private property. This ordinance removes the shotgun prohibition on private land so lawful waterfowl hunters do not inadvertently commit a misdemeanor because of the checkerboard mosaic of landownership in and around the Refuge. Nothing in this ordinance changes a private landowner's right to post their property to prohibit hunting.

This ordinance would let lawful waterfowl hunters use a shotgun without violating CBJ 42.20.050(a)(1) on State land in the Refuge and on the following private parcels as indicated on the Shotgun Discharge Area Map attached here:

Tax ID	Area	Legal Description	Owner	Acreage
4B1901040147	Mendenhall Peninsula	Gandercall Lot 3	SEAL Trust	1.99

4B1901040148	Mendenhall Peninsula	Gandercall Lot 4	SEAL Trust	2
4B1901040163	Mendenhall Peninsula	Grey Goose Lot 2	SEAL Trust	2.04
4B1901050023	Mendenhall Peninsula	Morning Meadow Lot 3	SEAL Trust	1.6
4B1901041053	Mendenhall Peninsula	Great Horned Owl Lot 2	SEAL Trust	2.18
4B1901050013	Mendenhall Peninsula	Morning Meadow Lot 4	SEAL Trust	2.24
4B1901050042	Mendenhall Peninsula	Moon Meadow Lot 2	SEAL Trust	1.47
4B1801070063	Mendenhall Peninsula	Lazy G Acres Lot 2	SEAL Trust	3.5
4B1801070033	Mendenhall Peninsula	Hakala Lot 2	SEAL Trust	1.99
4B1801070053	Mendenhall Peninsula	USS 2901 Lot 8A1	Clinton L Rose	3.55
4B1701160020	Mendenhall Peninsula	USS 4573 Lot 1 Fraction	Robert H File et al	28.57
4B1801070019	Mendenhall Peninsula	Wigeon Ponds Lot 2	State of Alaska	6.45
4B1801070016	Mendenhall Peninsula	USS 2901 Lot 2D1	Jared L Erickson et al	2
4B1801070018	Mendenhall Peninsula	Wigeon Ponds Lot 1	Rollin T Young et al	2
4B1801070032	Mendenhall Peninsula	Hakala Lot 1	?	1.99
4B1801070041	Mendenhall Peninsula	USS 2901 Lot 6B1 ASLS 2010-28	Kramer-Wright Living Trust et al	3.97
4B1901050031	Mendenhall Peninsula	USS 2901 Lot 12C ASLS 2005-13	Larry F Karsten et al	2.92
7B0901030071	Salmon Creek	Fraction of USS 1075	Media Limited	1.68
7B0901030090	Salmon Creek	USS 1075 Tract A Lot 1A	Halverson/Sorenson LLP	3.12
7B0901030100	Salmon Creek	USS 1075 Lot 2 & ATS 887 Lot 2T	Betty J Smith et al	4.7
5B1401040173	Sunny Point	Sunny Point Park 3 Lot 1	SEAL Trust	6.56
5B1401040143	Sunny Point	Sunny Point Park 3 Lot 2	SEAL Trust	7.55
5B1401030013	Sunny Point	Branta Lot 2	SEAL Trust	2.42

5B1401040016	Sunny Point	Hinz II Lot 1B	SEAL Trust	2.56
5B1401030101	Sunny Point	Sunny Point Block 2 Lot 7A	Fritz Moser et al	4.34
5B1401030091	Sunny Point	Sunny Point Block 2 Lot 5A1	Francis J. Rue III et al	3.98
5B1401030012	Sunny Point	Branta Lot 1	Juneau King Family Trust	4.39
3B1601000120	Airport	ATS 1680 Tract A	State of Alaska	1.96
3B1601000110	Airport	ATS 1680 Tract B	State of Alaska	2.67
3B1601000100	Airport	ATS 1680 Tract C	State of Alaska	8.33
4B1701160040	Industrial Blvd	USS 4573 Lot 4 Fraction	CBJ	1.54



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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-10

**An Ordinance Authorizing the Sale of Foreclosed Property Located at
15860 Glacier Highway by Public Auction.**

WHEREAS, in connection with the foreclosure process for property tax year 2014, the following property was conveyed to City and Borough of Juneau by clerk's deed:

