



REGULAR ASSEMBLY MEETING 2024-21 AGENDA

September 16, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/91515424903> or 1-253-215-8782 Webinar ID: 915 1542 4903

Submitted By:

Katie Koester, City Manager

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

D. SPECIAL ORDER OF BUSINESS

E. APPROVAL OF MINUTES

1. February 5, 2024 Regular Assembly Meeting 2024-04 Draft Minutes

F. MANAGER'S REQUEST FOR AGENDA CHANGES

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (*Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.*)

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Assembly Action

I. Ordinances for Introduction

2. **Ordinance 2023-14(b)(AR): An Ordinance Appropriating \$2,809,082 to the Manager to Fund the City and Borough of Juneau and Bartlett Regional Hospital's Fiscal Year 2024 Public Employees' Retirement System (PERS) Contribution; Funding Provided by the Alaska Department of Administration.**

This ordinance would appropriate \$2,809,082 for the State of Alaska's FY2024 3.10% PERS benefit rate paid on-behalf of the CBJ and BRH, distributed as follows:

Bartlett Regional Hospital	\$1,483,217
City & Borough of Juneau	\$1,325,865

Funding is provided by the Alaska Department of Administration, authorized by passage of HB39 during the 2024 legislative session.

This is a housekeeping ordinance to properly account for these on-behalf contributions to the state-managed retirement fund and has no impact on the CBJ or BRH's finances.

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

3. Ordinance 2024-01(b)(C): An Ordinance Appropriating \$500,000 to the Manager for Bartlett Regional Hospital's Rainforest Recovery Center; Funding Provided by General Funds.

This ordinance would appropriate \$500,000 of general funds for the Rainforest Recovery Center (RRC) at Bartlett Regional Hospital (BRH). This one-time funding will contribute toward RRC's operational deficit in the current fiscal year and ensure BRH can continue providing these services through June 30, 2025. BRH is actively working to transition services historically provided by RRC to Gastineau Human Services effective in FY26.

The Bartlett Regional Hospital Board of Directors reviewed this request at the June 25, 2024 and July 23, 2024 meetings. The Committee of the Whole reviewed this request at the July 15, 2024 meeting. The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

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

4. Ordinance 2024-01(b)(G): An Ordinance Appropriating \$200,000 to the Manager for Bartlett Regional Hospital's Home Health and Hospice Services; Funding Provided by General Funds.

This ordinance would appropriate \$200,000 for home health and hospice services provided by Bartlett Regional Hospital (BRH). This funding will contribute to these programs' operational deficits in the current fiscal year and ensure BRH can continue providing these services through June 30, 2025. The total anticipated current fiscal year operational deficit totals approximately \$386,000, which will be funded by \$200,000 of general funds and \$186,000 of hospital funds. The BRH funding portion was already appropriated in their FY25 budget.

The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting. The Bartlett Regional Hospital Board of Directors reviewed this request at the June 25, 2024 and July 23, 2024 meetings.

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

5. Ordinance 2024-01(b)(H): An Ordinance Appropriating \$240,000 to the Manager for the Transit Fare Technology Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

This ordinance would appropriate \$240,000 to the Transit Fare Technology CIP. The funds would be used for the purchase and installation of Automated Passenger Counters (APCs). The APCs will improve the accuracy of ridership reports, provide detailed data on passenger boarding and alighting locations, and enable data-drive decision-making for route planning and optimization. The local match requirement of \$60,000 will be met through funds transferred in FY25 Transfer Request T-2503 from the Electronic Fare Boxes CIP. This project's work has been abandoned with minimal costs incurred, and the project is ready to be closed.

The Public Works and Facilities Committee reviewed this at the August 05, 2024 meeting.

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

6. Ordinance 2024-01(b)(I): An Ordinance Appropriating \$8,900,000 to the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project; Funding Provided by Hospital Funds.

This ordinance would appropriate \$8.9 million of hospital funds for the Emergency Department Addition Capital Improvement Project. This appropriation is required to move the project forward to meet the desired spring 2025 construction start date. This funding is considered restricted until a Certificate of Need (CON) is obtained from the Alaska Department of Health, which is a requirement for renovation and new construction projects expected to exceed \$1.5 million. A determination by the Alaska Department of Health on the CON is expected within the next month. Funding is provided by Hospital Funds.

The Hospital Board approved this request at the July 23, 2024 meeting. The Public Works and Facilities Committee reviewed this request at the August 5, 2024 meeting. The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

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

7. Ordinance 2024-01(b)(K): An Ordinance Deappropriating up to \$505,000 of General Funds and Appropriating up to \$505,000 of Restricted Budget Reserves for the August 2024 Glacier Outburst Flood Response.

This ordinance would deappropriate up to \$505,000 of General funds previously appropriated under Emergency Resolution 3072 and appropriate up to \$505,000 of Restricted Budget Reserve funds for the August 2024 Glacier Outburst Flood Response. The requested change in funding source only applies to the portion of the appropriation under Emergency Resolution 3072 that is considered reimbursable from State or Federal sources, which includes \$150,000 for debris and waste removal and \$355,000 for stormwater system repairs. The Restricted Budget Reserve will be repaid upon reimbursement from State or Federal sources.

The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

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

8. Ordinance 2024-01(b)(L): An Ordinance Appropriating \$938,324 to the Manager for the Planning Phase of the Airport Master Plan Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Airport Revolving Funds.

This ordinance would appropriate \$911,897 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds and \$26,427 in local Airport matching funds to the Airport Master Plan CIP. The remaining required local match of \$34,367 is met with previously appropriated sales tax funds in the Airport Master Plan CIP. This appropriation would provide for plan updates for air traffic, cargo, and passenger data and forecasts; changes to proposed aircraft servicing the airport; and layout plans for future expansion of runway, taxiway, and approach corridors.

The Public Works and Facilities Commission reviewed this at the February 26, 2024 meeting. The Airport Board reviewed this request at the September 12, 2024 meeting.

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

9. Ordinance 2024-01(b)(M): An Ordinance Appropriating \$3,000,000 to the Manager as Local Matching Funds for a United States Army Corps of Engineers Glacier Outburst Flooding General Investigation Study; Funding Provided by General Funds.

This ordinance would appropriate \$3,000,000 as local matching funds for a United States Army Corps of Engineers (USACE) glacier outburst flooding investigation study. In August 2024, the Mendenhall Vally was flooded by a glacier outburst flood caused by Suicide Basin. The 2024 flood levels exceeded previous flooding events, damaging over 300 residences in the area. This funding would contribute toward a study with the USACE to determine flood mitigation solutions when the Suicide Basin ice dam releases water in the future.

The Committee of the Whole reviewed this request at the September 9, 2024 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the Special Assembly meeting scheduled for September 23.

10. Ordinance 2024-01(b)(N) An Ordinance Appropriating \$100,000 to the Manager for Expanded Inundation Maps and Hydrological Modeling of the Mendenhall River; Funding Provided by General Funds.

This ordinance would appropriate \$100,000 of general funds for expanded inundation maps and hydrological modeling of the Mendenhall River. In August 2024, the Mendenhall Vally was flooded by a glacier outburst flood caused by Suicide Basin. The 2024 flood levels exceeded previous flooding events, damaging over 300 residences in the area. This funding would contribute toward detailed mapping and hydrological modeling of the Mendenhall River to determine potential flood impacts in the future, with data collected to be used for mitigation solutions.

The Committee of the Whole reviewed this request at the September 9, 2024 meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the Special Assembly meeting scheduled for September 23.

11. Ordinance 2024-31: An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

At the Regular Planning Commission meeting on June 25, 2024, the Commission voted to recommend approval of a rezone of 1.96 acres from D1(T)D3 to D3 on Glacier Highway west of Auke Bay (12400 & 12410 Glacier Highway). This is an expansion of the D3 zoning district directly south across Glacier Highway. Transition zones are intended for higher density development after public water and sewer have been provided in accordance with CBJC 49.70.700(a). These properties have public water, but not public sewer. The Commission determined that the upzone is in character with parcels in the area that are of comparable size and use that are zoned D3. If zoned D3, these properties could not be subdivided under current code (CBJC 49.35.210(b)(3)). However given the D3 dimensional standards, the properties could accommodate two single-family dwelling units.

The Lands, Housing and Economic Development Committee reviewed this ordinance at its meeting on September 9, 2024.

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

J. Resolutions

12. Resolution 3069: A Resolution Deappropriating \$50,000 from the Hut to Hut Capital Improvement Project; Funding was Provided by Sales Tax.

\$50,000 was appropriated in FY18 via Resolution 2791(d) for the Hut to Hut Capital Improvement Project. This project’s scope of work has been abandoned with no costs incurred, and the project is ready to be closed. This resolution would deappropriate these funds back to the Sales Tax Fund.

The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

The City Manager recommends the Assembly adopt this resolution.

13. Resolution 3070: A Resolution Deappropriating \$25,000 from the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding was Provided by Airport Revolving Funds.

\$25,000 was transferred in FY24 via Transfer Request T-1081 to the Airport Runway Safety Area Shoulder Grading Capital Improvement Project. Airport revolving funds were temporarily transferred to this project as local grant match to cover initial project costs, but are now being replaced with Passenger Facility Charge (PFC) fees via Ordinance 2024-01(b)(E), which is typical for PFC collections that are appropriated upon receipt. This resolution would deappropriate funds back to Airport fund balance in a Capital Improvement Project reserve.

The Airport Board reviewed this request at the August 8, 2024 meeting.

The City Manager recommends the Assembly adopt this resolution.

14. Resolution 3074: A Resolution Authorizing the City and Borough of Juneau to Participate in the Community Development Block Grant Program from the Alaska Department of Community and Economic Development, with Douglas Indian Association for the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center.

Each year, the City and Borough of Juneau is eligible to sponsor a local project for the U.S. Department of Housing and Urban Development Community Development Block Grant Program (CDBG) facilitated through the State of Alaska Department of Commerce, Community, and Economic Development (DCEED). CDBG competitive grants are single-purpose project grants with a maximum of \$850,000 per community.

Project ideas for the CDBG program were solicited from the general public. This year one proposal was received from the Douglas Indian Association to use CDBG funds to construct a new cultural historic education and language preservation center for Elders, Families and Youth.

The Assembly Lands Housing and Economic Development Committee reviewed the proposal at the meeting on September 9, 2024, and made a recommendation to the Assembly to support the Douglas Indian Association application for the CDBG grant.

Printed grant applications, with original signatures must be received in Fairbanks by 4:30 p.m. December 6, 2024.

The City Manager recommends the Assembly adopt this resolution.

K. Transfers

15. Transfer Request 2502 A Transfer of \$600,000 from Various CIPs to CIP P41-114 Dimond Park Riverbank Armoring.

This request would transfer \$600,000 of Sales Tax funds and General funds from the Sports Field Repairs CIP, Treadwell Arena Roof Replacement CIP, and Sports Field Resurfacing and Repairs CIP to the Dimond Park Fieldhouse Riverbank Armoring CIP. This funding would contribute to riverbank stabilization and armoring after significant erosion occurred during the 2024 glacial outburst flood. During the flooding event, 40 feet of riverbank was scoured away, leaving the riverbank within 50 feet of the building. If the riverbank is not stabilized and armored, the remaining riverbank would

most likely be compromised during the next flooding event. The Sport Field CIP and Treadwell Arena Roof Replacement CIP are ready to be closed and do not require the remaining funds. The Sports Field Resurfacing and Repairs CIP will retain sufficient funding for current project work. Once the riverbank armoring is complete, any remaining funds would be returned to the Sports Field Repair and Resurfacing CIP.

The Public Works and Facilities Committee reviewed this request at the September 9, 2024 meeting.

The City Manager recommends approval of this transfer.

16. Transfer Request T-2503 A Transfer of \$152,876 from CIP D71-090 Electronic Fare Boxes to CIP D71-094 Transit Fare Technology.

This request would transfer \$152,876 from the Electronic Fare Boxes CIP to the Transit Fare Technology CIP. \$60,000 of this funding would fulfill the required local match for the Fare Technology grant that is introduced as Ordinance 2024-01(b)(H) at tonight’s Assembly meeting. The remaining funds will be used for future transit fare technology projects. The scope of work under the Electronic Fare Boxes CIP has been abandoned with minimal costs incurred, and the project is ready to be closed.

This transfer of project funding is consistent with the intent of the 2012 1% Sales Tax initiative approved by voters in the October 2, 2012 municipal election

The Public Works and Facilities Committee reviewed this request at the July 15, 2024 meeting.

The City Manager recommends approval of this transfer.

L. Liquor/Marijuana Licenses

17. Liquor & Marijuana License Actions

These liquor and marijuana license actions are before the Assembly to either protest or waive its right to protest the license actions.

Liquor License – RENEWAL

Licensee: South of the Bridge LLC d/b/a Louie’s Douglas Inn

License Type: Beverage Dispensary, Liquor License: #3695 Location: 915 3rd St., Douglas

Licensee: Up the Creek, Inc. d/b/a Twisted Fish Company

License Type: Beverage Dispensary, Liquor License: #4842 Location: 550 S. Franklin St., Juneau

Licensee: Tailwind, Inc. d/b/a Hanger on the Wharf

License Type: Beverage Dispensary, Liquor License: #3755 Location: 2 Marine Way Suite 106, Juneau

Licensee: Hospitality Group LLC d/b/a Frontier Suites Hotel

License Type: Beverage Dispensary Tourism, Liquor License: #3824 Location: 9400 Glacier Hwy, Juneau

Licensee: Tailwind JNU LLC d/b/a Tailwind Concessions (at Juneau International Airport)

License Type: Beverage Dispensary Tourism

Liquor License: #5631 Location: 1873 Shell Simmons Dr. Suite 220 AREA B, Juneau

Liquor License: #5649 Location: 1873 Shell Simmons Dr. Suite 220 AREA A, Juneau

Licensee: Gfa Corporation d/b/a Co-Ho Imports

License Type: General Wholesale, Liquor License: #5924 Location: 2092 Jordan Ave. Suite 550, Juneau

Licensee: Triangle Club, Inc. d/b/a Triangle Club

License Type: Beverage Dispensary, Liquor License: #1166 Location: 251 Front St., Juneau

Licensee: Juneau's Waterfront Restaurants LLC d/b/a Alaskan Brewing Public House

License Type: Beverage Dispensary, Liquor License: #673 Location: 406 S. Franklin St. Suite Retail B & Adjoining Pier, Juneau

Licensee: V's Grinders LLC d/b/a V's Cellar Door

License Type: Restaurant Eating Place, Liquor License: #848 Location: 222 Seward St., Juneau

Licensee: The Valley Restaurant LLC d/b/a The Valley Restaurant

License Type: Restaurant/Eating Place, Liquor License: #3049 Location: 9320 Glacier Hwy., Juneau

Marijuana License - NEW

Licensee: The Mason Jar LLC d/b/a The Mason Jar LLC

License Type: Retail Marijuana Store, License: #38398, Location: 5690 Glacier Hwy Unit 19, Juneau

CBJ's Community Development Department is in communication with The Mason Jar LLC to make sure they are compliant with requirements for receiving a CBJ marijuana business license prior to opening. Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above licenses and recommended the Assembly waive its right to protest these applications. Copies of the documents associated with these licenses are available in hardcopy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor and marijuana license actions.

M. PUBLIC HEARING

18. Ordinance 2024-20: An Ordinance Amending the Parking Requirements of the Land Use Code by Extending the No Parking Requirements Area to Include the Telephone Hill Area.

In 2022, the Assembly adopted a No Parking Required Area in downtown Juneau to support residential and commercial development efforts. This ordinance would continue that policy and extend the no parking requirement to the Telephone Hill area for multiple reasons including the following: construction cost of underground parking, availability of an adjacent parking garage, and the walkability of downtown Juneau.

The Assembly Committee of the Whole supported this ordinance on April 15 and August 5, 2024. The Lands Housing and Economic Development Committee supported this ordinance on July 15, 2024.

The Systemic Racism Review Committee reviewed this ordinance at its August 20, 2024 meeting.

The City Manager recommends the Assembly hold public testimony and adopt this ordinance.

19. Ordinance 2024-04(b)(D) An Ordinance Appropriating \$50,000 to the Manager for a Civic Engagement and Communications Strategy; Funding Provided by General Funds.

This ordinance would appropriate \$50,000 of general funds for City and Borough of Juneau communication strategy planning. Upon appropriation of funds, an RFP will be issued seeking a qualified consultant to provide professional Strategic Civic Engagement and Communications planning services.

The Systemic Racism Review Committee (SRRC) reviewed this ordinance at its August 20, 2024 meeting and provided the following comments with respect to Ordinance 2024-04(b)(D): *As the city moves forward with the creation of a civic engagement/communications strategy, the SRRC strongly encourages staff and contractors to specifically and clearly include a strategy directed at traditionally marginalized communities in Juneau. The SRRC intends to do its own review of CBJ protocols surrounding outreach to the various marginalized communities about optimizing boards and commission vacancies/involvement.*

The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

The City Manager recommends the Assembly hold public testimony and adopt this ordinance.

20. Ordinance 2024-01(b)(E): An Ordinance Appropriating \$547,353 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Passenger Facility Charge Fees.

This ordinance would appropriate \$574,353 for the design phase of the Runway Safety Area (RSA) Shoulder Grading CIP. This CIP is intended to regrade existing runway areas to Federal Aviation Administration (FAA) specifications. Funding for this ordinance is provided by an FAA Airport Improvement Program (AIP) grant in the amount of \$422,353, and Passenger Facility Charge (PFC) fees funds in the amount of \$125,000. The PFC funds will reimburse amounts that were forward funded from other sources, which is typical for PFC collections that are appropriated upon receipt.

The Public Works and Facilities Committee reviewed this request at the February 26, 2024 meeting. The Airport Board reviewed this request at the August 8, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its August 20, 2024 meeting.

The City Manager recommends the Assembly hold public testimony and adopt this ordinance.

21. Ordinance 2024-01(b)(F): An Ordinance Appropriating \$1,017,116 to the Manager for the Airport Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant, Airport Revolving Funds, and Airport Funds.

This ordinance would appropriate \$1,007,116 of Federal Aviation Administration (FAA) Airport Improvement Program (AIP) grant funds and \$10,000 in local Airport matching funds for the Airport Rescue and Fire Fighting (ARFF) Truck Capital Improvement Project. This funding provides for the replacement of a 1993 ARFF truck that was permanently taken out of service last year.

The Public Works and Facilities Committee reviewed this request at the February 26, 2024 meeting. The Airport Board reviewed this request at the August 8, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its August 20, 2024 meeting.

The City Manager recommends the Assembly hold public testimony and adopt this ordinance.

22. Ordinance 2024-01(b)(J): An Ordinance Appropriating \$35,025 to the Manager for a Grant to St. Vincent de Paul; Funding Provided by General Funds.

St. Vincent de Paul’s low-income housing at 345 Gastineau Ave, 1801 Douglas Hwy, 8619 Teal Street and 231 Gastineau Ave do not qualify for CBJ’s low-income housing property tax exemption in 2024 because they did not submit their exemption application timely. As a result, property taxes cannot be exempted for 2024, and must be paid by St. Vincent de Paul. This is an unanticipated financial burden for St. Vincent de Paul. This grant would, in effect, acknowledge the intended low-income housing purpose of the 345 Gastineau Ave, 1801 Douglas Hwy, 8619 Teal Street and 231 Gastineau Ave properties, even though it did not meet the strict legal criteria to be exempted.

The Systemic Racism Review Committee reviewed this ordinance at its August 20, 2024 meeting.

The Assembly Finance Committee reviewed this request at the September 4, 2024 meeting.

The City Manager recommends the Assembly hold public testimony and adopt this ordinance.

N. NEW BUSINESS

23. Hardship and Senior Citizen/Disabled Veteran/Non-Profit Late-Filed Real Property Tax Exemption Applications

There are 13 property owners that have requested the Assembly authorize the Assessor to consider a late-filed exemption for their property assessment.

The Assembly should consider each request separately and determine whether the property owner was unable to comply with the April 30 filing requirement. A.S. 29.45.030(f); CBJC 69.10.021(d). The burden of proof is upon the property owner to show the inability to file a timely exemption request. If the Assembly decides to accept one or more late-filed exemption requests, those applications will be referred to the Assessor for review and action.

The City Manager recommends the Assembly act on each of these applications individually.

24. Notice of Appeal #2024-AA01 Hali Duran v. Planning Commission re: PWP2004-0003

The Clerk’s Office received a timely filed appeal from Hali Duran regarding the Planning Commission’s decision on PWP 2024-0003 related to a parking waiver request.

In accordance with CBJ 01.50 - Appeal Procedures, the Assembly must decide whether to accept or reject the appeal. If you determine, after liberally construing the notice of appeal in order to preserve the rights of the appellant, that there has been a failure to comply with the appellate rules, or if the notice of appeal does not state grounds upon which any of the relief requested may be granted, you may reject the appeal. If the Assembly rejects the appeal the Assembly may consider returning the filing fee.

If the appeal is accepted, you must decide whether the Assembly will hear the appeal itself or if it will assign the appeal to a hearing officer. If you decide to hear the appeal yourselves, a presiding officer should be appointed. In hearing an appeal, the Assembly would sit in its quasi-judicial capacity and must avoid discussing the case outside of the hearing process. (See CBJ 01.50.230, Impartiality.)

The City Attorney recommends the Assembly reject the appeal as it does not state grounds upon which any of the relief requested may be granted. Ms. Duran has failed to provide information that meets any of the three stated grounds for appeal. Even taking the information provided by Ms. Duran in the light most favorable to her, there are no legal or factual errors presented by Ms. Duran. If the Assembly rejects the appeal, I recommend that the Assembly return Ms. Duran’s filing fee.

O. STAFF REPORTS

25. Municipal Clerk reminder about Election timing and voting options/locations (verbal report)

Complete Election details are available online at <https://juneau.org/clerk/elections>

26. Title 49 – Land Use Code Rewrite

P. ASSEMBLY REPORTS

Mayor's Report

Committee and Liaison Reports

Q. ASSEMBLY COMMENTS & QUESTIONS

R. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

S. EXECUTIVE SESSION

T. SUPPLEMENTAL MATERIALS

[27.](#) Red Folder Item: CBJ Short Term Rental Task Force

[28.](#) Red Folder Item: CBJ Ad Hoc Title 29 Rewrite Advisory Committee

U. INSTRUCTION FOR PUBLIC PARTICIPATION

The public may participate in person or via Zoom webinar. Testimony time will be limited by the Mayor based on the number of participants. ***Members of the public that want to provide oral testimony via remote participation must notify the Municipal Clerk prior to 4pm the day of the meeting by calling 907-586-5278 and indicating the topic(s) upon which they wish to testify.*** For in-person participation at the meeting, a sign-up sheet will be made available at the back of the Chambers and advance sign-up is not required. Members of the public are encouraged to send their comments in advance of the meeting to BoroughAssembly@juneau.gov.

V. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

2024-04 REGULAR ASSEMBLY MEETING

DRAFT MINUTES



February 05, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream

Meeting No. 2024-02: the Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Deputy Mayor Michelle Hale at 7:01 p.m.

A. FLAG SALUTE

Assemblymember Wade Bryson led the Assembly in the Flag Salute.

B. LAND ACKNOWLEDGEMENT

Ms. Adkison provided the following land acknowledgement: We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Assemblymembers present: Wade Bryson, Greg Smith, Paul Kelly, Ella Adkison, 'Wáahlaal Gídaag, Alicia Hughes-Skandijis (via zoom), Michelle Hale, Mayor Beth Weldon (via zoom)

Assemblymembers absent: Christine Woll

Staff present: City Manager Katie Koester, City Attorney Robert Palmer, Deputy City Manager Robert Barr, Municipal Clerk Beth McEwen, Deputy Clerk Di Cathcart, Assistant City Attorneys Emily Wright, Sherri Layne and Nicole Lynch, Lands Manager Dan Bleidorn, Parks and Recreation Director George Schaaf, Engineer John Bohan, Chief GE Engineer Bridget LaPenter

D. SPECIAL ORDER OF BUSINESS

1. Proclamation Recognizing Elizabeth Djajalie, scholar in this year's Regeneron Science Talent Search

Mr. Smith read the proclamation recognizing Elizabeth Djajalie (packet pg. 8).

2. Proclamation: Recognizing National Engineers Week 2024

Chair Hale read the proclamation recognizing National Engineers Week 2024 (see proclamation under Supplemental Materials)

E. APPROVAL OF MINUTES

3. May 8, 2023 Assembly Regular Meeting #2023-11 DRAFT Minutes

4. May 17, 2023 Special Assembly No. 2023-12 Meeting Minutes - Draft

5. December 14, 2023 Special Assembly Meeting #2023-27 -BRH Board & Planning Commission Appointments DRAFT Minutes

MOTION by Mr. Kelly to adopt the above minutes and asked for unanimous consent. *Hearing no objection, the minutes were approved by unanimous consent.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

None

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Not to Exceed a Total of 20 Minutes, Nor More than Five Minutes for Any Individual.)