LUSS 3265 LT 24 TR A, Juneau Recording District,
First Judicial District, State of Alaska

with an address of 15860 Glacier Highway, Juneau, Alaska; and

WHEREAS, the current amount owed for tax years 2014, 2015, and 2016, including penalties and interest, is \$16,356.10; and

WHEREAS, AS 29.45.460 provides that tax-foreclosed property conveyed to a municipality and not required for a public purpose may be sold; and

WHEREAS, the property is not needed by the City and Borough for a public purpose; and

WHEREAS, according to the City and Borough's real property tax assessment rolls, Carmenzita Maria Lorenz was the last record owner of the property; and

WHEREAS, CBJ 53.09.230 provides for the disposal of City and Borough land by outcry auction.

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

Section 1. Classification. This ordinance is a non-code ordinance.

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Section 2. As it is determined that a public purpose does not exist for the property, the manager is authorized to dispose of the property located at 15860 Glacier Highway, and legally described as USS 3265 LT 24 TR A, by public outcry auction in accordance with CBJ 53.09.230.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2017.

Attest:

Kendell D. Koelsch, Mayor

Laurie J. Sica, Municipal Clerk



Memorandum

From: Rachel Friedlander
Lands and Resources Specialist *Rachel Friedlander*

To: Assembly Lands Committee

Date: April 6, 2017

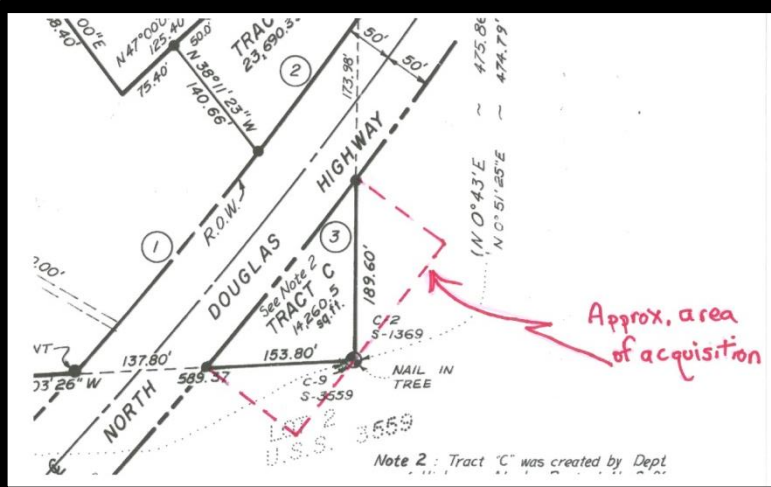
Re: Dwight Williams and Carol Colp Application to Acquire City Property
USS 3559 Lot 2
6D1201110010 and 6D1201120080; LND-1421

City & Borough of Juneau
155 S. Seward Street • Juneau, AK 99801

The CBJ Lands Office received an application from Dwight Scott Williams and Carol Colp to acquire City property in North Douglas, about one-third of a mile outbound of the Fish Creek Bridge. The applicants own a substandard triangular shaped lot approximately 14,000 square feet at 11259 N. Douglas Highway (**Figure 1**). The applicants would like to purchase City property on each side of their lot to form a rectangular lot (**Figure 2**).



According to the applicant, the current triangular shape of their lot poses challenges with siting a driveway, installing a septic system, and building a desired residential structure. The applicant states that *"because the lot is dimensionally nonconforming and triangular, setbacks reduce the developable lot substantially."* In a letter dated February 14th, 2017, Mr. Williams explains the lot was created when the State of Alaska built this segment of the North Douglas Highway in the 1970's. It appears that the triangular lot was created as a remnant of a larger lot that was cut off by the highway.



The two triangular additions would increase the applicants' lot size by roughly 14,000 square feet, making the lot 28,000 square feet overall. The minimum lot size in Rural Reserve is 36,000 square feet. While the applicants are open to the idea of increasing the amount of square footage they are requesting to meet the current minimum lot size of 36,000 square feet, they would like to move forward with their application as is for financial reasons. If an appraisal reveals they can afford more than the 14,000

Figure 2. Diagram submitted by applicant illustrating City property to be acquired.

square feet they are requesting, they would entertain the idea of acquiring more property in order to meet the minimum lot size requirement of 36,000 square feet.