Joshua Adams, a local landlord, said he is going to speak about the housing crisis as it relates to ordinance 2023-14(b)(U). Chair Hale informed him that the ordinance is on tonight's agenda.

Mike Clemens, a valley resident, said the Assembly has rubber stamped whatever the Juneau School Board wants. He suggested indigenous linguistic reparations, and a change in practice; give the school district money but do it independently from their budget process by giving the money to a native non-profit that can contract with the school district so that the funding does not compete with other budget items. He said this big change is going to take the Assembly no longer rubber stamping the board, as well as communication with the Commissioner of the Department of Education and the Governor. He said the Assembly is going to have to bail out the district, and that the board has let him and the community down.

Nancy Waterman, a downtown resident, informed members that the Juneau League of Women Voters (JLWV) adopted an update to the League's avalanche and mass wasting position in January. She said there are differences between landslides and avalanche areas, and that potential hazard areas exist borough wide. Studies received by CBJ from avalanche and landslide experts are valuable information. In order to ensure the safest use of properties impacted by potential avalanches and landslides, CBJ should: educate and notify the public regularly; regulate use of structures and of new buildings; prevent or reduce existing hazards; explore remedies for existing situations. The JLWV recognizes the difficulty in determining how best to use area of Juneau in potential hazard zones, especially when balancing the rights of property owners, housing supply, insurance, public safety, health, and welfare.

McKenzie Dane, implored members to vote for a ceasefire in Gaza. She said people must stand up for Palestine.

Sonia Kumar, a valley resident, informed members that she is representing the group Juneau for Palestine, a group that demands a cease fire in Palestine, and she is testifying today to urge the Assembly to call for a permanent ceasefire and end to all U.S. funding in Israel. 50 U.S. cities have called for a ceasefire. The group has emailed a draft resolution for the Assembly to consider, which seeks an end to Israel funding. She said this is a chance to take a stand for Palestinians and against genocide.

Jeff Landfield, an Anchorage resident in Juneau for the legislative session, noted that there was a ceasefire in Palestine until October 6 when Hamas murdered over 1,000 Israelis. He said the real problem though is snowplowing. He has been coming to Juneau for the past six years and stated that CBJ does a great job at snowplowing and Anchorage is bad at it. He commended CBJ's work in snowplowing the entirety of the town and that it is nice to be in a city where he can move around.

Jared Olin, a downtown resident, shared that he is Koyukon from Galena. He asked CBJ to call for a ceasefire in Palestine. It is important to him and he hopes it is important to the Assembly, whose constituents are indigenous. He stressed that, with CBJ having indigenous interests, it must have indigenous interest in other parts of the world. He urged members to call for a ceasefire.

H. CONSENT AGENDA**Public Request for Consent Agenda Changes, Other than Ordinances for Introduction****Assembly Request for Consent Agenda Changes****Assembly Action**

MOTION by Mr. Smith to adopt the Consent Agenda and asked for unanimous consent. *Hearing no objection, the motion passed.*

I. Ordinances for Introduction

6. Ordinance 2023-32 An Ordinance Clarifying the Process for Electing an Assemblymember Due to a Midterm Vacancy.

The date when an office of the Assembly is vacant dictates whether the Assembly appoints a successor or the voters elect a successor. Notably, CBJ Charter 3.6(b) states “The assembly by ordinance shall provide for the filling of vacancies on the assembly.” The Assembly enacted CBJC 11.10.040(a) to prescribe how vacant Assemblymember positions are filled. While that code provision provides a helpful standard, it does not provide specificity when a midterm vacancy occurs whether the Assembly appoints or the voters elect. This ordinance clarifies that ambiguity:

-If a midterm vacancy occurs more than 60 days from the election, then the voters elect the vacant position;

-if a midterm vacancy occurs within 60 days of an election, then the Assembly appoints an interim and the vacancy would be placed on the subsequent year's election.

The Assembly Human Resources Committee recommended this ordinance at its meeting on November 28, 2023.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing on the next regular Assembly meeting.

7. Ordinance 2024-07 An Ordinance Amending the Recreation Areas Code Relating to Prohibited Uses and Providing for a Penalty.

This ordinance will help the Parks & Recreation Department manage large, non-commercial events held in municipal parks or recreation facilities. Currently, a permit is only required for commercial activities or events where admission is charged. Things like concerts, festivals, or even large weddings do not require a permit even if they attract hundreds or thousands of people to a municipal park. These types of events are happening more frequently, impacting the public's ability to use parks and recreation facilities, and incurring significant costs to taxpayers due to excessive trash, litter, and overcrowded restrooms. This ordinance will allow the Parks & Recreation Department to (1) manage the time, place, and manner of large events in public parks, (2) require reasonable conditions to protect public safety and property, and (3) recover costs through reasonable permit fees.

The Parks & Recreation Advisory Committee discussed this ordinance on November 7, 2023 and December 5, 2023, and unanimously recommended that it be adopted.

The City Manager recommends the Assembly introduce this ordinance and set it for public hearing on the next regular Assembly meeting.

8. Ordinance 2023-14(b)(Y) An Ordinance Transferring \$540,340 from Various Capital Improvement Projects to CIP R72-167 Dogwood Lane, CIP R72-169 10th, F, W. 8th Streets Reconstruction, and CIP U76-127 Collection System.

This housekeeping ordinance would transfer \$540,340 from multiple nearly complete or fully complete projects to newer projects to allow bidding and construction during the 2024 season. Due to significant continued cost escalation, projects receiving funding no longer have sufficient budgets to complete the construction stage. This transfer will allocate additional funds to complete construction on these high priority projects. Any ongoing projects will retain sufficient funds funding to cover remaining project work. Funding is provided by Water Funds and Wastewater Funds.

The Public Works and Facilities Committee will review this request at the January 29, 2024 meeting.

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

J. Resolutions

9. Resolution 3050 A Resolution Approving Amendments to the Bylaws of the Board of Directors of Bartlett Regional Hospital.

This resolution would repeal the BRH Executive Committee. The Executive Committee was created more than 50 years ago to operate the hospital when the Board of Directors was not available. The hospital, healthcare law, the provision of healthcare services, and technology significantly changed over the last 50 years that eliminates the need for an Executive Committee. Importantly, if the CEO needs Board direction, technology enables a quorum of the Board to quickly convene.

The Board discussed this topic on November 28, 2023. On January 23, 2024, the Board recommended the Assembly repeal the BRH Executive Committee from its bylaws.

The City Manager recommends the Assembly adopt this resolution.

K. Transfers

10. Transfer Request T-1070 A Transfer of \$75,590 from CIP U76-118 ADOT Project Utility to CIP U76-127 Collection System Improvements.

This housekeeping request would transfer \$75,590 of Wastewater Funds from CIP U76-118 ADOT Project Utility to CIP U76-127 Collection System Improvements. The ADOT Project Utility CIP is complete and ready to close. The Collection System Improvements CIP is in need of additional funding for rehabilitating failures and troublesome areas of the Wastewater Collection System.

The Public Works and Facilities Committee reviewed this request at the January 29, 2024 meeting.

The Manager recommends approval of this transfer.

11. Transfer Request T-1071 A Transfer of \$2,069,263 from CIPs W75-061 Douglas Highway Water - David to I Streets and W75-077 Aurora Vault Removal to CIP W75-069 Glacier Highway and Lena Loop System Scope and CIP W75-070 Cope Park Pump Station Upgrade.

This housekeeping request would transfer \$2,069,263 of 1% sales tax and Water Funds from completed Water CIPs to CIPs W75-069 Glacier Highway and Lena Loop System Scope and W75-070 Cope Park Pump Station Upgrade. These projects repairing failing water utility infrastructure are currently being designed and require additional funding for bidding and construction. The Douglas Highway Water – David to I Streets CIP is a completed project that requires no additional funding. The cost of work for the Aurora Vault Removal project costs less than anticipated, and the project will retain sufficient funding for the remaining work.

This transfer of project funding is consistent with the intent of the 2017 1% Sales Tax initiative approved by voters in the October 3, 2017 municipal election.

The Public Works and Facilities Committee reviewed this request at the January 29, 2024 meeting.

The Manager recommends approval of this transfer.

12. Transfer Request T-1069 A Transfer of \$3,949,000 from Various Capital Improvement Projects to CIP R72-162 Crow Hill Surface and Utility Rehabilitation, CIP R72-167 Dogwood Lane, R72-169 10th, F, 8th Streets Reconstruction, and R72-176 Pavement Management.

This housekeeping request would transfer \$3,949,000 from multiple nearly complete or fully complete projects to newer projects to allow bidding and construction during the 2024 season. Due to significant continued cost escalation, projects receiving funding no longer have sufficient

budgets to complete the construction stage. This transfer will allocate additional funds to complete construction on these high priority projects. Any ongoing projects will retain sufficient funding to cover remaining project work.

The transfer of temporary 1% sales tax funding is consistent with the intent of the 2007 1% Sales Tax initiative approved by voters in the October 2, 2007 municipal election.

The Public Works and Facilities Committee reviewed this request at the January 29, 2024 meeting.

The Manager recommends approval of this transfer.

L. Liquor/Marijuana Licenses

13. Liquor License Action

This liquor license action is before the Assembly to either protest or waive its right to protest the license action.

Liquor License - Renewal

Licensee: Thibodeau's Market, Inc. d/b/a Thibodeau's Liquor

License Type: Package Store, License: #4742 Location: No Premises, Juneau

Staff from Police, Finance, Fire, Public Works (Utilities) and Community Development Departments reviewed the above license and recommended the Assembly waive its right to protest the application.

This licensee has applied for a no premises waiver for the third time and that is currently pending a final decision by the ABC Board. Copies of the documents associated with this license are available in hardcopy upon request to the Clerk's Office.

The City Manager recommends the Assembly waive its right to protest the above-listed liquor action.

M. Other

14. FY25 Legislative Capital Priorities

N. PUBLIC HEARING

15. Resolution 3051 A Resolution Petitioning the Alaska State Alcoholic Beverage Control Board to Issue up to 20 Additional Restaurant or Eating Place Licenses within the City and Borough of Juneau Under Alaska Statute 04.11.405.

Currently, our community exceeds the number of Restaurant or Eating Place Licenses (REPLs), and there appears to be demand for more alcohol licenses. Alaska law recently changed that now allow municipalities to apply for those additional REPLs. The Assembly Human Resources Committee discussed the recent changes to alcohol licensing, considered demand, and considered the impacts to existing alcohol license holders. Ultimately, the Committee recommends the Assembly request 20 additional REPLS from the State.

The Assembly Human Resource Committee discussed this topic on November 13, 2023; December 11, 2023; and January 8, 2024.

The City Manager recommends the Assembly hold a public hearing and then decide whether to adopt this resolution.

MOTION by Mr. Bryson to Table Resolution 3051.

Chair Hale asked Mr. Palmer to explain the effect of tabling the ordinance. Mr. Plamer explained that if a majority of the Assembly votes yes, the item is done for this cycle through October. If the Assembly votes no, then the public hearing would occur, and the Assembly would decide what to do. He said they would not be able to table this any more because they would have already voted on the question. Manager Koester clarified that the motion, “postponing for a time certain” is debatable but a simple motion to table is not, and that the motion to table is one vote. Mr. Palmer concurred with the manager’s explanation.

Roll call Vote on Motion to Table Resolution 3051

Yeas: Mr. Bryson

Nays: Ms. Adkison, Mr. Kelly, ‘Wáahlaal Gídaag, Mr. Smith, Ms. Hughes-Skandijs, Chair Hale, Mayor Weldon

Motion failed to pass: 1 Yea, 7 Nays

Public Comment

Venetia Bingham, a valley resident and downtown restaurant owner, said she does not believe there is a need for 20 REPLs, or any at all, considering there are currently 7 of them for sale. She said she was interested in how many people have applied over the past 10 years, but the Alaska Alcohol Board does not keep a record of those who have applied; the only way to find out is to microfilm every newspaper since it is required for REPL applicants to put in legal notices that they are seeking a license. She urged more consideration and asked why the Assembly is considering it now because there could be some financial damages that could be done to current owners. Mr. Smith asked, if a community at their license cap, is there anything for them to apply for. Ms. Bingham explained that applicants are required to do somethings before they are rejected by the Alcohol Board. She said she is searching for the need for new licenses because she paid a large amount, \$60,000, for her restaurant license. Mr. Smith asked, if someone knew there was a cap and were going to get denied, whether the applicant would just not go through the trouble. Ms. Bingham relayed that the Alcohol Board person said the process opens the door for potentially other options, like buying from a private owner.