The 2016 Land Management Plan categorizes the 92.05 acres of CBJ lot USS 3559 Lot 2 (LND-1421) as “retain/dispose.” The long range plan for this CBJ property is to subdivide once adequate services and utilities reach this section of North Douglas. The sale of approximately 14,000 square feet of CBJ property to the applicants from LND-1421 would not disrupt the City’s future development plans for this site.

CBJ§53.09.260 Negotiated sales, leases, and exchanges stipulates that once an application has been received, it must first be determined by the Assembly whether the proposal should be further considered by direct negotiation with the original proposer or if the property should be offered for public sale to other individuals. In this case, the applicants would not be creating a new lot, only adding to an existing lot to alter its shape and size to make it more compliant with existing minimum lot dimensions and lot design standards. Additionally there are no other private neighboring landholders, aside from the applicants, near CBJ lot LND-1421.

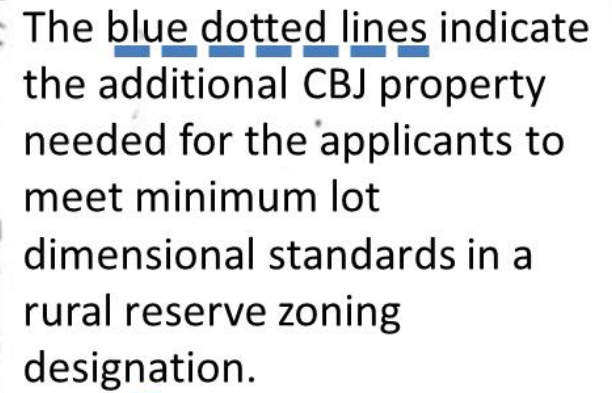
The applicants are requesting the City waive the \$500.00 application fee on the grounds that they will incur a cost burden from initiating the purchase and transfer of City property, which should offset any administrative time taken throughout the negotiation process. *CBJ§53.09.260 Negotiated sales, leases, and exchanges* stipulates that a \$500 fee is required to submit an application to purchase CBJ property. Therefore staff recommends upholding CBJ code and not waiving the \$500 fee. Except in very unusual circumstances, every applicant interested in purchasing CBJ property is required to pay the \$500 application fee, and to pay for to all other services needed to complete a potential sale, including surveying costs, appraisal fees, subdivision fees, and recording fees.

Lands staff is requesting that the Lands Committee provide a motion of support in favor of the sale to the original applicants while maintaining the \$500 application fee.

Suggested Motion: A motion of support to the Assembly for a fair market value negotiated sale of approximately 14,000 square feet of City property located at USS 3559 Lot 2 (CBJ LND-1421) to the original applicants, Dwight Scott Williams and Carol Colp.

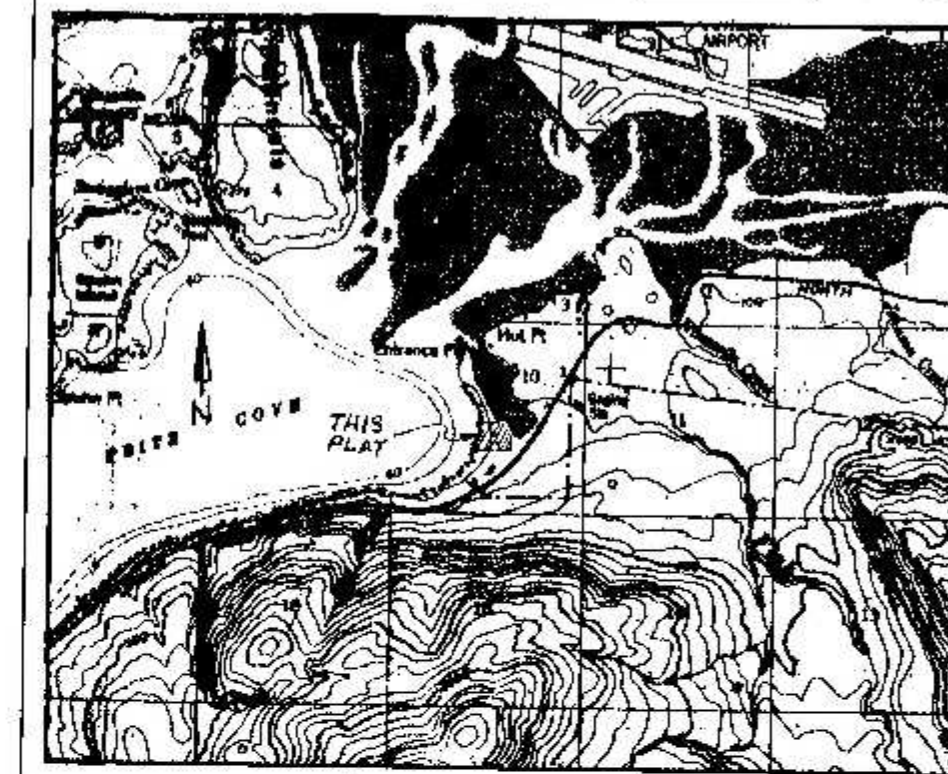
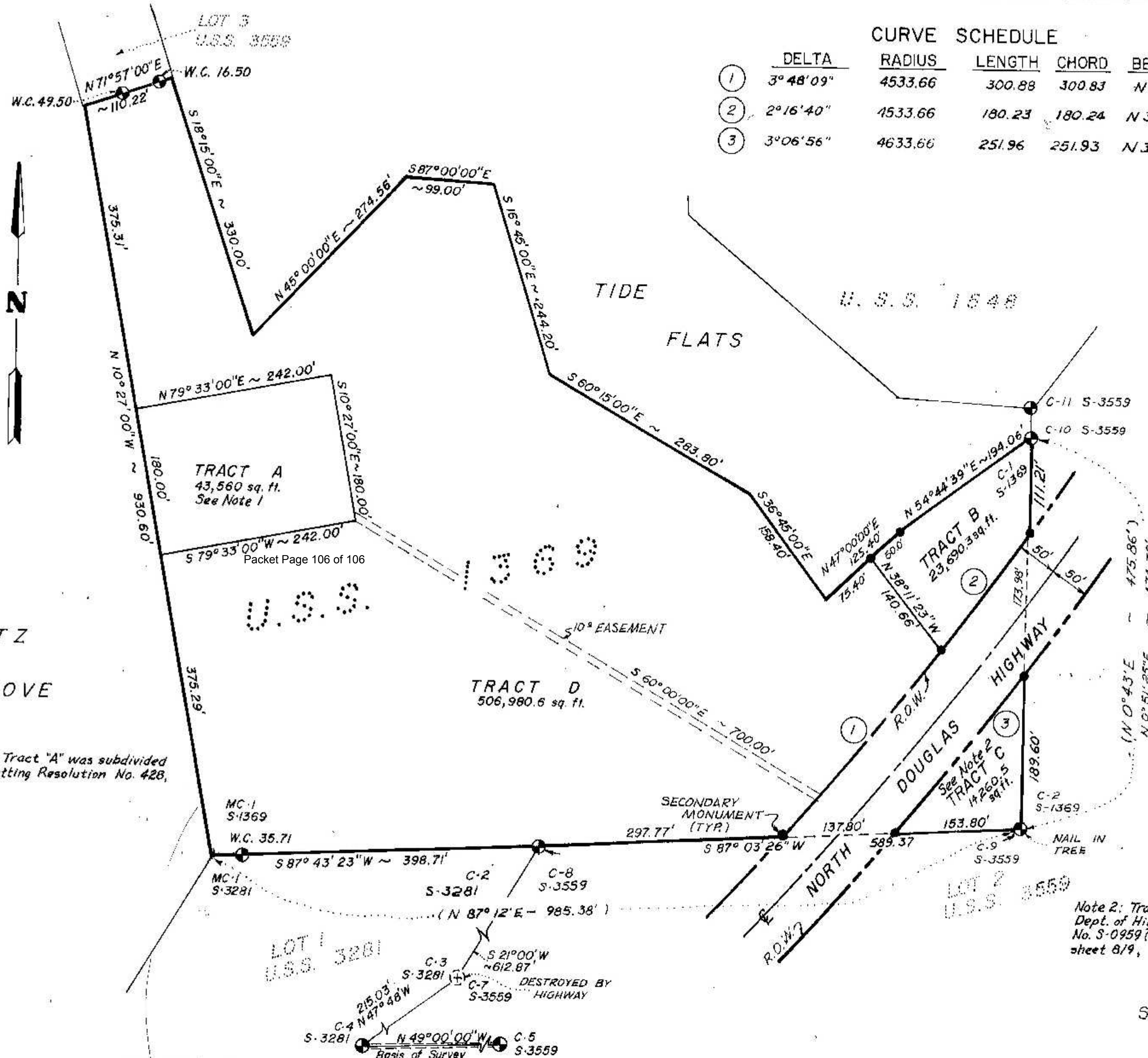
Applicants' current property at 11259 N. Douglas Highway