Marty McKeown, a valley resident, shared that he just started the vintage food truck in the valley and his daughter owns Crepe Escape. Her business is expanding with one location downtown and a second location in the valley, with a plan to open a third truck with a beer and wine license. She is planning to buy the license from another businessperson in town for \$50,000. He stressed that there is a certain number of licenses issued based on population; to toss in 20 more licenses when there are already 7 on the market is unnecessarily disrupting the business community. He pointed out that many from the business community were not at today’s meeting, so they must have not been informed of the proposal. Mr. Smith asked if other licenses are limited, like real estate agent licenses. Mr. McKeown said agents do have a professional license, but it is not considered an asset and therefore not the same.

Skye Stekoll, an Auke Bay resident representing Forbidden Peak Brewery, testified in support of Resolution 3051. There has historically been a process to petition for additional licenses, but after the State’s Title 4 rewrite the petition process has been removed and the onus is now on business owners to request additional licenses. He explained that their business could apply for a seasonal REPL, but those are only good for 6 months of the calendar year and those licenses don’t encourage year-round business; it doesn’t even span the now 7-month tourism season. He asked how often the Assembly wants to revisit this. The idea of having 20 licenses is so that people can come forward with their request and it wouldn’t require businesses to wait two years before being able to apply.

Jake Ridle, a Lemon Creek resident and Cofounder of Devil’s Club Brewery, shared that they were excited about the new laws the state adopted because it would be the first time they were legally allowed to acquire an REPL. Such a license was previously illegal for a manufacturer to own. He said the

retail license would be great for Devil's Club because it would remove the brewery license's entertainment restrictions. He stated that they have every intention of acquiring an REPL but there is a new type of license called a seasonal REPL, which allows everything that a regular REPL does but just for six months of the year and are not capped since they are based on tourist population. He stated that the route of the seasonal REPL is much more attractive than haggling and spending thousands of dollars just to operate for the other 6 months of the year. He said the REPL's value is a question then, as how much would it be worth for the new business to operate during the winter when the seasonal license is free. Devil's Club would much rather have a regular REPL because they believe in the strength of Juneau as a year-round community and not just a cruise port. He said choosing to not add more licenses would mean limiting competition and further encouraging a closed market for year-round businesses. He urged members to add more licenses in order to allow new local businesses to operate year-round and encourage a healthy competitive industry. Mr. Bryson asked if the brewery was looking for a license prior to the rule change. Mr. Ridle answered yes, they are always interested in a new license type that becomes available to them. Mr. Bryson said he asked that because there are seven other licenses that are available in town and inquired if they had investigated getting those licenses. Mr. Ridle responded that they have looked into the licenses, but said his testimony tonight aimed to highlight that the seasonal REPL is going to be available six months out of the year, and to question whether operating the other six months of the year would be worth the extra tens of thousands of dollars. He reiterated that 20 more REPL licenses would be beneficial because more businesses could operate year-round.

Mitch Falk, a Juneau resident and owner of Bullwinkle's, stated that this whole question confuses him. He shared that, when he bought Bullwinkle's 18 years ago, the business had two REPL licenses. He said these licenses are a critical part of his business. Creating more licenses out of thin air would devalue the current licenses. He said it seems this process is made to harm existing businesses. He pointed out that there are seven licenses for sale, and if someone wants one, they should go and buy one like everyone else. He said if the city is going to create more licenses, he would like a couple of them.

Leanne Thomas, an Auke Bay resident and owner of The Triangle Club, said she watched previous meetings and that it seems like the proposed number of new licenses, 20, came out of nowhere. She stated that 20 new licenses would crush many of the license holders in the room. There are people who may not even know what is happening since REPL holders were the only ones that were told. She noted that people paid \$300,000-\$350,000 for a Beverage Dispensary License while REPL holders have paid \$50,000 to \$75,000. She said they are a good group of business owners that have paid into the regulations the city has set based on population. She said most of them are year-round businesses, and that the ones who are seasonal have been around awhile. They hire locals and give back to the community but are struggling with staffing. She noted that the resolution mentions the thought that adding licenses would provide more jobs; businesses would like these potential workers because they are currently having a hard time employing and keeping people. Seasonal businesses that open take their employees by offering them \$10 more an hour to work their seasonal work. They also struggle with housing their employees. Another problem is bathrooms as the city has not provided enough bathrooms in the historical district. She stressed that the additional 20 licenses will hurt year-round businesses. Mr. Kelly asked, if she has been able to acquire one of the licenses at no cost, would she be able to pay her employees \$10 more an hour. Ms. Thomas answered yes and said she didn't choose to buy the seven unused licenses. She said if she used a little shack instead of a building and didn't have to pay for the license, she would be able to pay more per hour. Mr. Kelly inquired as to what number of new licenses would be appropriate, since she is against 20. Ms. Thomas answered zero and said that the city needs to do its own education of licenses in town and the problems current local businesses are facing. She suggested that anyone who comes to the city for new licenses should be shown the licenses for sale.

David McCasland, a Douglas resident and owner of Deckhand Dave's, said he is testifying against this resolution. He pointed to language in the resolution that says there appears to be a demand for more alcohol licenses; this is not true as he has two licenses for sale, and there are five others also for sale. He

stated that he bought the nastiest building in Juneau to acquire a liquor license. After tearing the building down, the rear foundation wall collapsed, resulting in him having to redo the foundation wall. This is an expensive project, and he is banking on the licenses selling to help fund the project. He said that 20 more licenses will not only devalue his license, but also the two other licenses he is trying to sell. Chair Hale asked if he was aware of the legislature passing a law that creates an avenue for more licenses. Mr. McCasland responded that he had heard about new licenses but knows it is ultimately up to the assembly. Mr. Smith inquired if it would have been helpful to start his business had the financial barrier been lower. Mr. McCasland answered of course, and said he has licenses for sale, and he will own or finance them out to anyone who wants to buy them at any cost that appeals to them.

Paul Thomas, an Auke Bay Resident, stated that this is a huge mistake. He said the Assembly is looking at wiping out businesses in Juneau that have been generational by throwing away their investments. He urged more vetting of the state's Title 4 rewrite. He called on the Assembly to table the resolution and get rid of it.

Reecia Wilson, a Douglas resident and owner of Hangar on the Wharf, said that she had emailed her concerns and would be happy to answer any questions as it relates to the Title 4 rewrite. She urged a pause in this process and said that restaurant owners do not have the time to follow resolutions. She explained that, when the rewrite was being worked on, Wasilla had a specific concern; they have a low population but a high demand by being on the road system, and were a big proponent for letting communities add licenses. Just because Juneau qualifies for such action, doesn't mean that it's a community limited by population as it relates to supply. There are REPLs in Juneau for sale.

The Assembly took a break at 8:17 pm and returned at 8:30 pm.

Chair Hale informed members that there are more members of the public wishing to testify.

Brendan Howard, a downtown resident, shared that he was involved in the Title 4 rewrite. He acknowledged that there are 6-7 licenses for sale currently with each costing \$50,000-\$70,000; that is money that doesn't go to things like payroll or building renovations. He explained that the quota systems in other states are laxer than Alaska's, and typically have unlimited BDL licenses. While he understands that the licenses have become assets, it's a weird thing. He said he thinks about the smaller restaurants that don't have access to licenses because they cost so much. He recalled that Alaska's own quota system went into place in 1985, and those who had a license at the time still have it or have had the opportunity to sell; it closed the door on seeing new business and opportunity. He stated that, if you're a good place and open, the REPL isn't the thing that's going to carry that business though.

Jack Manly, a valley resident, commented that the liquor industry has never been a free market, it has always been limited entry in order to control alcohol consumption issues. He said the best enforcement is a high-value license. He advised that 20 is an incredible number and that if the city floods the market with licenses, they may not be as good operators. He suggested alternatives to the proposed 20 licenses, like a formula that provides one or two a year.

Assembly Action

Chair Hale invited Assemblymembers to ask questions of staff.

Mr. Kelly asked Mr. Palmer about testifiers referring to the licenses as assets and whether the licenses can be put down as collateral for a loan. Mr. Palmer responded that he has not studied this issue, so he does not want to speak without any specific knowledge.

Mayor Weldon asked Mr. Palmer, if the Assembly passed this resolution, it would have no control over who gets the licenses. Mr. Palmer answered that the role the city has is to request an increase in the total number of licenses, which the state Alcohol Beverage Control Board would analyze and issue licenses consistent with state law.

Mr. Smith said that he wants to amend the resolution, but it needs to be moved first. Chair Hale asked if he wants to share his intent with the body before proposing his motion. Mr. Smith said that his intention is to propose 2 sets of motions – to reduce the REPL number down to 5 and then table the resolution for 6 months to see how this would play out with the seasonal REPLs and if people would purchase those currently for sale. He said that he doesn't love the system but understands that people will be harmed if this resolution is passed.

MOTION by Mr. Smith for Assembly to postpone action on Res. 3051 until no earlier than November 4, 2024, and objected for purposes of an amendment.

AMENDMENT by Mr. Smith to change the number in the Resolution from 20 licenses to 5 licenses and those numbers would be changed on lines 10 and 44 on page 1 and line 58 on page 2.

Objections by Ms. Hughes-Skandijs and 'Wáahlaal Gidaag.

Ms. Hughes-Skandijs said she is not in the room so not sure if Mr. Smith conferred with the attorney or manager during the break. She stated that she finds herself compelled by some of the arguments to increase opportunity under these new Title 4 rules. The Assembly can do this every other year. Not sure if there was something Mr. Smith heard that made him change his mind to lower the number from what was discussed in committee. Mr. Smith commented that he is making the motion to give folks some time. He said he doesn't like it, but in terms of giving current license owners time to see what the impacts might be of the seasonal REPLs and suggested a cooling off period. Ms. Hughes-Skandijs said she maintains her objection.

'Wáahlaal Gidaag concurred with Ms. Hughes-Skandijs and suggested action be done sooner rather than later. She explained that the proposed 20 figure was to increase opportunity in the community. Many people in the room spent the money to get their licenses, but not everyone has such means, namely, people of color.

Mayor Weldon raised a Point of Order and said Mr. Smith needs to decide what he is doing. If he is making an amendment, he needs to make an amendment, if he is opting to postpone, a motion to postpone takes precedence over an amendment.

Chair Hale asked Mr. Palmer to clarify the motion. Mr. Palmer responded that Mayor Weldon is correct, motion to postpone does take precedence over an amendment as the motion to amend is a lower priority. He said Mr. Smith is in an awkward position, he made both motions in the same movement, and that he needs to either withdraw the motion to postpone or there's no debate on the amendment because the motion to postpone takes precedence.

Mr. Smith withdrew his amendment. Leaving the original Motion to postpone.

Mr. Kelly asked if the motion to postpone is in order when there is no motion on the table, because the ordinance has not been moved yet. Mr. Palmer answered that the motion to postpone Resolution 3051 is on the table and is a motion that is ripe.

Ms. Hughes-Skandijs, 'Wáahlaal Gidaag, and Mr. Bryson objected to the motion to postpone.

Ms. Hughes-Skandijs explained that her decision is based on the comments and testimonies and the assembly has to consider how it affects the whole community. She acknowledged that there has been investment from the businesses in the community to get into this industry. Throughout the Title 4 rewrite process, she heard from people that thought there were going to get hurt, and others who were excited at opportunity. She said they don't want to regulate in a way that's going to harm anyone, but they also don't want to regulate the market selectively, so members need to consider how this affects the whole community and not just the folks who have made an investment.

Mr. Bryson spoke in support of Mr. Smith's motion. He said members were not given 100% accurate information when Alcohol Marijuana Control Office (AMCO) staff gave their presentation to the HRC,

because when he left that meeting, he was under the impression that there were zero REPLs available; this is because, in AMCO's eyes, if somebody owns the license then it is tied up. If there were zero available, then the Assembly would need to do something, but that is not the case. He advised caution in harming existing people who own licenses. He said that kicking the matter down the road is not a good practice, but believes it is needed here as there is not enough information. Also, those who testified said they had awareness of this proposal since Friday. He suggested a pause to give the industry a chance to vet the proposal.

Mayor Weldon said she finds herself in a hard position, as they are trying not to harm current businesses while also encouraging new entrepreneurs. She asked Mr. Palmer what would prevent people who already have licenses from getting the other licenses. She said she supports postponing the proposal. People who do want an REPL are about to go into the seasonal REPL time so postponing would not hurt them until AMCO or the state legislature decide to do anything; the state is going to have to work on Title 4.

Mr. Kelly noted that the consent agenda often provides opportunities for protest of liquor license and asked under what circumstances licenses can be protested. Ms. McEwen explained that the basis for any protest is based on code or financial reasons as outlined in CBJ Code Chapter 20 and cannot be arbitrary or capricious.

Chair Hale said she is in favor of postponing. Regarding the seasonal licenses, she explained that residents complain about businesses not being open in the summer. She is interested in seeing how the seasonal licenses work this summer.

Chair Hale asked for a Roll Call Vote on the motion to postpone Resolution 3051.

ROLL CALL on the motion to postpone Resolution 3051 to a date not earlier than November 4, 2024.

Yeas: Mr. Smith, Ms. Adkison, Mr. Bryson, Chair Hale, Mayor Weldon

Nays: Mr. Kelly, 'Wáahlaal Gidaag, Ms. Hughes-Skandijs

Motion to postpone passed: 5 Yeas, 3 Nays

16. Resolution 3055 A Resolution Partially Opposing the Petition Submitted by the City of Hoonah for Incorporation of the Xunaa Borough Including Horse Island, Colt Island, and the Mansfield Peninsula on Admiralty Island.

The City of Hoonah recently submitted a petition to the Local Boundary Commission to form the Xunaa Borough. The petition proposes to annex the northern portion of Chichagof Island, the Glacier Bay area, and the northern tip of Admiralty Island (including Horse and Colt Islands). The proposed Xunaa Borough would likely be beneficial to people living in, working in, and visiting the area. However, the northern tip of Admiralty Island may be challenging because it is within the City & Borough of Juneau model borough boundaries and has substantially more connections to the Juneau community than any other area. Whereas clauses in the resolution describe those connections.

On January 29, 2024, the Assembly Committee of the Whole discussed this topic and recommended the Assembly consider submitting a public comment to the Local Boundary Commission. Comments are due on February 28.

The City Manager recommends the Assembly hold a public hearing and then decide whether to adopt this resolution.

Public Comment

None

Assembly Action

MOTION by Mr. Bryson to adopt Resolution 3055.

Objection by 'Wáahlaal Gidaag for purposes of a question. She said the language "The Manager's recommendation for the Assembly is to hold public hearing and then decide whether to adopt this resolution" is new and asked whether the manager is recommending a separate second public hearing. Manager Koester explained that the Assembly indicated a strong desire to hear from the public; she is not recommending a second hearing, rather, she is not providing policy direction. Ms. Hale added that the public hearing was recommended because the Assembly doesn't normally have a public hearing on a resolution as they are normally part of the consent agenda. This resolution was pulled from the consent agenda to have a public hearing.

Mr. Bryson said that he incorrectly made his motion and would like to restate it.

MOTION by Mr. Bryson that the Assembly forward Resolution 3055 for Public Hearing at the next available Assembly meeting.

Ms. Hale asked Mr. Palmer, since the Assembly is already in public hearing, whether the motion is in order. Mr. Palmer answered yes, if the Assembly wants to postpone the item to the next meeting it can do that. It may need to hold a Special Assembly meeting to hold a public hearing prior to the end of the public comment period on February 28.

Objection by Mr. Kelly for purposes of a question. He interpreted the manager's recommendation to convey that she wants to stay neutral and not make a recommendation. Manager Koster responded that's correct. If the Assembly recommends a second public hearing, she would like guidance on when to hold it.

Mr. Palmer said the Assembly just held a public hearing on this, it was legally noticed, and the public had the opportunity for public hearing. Public comment has been closed, so the item is ripe for assembly action. The Assembly is free to consider a second public hearing.

Objection by Mr. Smith. He pointed out that this was noticed, and no one testified. He stressed that public comment to the Local Boundary Commission is due by February 28.

Ms. Hughes-Skandijs said she objects for the reasons that Mr. Smith just said. This is sufficient for the Assembly to take action. She urged sticking with the timeline and dealing with this tonight.

Mr. Bryson said he envisioned a public notice, like ordinances when they are printed in the newspaper. He sought confirmation that public testimony was already made available. Ms. Hale answered that is correct, the testimony period was 15 minutes ago.

Mayor Weldon apologized for the confusion. She explained that, when the Assembly sees a resolution that could use some public comment or just more thought, they pull it from the consent agenda. She said she told Manager Koester to pull the item from the consent agenda and put it to public hearing. She figured the Assembly wanted to discuss the item more. The resolution did follow all the criteria for public hearing, and she said she would support not having another hearing.

Mr. Bryson removed his motion.

MOTION by Mr. Bryson to adopt Resolution 3055 and asked for unanimous consent.

Objection by 'Wáahlaal Gidaag. She said she spoke to CCTLITA President Peterson at a reception recently. The Alaskan Native community supports the Hoonah community in this, and since the Assembly has not heard from the A'awk Kwaan or Tlingit Haida (CCTLITA) on this, she said they are opposed to this, so she is objecting to this resolution.

Objection by Ms. Hughes-Skandijs. She recalled that, when the Assembly spoke on whether to draft the resolution, members made comments regarding being aware that all of this is on stolen land; yet the Assembly is working in the constructs of cities, states, and local boundaries. She said she wrestled with

this resolution, as she found some of language compelling, but if the Assembly were to put in a comment and this area didn't go into the Xunaa Borough, then the area would still be in the unorganized borough. She stated that she is not interested in further annexation, but unsure whether there is something to be gained by asking the boundary commission to not put the area with Xunaa. She said the Juneau borough is fine as it is, and that the Assembly doesn't need to submit comment to the commission.

Mayor Weldon appreciated the comments of the previous speakers. She spoke in favor of the resolution due to the whereas clauses regarding the land having more relationship to Juneau. She is not in favor of Juneau annexation at this time, but she feels the ties to Juneau are much stronger than to Xunaa. She relayed that she spoke with Fran Houston, and Ms. Houston told her that the area was A'awk Kwaan land and not Xunaa land. Mayor Weldon said she was not speaking for Ms. Houston but rather wanted to relay their conversation. She realizes that a yes vote would keep this in the unorganized borough, which she is okay with because perhaps Angoon might do something with the land one day.

Chair Hale commented in support of the resolution, partly because CBJ is not making a decision to try to annex that land as that is decision for a future Assembly to make, but if they don't file this, they lose the opportunity to petition in the future if the Local Boundary Commission (LBC) grants the area to Xunaa.

ROLL CALL on the passage of Resolution 3055

YEAS: Mr. Bryson, Ms. Adkison, Mr. Smith, Chair Hale, Mayor Weldon

NAYS: 'Wáahlaal Gidaag, Mr. Kelly, Ms. Hughes-Skandijs

Motion passed: 5 Yeas, 3 Nays

17. Ordinance 2023-36(b) An Ordinance Authorizing the Sale of Foreclosed Property Located at 520 Sixth Street by Sealed Competitive Bid Auction.

In June of 2023, the City and Borough of Juneau received a Clerk's Deed for the property located at 520 Sixth Street (downtown/Starr Hill area) after the owners failed to pay property tax for the tax years of 2019-2022. The property consists of a 5,353 square foot lot and a 780 square foot house, which is in poor condition. The current amount owed for tax years through 2023, including penalties and interest, is approximately \$22,324.

This property will be sold through a sealed bid process and if the property sells for more than the amount owed in taxes and penalties and interest, the remainder is forwarded to the former owner and lienholders.

The Lands, Housing, and Economic Development Committee considered this topic at its meeting on July 13, 2023. The Systemic Racism Review Committee reviewed this ordinance at its January 9, 2024 meeting.

Version (b) includes a correction to the legal description of the property, and is being re-introduced as a result.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by 'Wáahlaal Gidaag to adopt Ordinance 2023-36(b) and asked for unanimous consent. *Hearing no objection, the motion was passed by unanimous consent.*

18. Ordinance 2023-14(b)(U) An Ordinance Appropriating \$900,000 to the Manager for a Loan to Coogan Alaska, LLC for the Island Hills Building LMN Project; Funding Provided by the Affordable Housing Fund.

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee forwarded a recommendation for funding of \$900,000 for Island Hills Building LMN to the Lands, Housing, and Economic Development Committee on November 6, 2023. Because the requests that were recommended exceeded the available funds in the Affordable Housing Fund, \$1.6 million was appropriated from the General Fund to the Affordable Housing Fund through ORD2023-14(b)(R).

This ordinance appropriates funds for a low interest \$900,000 loan to Coogan Alaska, LLC to promote the construction of 18 units of new housing in Juneau. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at the November 6, 2023 meeting. The Systemic Racism Review Committee reviewed this ordinance at its meeting on January 9, 2024.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

Joshua Adams, a local landlord, said that people are stuck on the idea that just throwing any kind of housing is going to create an economy of scale that might alleviate pressure on the housing market; the concept of “build it and they will come” has not worked, and it is not going to work. Juneau has more housing units than ever before in its history, and yet the city keeps giving more loans to contractors. The housing crisis is not going to be solved by building more overpriced housing. Juneau residents don’t need more housing, they need housing to be more affordable. He explained that, as Juneau’s economy becomes more seasonal and less diverse, there’s a widening incentive for property owners to get onto the short-term rental bandwagon. As of June, nearly 600 units were tied up in AirBnB. Out of state corporations rent and purchase living units with the intention of using them for the tourist season. The need for housing is so great that Juneau is willing to allow those living units to go empty most of the year. He said this is why the Telephone Hill Redevelopment Project is ill-advised, as it is another expensive megaproject that can only serve outside seasonal interest. He stressed that homes are not meant to be hotels, and that greed is causing people to get kicked out of their homes. He said the Assembly has levers, as it could regulate short-term housing, offer tax incentives for landlords who offer long-term rentals, work with the Alaska Housing Finance Corporation (AHFC) and section 8 to help the poor. He suggested that Coogan Construction be required to follow the affordability guidelines. He also suggested to listen to Waahlaal Giidaak about putting up these guardrails.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2023-14(b)(V)(b) and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

19. Ordinance 2023-14(b)(V)(b) An Ordinance Appropriating \$2,250,000 to the Manager for a Loan to Chilkat Vistas, LLC for Chilkat Vistas Apartments; Funding Provided by the Affordable Housing Fund.

During the 2023, Round Three competition of the Juneau Affordable Housing Fund, the application review committee recommended funding this project. This ordinance appropriates \$2,250,000 for a loan to Chilkat Vistas, LLC to complete 48 efficiency apartment units. The ordinance includes an affordability requirement. The loan will be secured by the property to be developed.

The Lands, Housing, and Economic Development Committee heard this at its November 6, 2023 meeting. The Systemic Racism Review Committee reviewed this ordinance at its meeting on January 9,

2024. The Assembly Committee of the Whole recommended the Assembly adopt version (b) of this ordinance at its meeting on January 29, 2024.

The City Manager recommends the Assembly adopt version (b) of this ordinance.

Public Comment

Joshua Adams said the ordinance is more in line with what members should be doing as an Assembly. He suggested focusing on grants for private property owners, people who want to restore old homes, and those who wish to refurbish and utilize units that are not being used year-round. It's not a question of more units, it's a question of sovereignty of private ownership and young people wanting to build their own homes. He explained that the housing crisis is symptomatic of a larger economic problem, and that there needs to be an overhaul of the assessor database. Mr. Kelly asked, regarding Mr. Adam's comments that more housing would not solve the crisis, whether he feels that an increase in supply would reduce the rise in inflation and allow more opportunity for people to buy homes. Mr. Adams answered that it would, but not for poor people, nor people from Juneau; it would help people who are invested in seasonal tourism.

Don McDougal, a Hillcrest Ave. resident, stated that he is all for affordable housing, and that if the project goes through the prices they are saying, it would be great. He said he is leery of the city approving the projects and then backsliding, like the project on Glacier Avenue that were supposed to be affordable housing units but are now expensive condos. He shared that he was one of the first residents to buy in Hillcrest Vistas and was told that the houses that would be built in front of them would be one-story houses; now he is looking at a two-story apartment building that is hundreds of feet long with over a hundred cars, and he is worried about his property value. Another concern is that they are in phase three that was approved by the city, but those in Hillcrest's phase one, like him, still don't have city services. He said the last snowstorm was tough since the road didn't get plowed because the city stops where the new development started. He stressed that, if the city is going to approve something more to be built in the area, shouldn't it wait until they finish what was started. He pays over \$4,000 a year in taxes and gets no services. Another worry is that, if the city approves the project, then all the things that need to be done to finish phase one and two will be put off so the buildings can be built. He is also worried about property values, as he once had a great view of mountains, but now has a great view of a parking lot and asked whether there should be a buffer that separates him from that kind of development.