Approx. area
of acquisition

Note 2 : Tract "C" was created by Dept



STATEMENT OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my(our) free consent and dedicate all streets, alleys, walks, parks and other open spaces public or private use as noted.

Date July 14, 1982.

Owner J. A. Reising Witness J. L. Bean
Owner J. A. Reising Witness Steve Bean

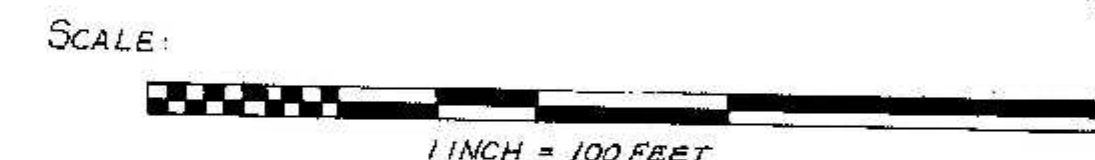
NOTARY'S ACKNOWLEDGEMENT

On this 14 day of July, 1982, before me, the undersigned, a notary public in and for the State of Alaska, residing at Juneau, personally J. A. Reising known to me to be the person who executed the foregoing certificate and acknowledged to me that he executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof, I have hereunto affixed my signature and official seal the day, month, and year in this certificate first above and therein mentioned.

Hinger L. Bean
Notary Public for the State of Alaska
My commission expires July 11, 1985

Note 2: Tract "C" was created by Dept. of Highway, Alaska Project No. S-0959(4) North Douglas, sheet 8/9, Oct. 13, 1971.



SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me, or under my direct supervision, that all dimensional and relative bearings are correct and that corner monuments are set in place and noted upon this plat as present.

LEGEND

- ⊙ B.L.M. Monument located this survey
- Secondary Monument set this survey 3/4" Rebar with Plastic Cap.

CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska, and that said plat shown hereon has been approved by the Platting Board by Plat Resolution No. EP-S-82 dated July 8, 1982, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated July 20, 1982.

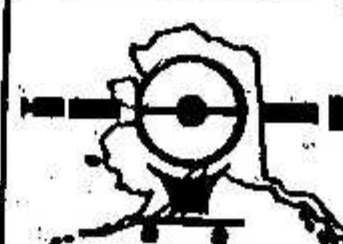
Karl H. Nielsen
Chairman, Platting Board
City and Borough of Juneau, Alaska

Attest: Don C. Neuziger

A PLAT OF:

ENTRANCE POINT SUBDIVISION

RESUBDIVISION OF U.S. SURVEY No. 1369 INTO TRACTS A, B, C AND D.



J.W. BEAN
PROFESSIONAL SURVEYOR
9212 GLACIER HWY.
JUNEAU, ALASKA
908-789-0080
SURVEYOR - PLANNER

DATE OF SURVEY	JULY 1, 1982
BOOK	41
PAGE	57
JOB No.	7977
SHEET No.	1
DRAWN BY	L. SPANG
DATE	7/82
OF	1