Mike Huemann, a Smuggler's Cove resident and the project developer, said he wants to set the record straight. Regarding street acceptance, phase one has been complete for a while, but due to city bureaucracy, they have not been able to get it accepted. They are demanding that phase two be entirely complete before they accept phase one. He concurred with Mr. McDougal and said he does not have the equipment to keep the street maintained, and that he had to personally drive his excavator up there to move snow during the snowstorm because the snowplow truck drivers he hires can't do it anymore. On another matter, he said he has always said they were building a multifamily project, and that the roofline would be below the floor, which is the case. He explained that the wetlands permit includes a giant vegetation covered berm to shield the parking lot from the residences uphill. He shared that the project almost didn't happen and almost was condos, but the Mayor and Assembly members lobbied for them to come back. He said they were going to build a senior friendly condo project had the assembly not approve the money. Apartments do not pencil out, which is why no developers build them in town, but this money from the city make it possible.

Assembly Action

MOTION by Mr. Kelly to adopt Ordinance 2023-14(b)(V)(b) and asked for unanimous consent.

Objection by Mayor Weldon for the purposes of a question. She pointed to page 3 of the ordinance (page 68 of the meeting packet) and asked about the affordability section on lines 6 through 8 and what it means. Manager Koester answered that there are two different affordability components in Chilcat Vista’s revised proposal, and one was that the rent would be \$1,400 a month and adjusted for inflation annually. Staff were comfortable that this satisfied the affordability component because 80% of Juneau’s area median income (AMI) for the same unit is \$1,712 per month. Chilcat Vistas proposed that 14 of the units would be at that threshold and that the remainder would be made available at 80% or less of Juneau AMI. She added that the Affordable Housing Fund requires that 20% of the units are at 80% Juneau AMI or below. The combination of the \$1,400 units and the remainder being below AMI is beyond the affordability requirements of the fund itself, in staff’s opinion. Mayor Weldon removed her objection.

Objection by Chair Hale for purposes of a statement. She clarified that the language is not saying that the other 31 units would be rented at \$1,712 a month, it is saying that that is 80% of AMI and would be rented at a figure under, or up to that figure. She removed her objection. *With no further objection, the ordinance passed by unanimous consent.*

20. Ordinance 2023-14(b)(X) An Ordinance Transferring \$800,000 from CIP F22-027 Juneau Police Department Roof Replacement to CIP P44-090 Deferred Building Maintenance.

This ordinance would transfer \$800,000 from the Juneau Police Department Roof Replacement CIP to the Deferred Building Maintenance CIP. The bid for the roof replacement project came in lower than anticipated. Ordinance 2023-14(b)(G) previously transferred funds from the Deferred Building Maintenance CIP to the Juneau Police Department Roof Replacement CIP. This transfer would return excess project funding back to the Deferred Building Maintenance CIP. The Juneau Police Department Roof Replacement CIP will retain sufficient funding for the project that is scheduled to begin construction in summer 2024.

This transfer of project funding is consistent with the intent of the 2022 1% Sales Tax initiative approved by voters in the October 4, 2022 municipal election.

The Systemic Racism Review Committee reviewed this ordinance at its meeting on January 9, 2024. The Public Works and Facilities Committee will review this request at the January 29, 2024 meeting.

The City Manager recommends the Assembly adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Hughes-Skandijs to adopt Ordinance 2023-14(b)(X) and asked for unanimous consent. *Hearing no objection, the ordinance passed by unanimous consent.*

O. UNFINISHED BUSINESS

None.

P. NEW BUSINESS

None.

Q. STAFF REPORTS

None.

R. ASSEMBLY REPORTS

Mayor's Report

The Mayor reported that the Community Health Needs Assessment Survey was on the website: JuneauSurvey.com and encouraged citizens to take it. If people enter, they could win a \$500 prize.

Committee and Liaison Reports

Assembly Human Resources Committee (HRC) Chair Smith relayed that the HRC met and forwarded the following appointments to the Assembly.

MOTION by Mr. Smith to appoint Ethel Stokes to the Juneau Commission on Aging for a term beginning immediately and ending December 31, 2025 and asked for unanimous consent. *Hearing no objection, the motion was passed by unanimous consent.*

MOTION by Mr. Smith that the full Assembly recommend forwarding to the State of Alaska Emergency Response Commission the appointment of Nathan Ramsey to BRH seat 5a, for a term beginning immediately and ending December 31, 2026, and the appointment of Steven Karnass to Venerable Populations seat 11a for a term beginning immediately and ending December 31, 2025 on the Local Emergency Planning Committee and asked for unanimous consent. *Hearing no objection, the motion was passed by unanimous consent.*

MOTION by Mr. Smith to reappoint Mila Cosgrove to the Personnel Board general seat for a term beginning immediately and ending January 31, 2027 and asked for unanimous consent. *Hearing no objection, the motion was passed by unanimous consent.*

Presiding Officer Reports

None

S. ASSEMBLY COMMENTS & QUESTIONS

T. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

U. EXECUTIVE SESSION

V. SUPPLEMENTAL MATERIALS

21. Proclamation: Recognizing National Engineers Week 2024

W. ADJOURNMENT

There being no further business to come before the Assembly, the meeting was adjourned at 9:47p.m.

Signed: _____

Elizabeth J. McEwen,
Municipal Clerk

Signed: _____

Michelle Hale,
Acting Mayor

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2023-14(b)(AR)

An Ordinance Appropriating \$2,809,082 to the Manager to Fund the City and Borough of Juneau and Bartlett Regional Hospital's Fiscal Year 2024 Public Employees' Retirement System (PERS) Contribution; Funding Provided by the Alaska Department of Administration.

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 \$2,809,082 to fund the City and Borough of Juneau and Bartlett Regional Hospital's fiscal year 2024 Public Employees' Retirement System contribution, distributed as follows:

Bartlett Regional Hospital

Bartlett Regional Hospital **\$ 1,483,217**

City & Borough of Juneau

General Fund:

Finance	\$ 90,677
Community Development	54,124
General Engineering	50,475
Libraries	45,665
Information Technology	36,649
Law	35,151
Manager's Office	31,158
Parks & Landscape	23,959
Human Resources	15,433
Clerk's Office	8,696
Arboretum	2,752
RecycleWorks	2,354
Mayor & Assembly	52
Total General Fund	\$ 397,145

Special Revenue Funds:

Police	\$	255,936
Capital City Fire		168,521
Capital Transit		77,948
Parks & Recreation		69,540
Streets		49,987
Eaglecrest Ski Area		20,139
Lands & Resources		5,600
Total Special Revenue Funds	\$	647,671

Enterprise Funds:

Wastewater	\$	68,311
Airport		67,024
Harbors		32,900
Water		31,902
Docks		25,529
Total Enterprise Funds	\$	225,666

Internal Service Funds:

Facilities Maintenance	\$	27,566
Public Works Fleet		15,707
Self-Insurance		12,110
Total Internal Service Funds	\$	55,383

Total City & Borough of Juneau **\$ 1,325,865**

Total Appropriation **\$ 2,809,082**

Section 3. Source of Funds

Alaska Department of Administration \$ 2,809,082

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

Adopted this ___ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(C)

An Ordinance Appropriating \$500,000 to the Manager for Bartlett Regional Hospital’s Rainforest Recovery Center; Funding Provided by General Funds.

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 \$500,000 for Rainforest Recovery Center at Bartlett Regional Hospital.

Section 3. Source of Funds

General Funds \$ 500,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(G)

An Ordinance Appropriating \$200,000 to the Manager for Bartlett Regional Hospital’s Home Health and Hospice Services; Funding Provided by General Funds.

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 \$200,000 for Bartlett Regional Hospital’s Home Health and Hospice Services.

Section 3. Source of Funds

General Funds \$ 200,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(I)

An Ordinance Appropriating \$8,900,000 to the Manager for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project; Funding Provided by Hospital Funds.

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 \$8,900,000 for the Bartlett Regional Hospital Emergency Department Addition Capital Improvement Project (B55-087).

Section 3. Source of Funds

Hospital Funds \$ 8,900,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(K)

An Ordinance Deappropriating up to \$505,000 of General Funds and Appropriating up to \$505,000 of Restricted Budget Reserves for the August 2024 Glacier Outburst Flood Response.

WHEREAS, the CBJ Assembly adopted Resolution 3071 on August 6, 2024 declaring a local emergency in response to the August 2024 glacier outburst flood and requested State and federal assistance; and

WHEREAS, the CBJ Assembly adopted Emergency Resolution 3072 on August 19, 2024 appropriating General Funds and Wastewater Funds for August 2024 glacier outburst flood response; and

WHEREAS, the CBJ Assembly Finance Committee directed staff to draft an ordinance changing the funding source of up to \$505,000 appropriated under Emergency Resolution 3072 from General Funds to Restricted Budget Reserves on September 4, 2024; and

WHEREAS, \$505,000 represents the portion of the appropriation under Emergency Resolution 3072 that is considered reimbursable from State or federal sources, which includes \$150,000 for debris and waste removal and \$355,000 for stormwater system repairs; and

WHEREAS, the Restricted Budget Reserve will be repaid upon reimbursement from State or federal sources.

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

Section 2. Deappropriation. There is deappropriated from the Manager the sum of up to \$505,000 for August 2024 glacier outburst flood response.

Section 3. Appropriation. There is appropriated to the Manager the sum of up to \$505,000 of Restricted Budget Reserves for August 2024 glacier outburst flood response.

Section 4. Source of Funds

General Funds	(\$ 505,000)
Restricted Budget Reserves	\$ 505,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth A. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(L)

An Ordinance Appropriating \$938,324 to the Manager for the Planning Phase of the Airport Master Plan Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Airport Revolving Funds.

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 \$938,324 for the planning phase of the Airport Master Plan Capital Improvement Project (A50-113).

Section 3. Source of Funds

Federal Aviation Administration	\$ 911,897
Airport Revolving Funds	\$ 26,427

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(M)

An Ordinance Appropriating \$3,000,000 to the Manager as Local Matching Funds for a United States Army Corps of Engineers Glacier Outburst Flooding General Investigation Study; Funding Provided by General Funds.

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 \$3,000,000 for a general investigation study of outburst flooding with the United States Army Corps of Engineers.

Section 3. Source of Funds

General Funds \$ 3,000,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(N)

An Ordinance Appropriating \$100,000 to the Manager for Expanded Inundation Maps and Hydrological Modeling of the Mendenhall River; Funding Provided by General Funds.

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 \$100,000 for expanded inundation maps and hydrological modeling of the Mendenhall River.

Section 3. Source of Funds

General Funds \$ 100,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by:
Introduced:
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-31

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 12400 and 12410 Glacier Highway from D1(T)D3 to D3.

WHEREAS, the area of the proposed rezone consists of 1.96 acres, located at 12400 Glacier Highway and 12410 Glacier Highway, identified as USS 687 Haffner Tract and USS 687 Fraction, is currently zoned as D1(T)D3; and

WHEREAS, the land use maps of the Comprehensive Plan identify the subject lots as Rural Low Density Residential (RLDR); and

WHEREAS, being in a transitional zoning district, the lots would automatically be upgraded to D3 at the time public sewer is provided in accordance with CBJC 49.70.700(a); and

WHEREAS, the proposed rezone lots have public water with privately maintained septic systems, with the public sewer line currently terminating approximately 850 feet away and over an anadromous stream, from the two lots; and

WHEREAS, adjacent parcels are zoned D3, D18, and waterfront commercial around Auke Bay; and

WHEREAS, the D3 residential district is intended to accommodate single family and duplex residential development with a density of three dwelling units per acre; and

WHEREAS, the proposed rezone is an expansion of the D3 zoning district directly across Glacier Highway and provides for needed increased residential development in the area; and

WHEREAS, the Planning Commission concluded that the change from D1(T)D3 to D3 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

NOW, THEREFORE, 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 to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of 12400 Glacier Highway (the tract described as Haffner Tract, within U.S. Survey 687 per plat 74-38W) and 12410 Glacier Highway (a tract within U.S. Survey 687 described as beginning on the northerly line of the Glacier Hwy right-of-way N 53° 47' 48" E 1054.7 feet from Corner 1 of said survey, thence N 43° 19' W 247.58 feet, thence N 46° 41' E 157.11 feet, thence S 43° 19' E 259.25 feet to the north line of the Glacier Hwy right-of-way, thence along the right-of-way line to the point of beginning), identified as USS 687 Haffner Tract and USS 687 Fraction (parcel numbers 4B2301080010; 4B2301080020) from D1(T)D3 to D3 zoning. The described rezone is shown on the attached Exhibit "A" illustrating the area of the proposed zone change.

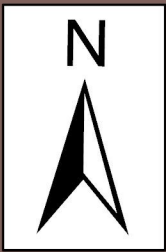
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Beth McEwen, Municipal Clerk



Proposed zone change from D1 (T) D3 to D3



Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3069

A Resolution Deappropriating \$50,000 from the Hut to Hut Capital Improvement Project; Funding was Provided by Sales Tax.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, Resolution 2791(d) appropriated \$50,000 to the Manager for the Hut to Hut Capital Improvement Project; and

WHEREAS, the project’s scope of work was abandoned with no costs incurred, and the project is ready to be closed; and

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

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$50,000 for the Hut to Hut Capital Improvement Project (P46-107).

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3070

A Resolution Deappropriating \$25,000 from the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding was Provided by Airport Revolving Funds.

WHEREAS, under Article IX of the Home Rule Charter of the City and Borough of Juneau, the Assembly by resolution may reduce any appropriation, except for debt service or for cash deficit, provided that no appropriation may be reduced by more than the amount of the unencumbered balance; and

WHEREAS, Transfer Request T-1081 transferred \$25,000 to the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; and

WHEREAS, Airport revolving funds were temporarily transferred to this project as local grant match, but are now being replaced with Passenger Facility Charge fees via Ordinance 2024-01(b)(E) to meet Federal Aviation Administration Airport Improvement Program local grant match requirements; and

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

Section 1. Deappropriation. There is deappropriated from the Manager the sum of \$25,000 for the Airport Runway Safety Shoulder Grading Capital Improvement Project (A50-112).

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Presented: 09/16/2024
Drafted by: Law Department

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 3074

A Resolution Authorizing the City and Borough of Juneau to Participate in the Community Development Block Grant Program from the Alaska Department of Community and Economic Development, with Douglas Indian Association for the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center.

WHEREAS, the City and Borough recognizes the importance of supporting local non-profit organizations in addressing the social and human needs of the community; and

WHEREAS, the City and Borough is eligible to apply for Community Development Block Grant (CDBG) funds for the benefit of qualifying low and moderate-income persons served by local non-profit organizations; and

WHEREAS, the City and Borough has obtained and successfully administered CDBG grants in 2004 to construct a daycare facility for seniors with Alzheimer’s Disease or a related disorder, in 2005 to construct seven units of homeless housing, and in 2007 refurbishment and livability upgrades at facilities owned and operated by Gastineau Human Services, the AWARE Shelter, St. Vincent de Paul, and the Glory Hole, as well as a 2011 grant to AWARE for design and construction of extended stay safe and sober shelter, and funding in 2011 for AWARE to reconstruct a retaining wall; and

WHEREAS, City and Borough staff solicited proposals from non-profit organizations for projects eligible for funding in the 2024 CDBG grant cycle; and

WHEREAS, one proposal was received and considered; and

WHEREAS, the Douglas Indian Association proposal is to construct the Anax Yaa Andagan Ye Daakahidi: Where the Sun Rays Touch First Cultural Historic Education and Language Preservation Center; and

WHEREAS, the Douglas Indian Association proposal will construct the education and language preservation center, which serves a limited clientele-identified special population; and

WHEREAS, the Douglas Indian Association has secured a 66% cash match for the project; and

WHEREAS, the City and Borough recognizes the importance of supporting local non-profit organizations in addressing the social and human needs of the community; and

WHEREAS, the City and Borough will apply for a grant in the amount of \$850,000 from the Alaska Department of Commerce, Community, and Economic Development (hereinafter "DCCED"), under the CDBG program; and

WHEREAS, the deadline for submission of a Community Development Block Grant application is December 6, 2024.

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

Section 1. The Assembly authorizes the Manager to negotiate and execute all necessary documents required for granting and managing funds on behalf of the benefiting organization, Douglas Indian Association.

Section 2. The Manager is also authorized to execute any amendments to the grant agreement between the City and Borough and the DCCED as may be necessary for adjustments to the project scope of work and/or budget.

Section 3. Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: September 16, 2024
Drafted by: Finance

TRANSFER REQUEST FOR THE CITY AND BOROUGH OF JUNEAU,
ALASKA

SERIAL NUMBER T-2502

It is hereby ordered by the Assembly of the City and Borough of Juneau,
Alaska, that \$600,000 be transferred:

From: CIP

P41-099	Treadwell Arena Roof Replacement	\$ (262,901)
P41-110	Sports Field Resurfacing and Repairs	\$ (260,887)
P41-097	Sports Field Repairs	\$ (76,212)

To: CIP

P41-114	Dimond Park Fieldhouse Riverbank Armoring	\$ 600,000
---------	---	------------

The \$600,000 consists of:

General Sales Tax	\$ 337,099
General Funds	\$ 262,901

Moved and Approved this _____ day of _____, 2024.

Katie Koester, City Manager

Attest:

Elizabeth J. McEwen, Municipal Clerk



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

July 24, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: South of the Bridge, Llc DBA: Louie's Douglas Inn VIA email: abby@louiesdouglasinn.com CC: None Local Government 1: City and Borough of Juneau Local Government 2: Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Community Council: n/a Via Email:

Re: Beverage Dispensary License #3695 Combined Renewal Notice

Table with 2 columns: Field Name and Value. Fields include License Number, License Type, Licensee, Doing Business As, Physical Address, Designated Licensee, Phone Number, and Email Address.

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-

Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10th, 2024** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 5, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Up the Creek, Inc DBA: Twisted Fish Company VIA email: reecia@juneauwaterfront.com Local Government 1: Juneau Borough Local Government 2: Juneau Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov Community Council: N/A Via Email: N/A

RE: Beverage Dispensary License #4842 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Rows include License Number (4842), License Type (Beverage Dispensary), Licensee (Up the Creek, Inc), Doing Business As (Twisted Fish Company), Physical Address (550 S Franklin Street), Licensee Contact Tel. (907-586-5018; 907-723-4658)

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the September 10, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 5, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Tailwind, Inc. DBA: Hangar on the Wharf VIA email: reecia@gmail.com CC: None Local Government 1: Juneau, City and Borough of Local Government 2: Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Community Council: n/a Via Email:

Re: Beverage Dispensary #3755 Combined Renewal Notice

Table with 2 columns: Field Name and Value. Fields include License Number, License Type, Licensee, Doing Business As, Physical Address, Designated Licensee, Phone Number, and Email Address.

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10th, 2024** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 6, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Hospitality Group Llc DBA: Frontier Suites Hotel VIA email: ANASCHROTH@YAHOO.COM Local Government 1: Juneau Borough Local Government 2: Juneau Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov Community Council: N/A Via Email: N/A

RE: Beverage Dispensary Tourism License #3824 Combined Renewal Notice

Table with 2 columns: Field Name and Value. Fields include License Number (3824), License Type (Beverage Dispensary Tourism), Licensee (Hospitality Group Llc), Doing Business As (Frontier Suites Hotel), Physical Address (9400 Glacier Highway), and Licensee Contact Tel. (907-723-8200 ; (907) 789-7206)

- License Renewal Application (checked) Endorsement Renewal Application (unchecked)

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the September 10, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

August 9, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Tailwind Jnu, Llc
DBA: Tailwind Concessions
VIA email: HR@tailwindconcessions.com
Local Government 1: Juneau Borough
Local Government 2: Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov
Community Council: N/A
Via Email: N/A

RE: Beverage Dispensary Tourism License #5631 and 5649 Combined Renewal Notice

License Number:	5631 and 5649
License Type:	Beverage Dispensary Tourism
Licensee:	Tailwind Jnu, Llc
Doing Business As:	Tailwind Concessions
Physical Address:	License #5631 located at-1873 Shell Simmons Drive Suite 220 Area B License #5649 located at- 1873 Shell Simmons Drive, Suite 220 Area A
Licensee Contact Tel.	720-891-7031; 910-343-9881

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10, 2024**, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

August 12, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Gfa Corporation
DBA: Co-Ho Imports AK
VIA email: office@cohoimports.com
Local Government 1: Juneau Borough
Local Government 2: Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov
Community Council: N/A
Via Email: N/A

RE: General Wholesale License #5924 Combined Renewal Notice

License Number:	5924
License Type:	General Wholesale
Licensee:	Gfa Corporation
Doing Business As:	Co-Ho Imports AK
Physical Address:	2092 Jordan Avenue, Ste 550
Licensee Contact Tel.	(206) 335-3253; (425) 353-4100; 206-335-3753

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10, 2024**, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,
and Economic Development

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

August 14, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Triangle Club Inc.
DBA: Triangle Club
VIA email: triangleclubbar@hotmail.com
Local Government 1: Juneau Borough
Local Government 2: Juneau
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov
Community Council: N/A
Via Email: N/A

RE: Beverage Dispensary License #1166 Combined Renewal Notice

License Number:	1166
License Type:	Beverage Dispensary
Licensee:	Triangle Club Inc.
Doing Business As:	Triangle Club
Physical Address:	251 Front St
Licensee Contact Tel.	907-586-3140

License Renewal Application Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10, 2024**, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 14, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: Juneau's Waterfront Restaurants, LLC.

DBA: Alaskan Brewing Public House

VIA email: reecia@gmail.com

CC:

Local Government 1: City and borough of Juneau

Local Government 2:

Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov; mcb_notice@juneau.org

Community Council:

Via Email:

Re : Beverage Dispensary License #673 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Fields include License Number (#673), License Type (Beverage Dispensary License), Licensee (Juneau's Waterfront Restaurants, LLC.), Doing Business As (Alaskan Brewing Public House), Physical Address (406 S Franklin Street Suite Retail B & Adjoining Pier), and Phone Number ((907)-723-4658).

License Renewal Application

Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September, 10th 2024** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 22, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: V's Grinders Llc DBA: V's Cellar Door VIA email: Info@vscellardoor.com Local Government 1: Juneau Borough Local Government 2: Juneau Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov Community Council: N/A Via Email: N/A

RE: Restaurant Eating Place License #848 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Rows include License Number (848), License Type (Restaurant Eating Place), Licensee (V's Grinders Llc), Doing Business As (V's Cellar Door), Physical Address (222 Seward Street), Licensee Contact Tel. (907-723-2762).

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the September 10, 2024, board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The

board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body.

If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body.

If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350



THE STATE of ALASKA GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community, and Economic Development

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

August 20, 2024

From: Alcohol.licensing@alaska.gov ; amco.localgovernmentonly@alaska.gov

Licensee: The Valley Restaurant LLC
DBA: The Valley Restaurant
VIA email: manong47@gmail.com
CC: None
Local Government 1: Juneau, City and Borough of
Local Government 2:
Via Email: di.cathcart@juneau.gov; city.clerk@juneau.gov

Community Council: n/a
Via Email:

Re: Restaurant / Eating Place #3049 Combined Renewal Notice

Table with 2 columns: Field Name, Value. Fields include License Number (#3049), License Type (Restaurant / Eating Place), Licensee (The Valley Restaurant LLC), Doing Business As (The Valley Restaurant), Physical Address (9320 Glacier Hwy, Juneau, AK 99801), Designated Licensee (The Valley Restaurant LLC), Phone Number ((907) 789-1422; 907-209-8333), Email Address (manong47@gmail.com).

[X] License Renewal Application [] Endorsement Renewal Application

Dear Licensee:

Our staff has reviewed your application after receiving your application and required fees. Your renewal documents appear to be in order, and I have determined that your application is complete for purposes of AS 04.11.510, and AS 04.11.520.

Your application is now considered complete and will be sent electronically to the local governing body(ies), your community council if your proposed premises is in Anchorage or certain locations in the Matanuska-Susitna Borough, and to any non-profit agencies who have requested notification of applications. The local governing body(ies) will have 60 days to protest the renewal of your license.

Your application will be scheduled for the **September 10th, 2024** board meeting for Alcoholic Beverage Control Board consideration. The address and call-in number for the meeting will be posted on our home page. The board will not grant or deny your application at the meeting unless your local government waives its right to protest per AS 04.11.480(a).

Please feel free to contact us through the Alcohol.licensing@alaska.gov email address if you have any questions.

Dear Local Government:

We have received completed renewal applications for the above listed licenses within your jurisdiction. This is the notice required under AS 04.11.480. A local governing body may protest the issuance, renewal, relocation, or transfer to another person of a license with one or more endorsement, or issuance of an endorsement by sending the director and the applicant a protest and the reasons for the protest in a clear and concise statement within 60 days of the date of the notice of filing of the application. A protest received after the 60-day period may not be accepted by the board, and no event may a protest cause the board to reconsider an approved renewal, relocation, or transfer.

To protest any application(s) referenced above, please submit your written protest for each within 60 days to AMCO and provide proof of service upon the applicant and proof that the applicant has had reasonable opportunity to defend the application before the meeting of the local governing body. If you have any questions, please email amco.localgovernmentonly@alaska.gov.

Dear Community Council (Municipality of Anchorage and Mat-Su Borough only)

We have received a completed renewal application for the above listed license (see attached application documents) within your jurisdiction. This letter serves to provide written notice to the above referenced entities regarding the above application, as required under AS 04.11.310(b) and AS 04.11.525.

Please contact the local governing body with jurisdiction over the proposed premises for information regarding review of this application. Comments or objections you may have about the application should first be presented to the local governing body. If you have any questions, please email Alcohol.licensing@alaska.gov

Sincerely,



Joan M. Wilson, Director
907-269-0350

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Presented by: COW
Presented: 8/19/2024
Drafted by: S. Layne

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-20

An Ordinance Amending the Parking Requirements of the Land Use Code by Extending the No Parking Requirements to Include the Telephone Hill Area.

WHEREAS, consistent with CBJ Charter 3.16(c), the Assembly waives Planning Commission review of this ordinance.

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. CBJC 49.40.200, General applicability, is amended to read:

49.40.200 General applicability.

Developers must provide off-street parking spaces for automobiles in accordance with the requirements set forth in this chapter at the time any structure is erected, expanded, or when there is a change in the principal use.

(a) Special parking areas.

(1) *Town center parking area.* ...

(2) *No Parking Required Area.* The No Parking Required Area, as depicted in Ordinance 2024-20 Exhibit A, Ordinance 2022-04(b) is adopted. The lots within the area starting from the intersection of Fourth Street and Gold Street, thence southeasterly along Gold Street and Gastineau Avenue past

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Layton Way to a location near 490 S Franklin Street, thence southwesterly to Gastineau Channel, thence northwesterly along Gastineau Channel to the intersection of Heritage Way and Marine Way, thence westerly along Egan Drive to the west boundary of the Downtown Transportation Center, thence meandering northwesterly along the west boundaries of the Downtown Transportation Center and Blocks E and D of Juneau Townsite to W Third Street, thence northeasterly along W Third Street to Main Street, thence northwesterly along Main Street to the intersection with Fourth Street, thence along Fourth Street to the point of beginning, are excluded from the parking requirements of this chapter. The lots within the area bound by Gastineau Avenue, Fourth Street, Seward Street, Gastineau Channel, 490 South Franklin Street, and Layton Way are excluded from the parking requirements of this chapter. No additional parking is required for development in this area.

...

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

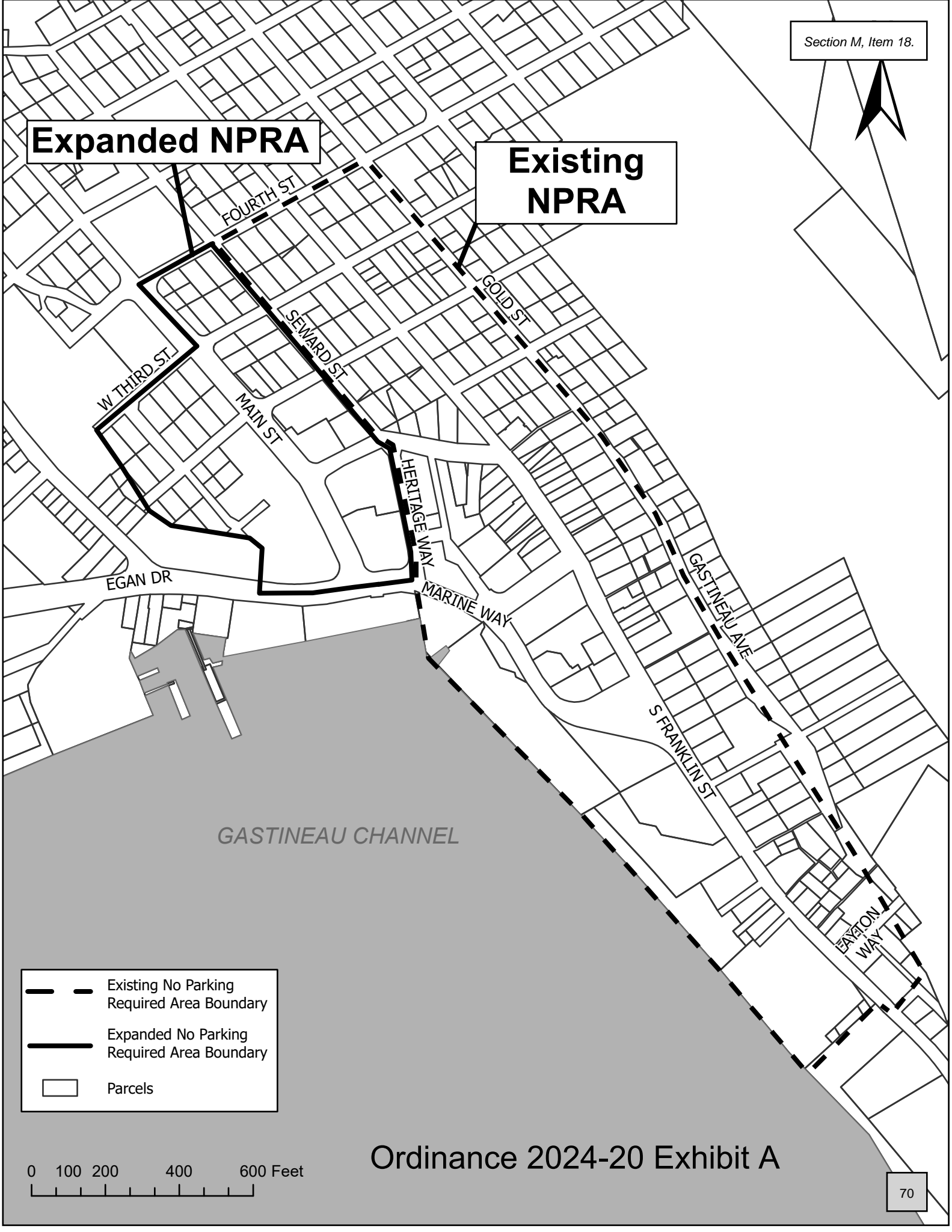
Attest:




Elizabeth J. McEwen, Municipal Clerk

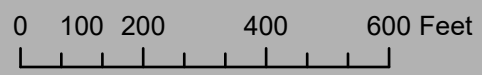


Expanded NPRA

Existing NPRA



-  Existing No Parking Required Area Boundary
-  Expanded No Parking Required Area Boundary
-  Parcels



Ordinance 2024-20 Exhibit A

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(D)

An Ordinance Appropriating \$50,000 to the Manager for a Civic Engagement and Communications Strategy; Funding Provided by General Funds.

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 \$50,000 for a civic engagement and communications strategy.

Section 3. Source of Funds

General Funds \$ 50,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(E)

An Ordinance Appropriating \$547,353 to the Manager for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant and Passenger Facility Charge Fees.

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 \$547,353 for the Airport Runway Safety Area Shoulder Grading Capital Improvement Project (A50-112).

Section 3. Source of Funds

Federal Aviation Administration	\$ 422,353
Passenger Facility Charge Fees	\$ 125,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(F)

An Ordinance Appropriating \$1,017,116 to the Manager for the Airport Rescue and Fire Fighting Truck Capital Improvement Project; Funding Provided by the Federal Aviation Administration (FAA) Airport Improvement Program (AIP) Grant, Airport Revolving Funds, and Airport Funds.

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 \$1,017,116 for the Airport Rescue and Fire Fighting Truck Capital Improvement Project (A50-114).

Section 3. Source of Funds

Federal Aviation Administration	\$ 1,007,116
Airport Revolving Funds	\$ 5,000
Airport Funds	\$ 5,000

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: August 19, 2024
Drafted by: Finance

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-01(b)(J)

An Ordinance Appropriating \$35,025 to the Manager for a Grant to St. Vincent de Paul; Funding Provided by General Funds.

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 \$35,025 for a grant to St. Vincent de Paul.

Section 3. Source of Funds

General Funds \$35,025

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

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

Elizabeth A. McEwen, Municipal Clerk

2024 4th Late File Exemption List to the Assembly

Late File Senior & Disabled Veteran Exemptions:

Name	Parcel Number	Property Address
John Matheson	2D04020D0340	1603 Beach Dr
Luis Hernandez	5B2501380090	4394 Julep St
Kurt E Milnes	5B1301120350	6590 Glacier Hwy #35
Fred Wiley	1C040A380050	831 Basin Rd
Marvin J Picotte Jr	5B1301080090	5875 Glacier Hwy #9
Michael Elstad	5B2401410030	8182 Threadneedle St
Scott T Blume	1D050L150060	2816 Peters Ln
Andrew Massey	5B2101321062	9090 Cinema Dr #C104

Late File Senior & Disabled Veteran Hardship Exemptions:

Name	Parcel Number	Property Address
Rita George	1C060C100050	825 B St
Barbara Hyde	4B2201070040	3130 Wilma Ave
Luis Hernandez	5B2501380090	4394 Julep St
Richard HofMann	1B0301000043	4970 Thane Rd
Andrew Massey	5B2101321062	9090 Cinema Dr #C104



OFFICE OF THE MUNICIPAL CLERK

155 S. Seward St., Room 202
Phone: (907)586-5278 Fax: (907)586-4552
email: city.clerk@juneau.org

Notice of Appeal

This appeal is governed by CBJ 01-50, the Municipal Appellate Code. This code establishes the standards and procedures for appeals.¹ Anyone who files an appeal should be familiar with the appellate code. The clerk can give you a copy of the code.

Attach a copy of the decision being appealed. Do not attach any other documents, exhibits, or additional pages to this form, except for any pages needed to continue the answers to the requested information below. The clerk will accept this form only if the appropriate filing fee is attached. The fee to file an appeal to the assembly is \$500.00. To be timely, an appeal must be filed within 20 days of the date the decision being appealed is filed with the clerk.

Action Being Appealed

Board decisions are appealable: board recommendations and most staff decisions are not.

- Agency Appealed From:

- Description and Date of Decision: File No.: PWP2024 0003 Decision Date: 7/24/2024

Concerned Parties

Identify the people who have an interest in the action being appealed: yourself and others.

<input checked="" type="checkbox"/> Party Filing Appeal	Mailing Address	Telephone	Fax	Email
Hali Duran	PO Box 21887, Juneau, AK 99802	303-478-2132		Hali.duran00@gmail.com

<input type="checkbox"/> Parties Who Won the Decision Appealed	Mailing Address	Telephone	Fax	Email
--	-----------------	-----------	-----	-------

¹ 01.50.070 STANDARD OF REVIEW AND BURDEN OF PROOF. (a) The appeal agency may set aside the decision being appealed only if:

- (1) The appellant establishes that the decision is not supported by substantial evidence in light of the whole record, as supplemented at the hearing;
- (2) The decision is not supported by adequate written findings or the findings fail to inform the appeal agency of the basis upon which the decision appealed from was made; or
- (3) The agency failed to follow its own procedures or otherwise denied procedural due process to one or more of the parties.

(b) The burden of proof is on the appellant. (Serial No. 92-36 2 (part), 1992).

Issues on Appeal²

Concisely describe the legal and factual errors that form the basis for your appeal. Do not argue them: argument will be heard later.

Only 6 out of 9 commissions were present at the meeting.
I request a review with all commissioners present.

The request for the ADU and parking waiver for the unit does not represent a change in density. The occupancy of the property was not changed.

Relief Requested

What should the Assembly do with the action being appealed: send it back, modify it, or something else?

Send it back.



August 29, 2024

Signature

Date

If you are representing any group, or a person other than yourself, you must sign a notarized statement that you are authorized to represent them.

2 01.50.030(b)(5) COMMENCEMENT OF ACTION.

The notice of appeal shall include a concise statement of the legal and factual errors in the decision that form the basis of the appeal.

-over-



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF DECISION**

Date: July 24, 2024

File No.: PWP2024 0003

Hali Duran
P.O.BOX 21887
Juneau, Ak 99802
hali.duran00@gmail.com

Proposal: Applicant requests a parking waiver to waive one (1) required parking space for an accessory apartment.

Property Address: 120 West Ninth Street

Legal Description: GOLDEN BELT ADDITION BL 2 LT D

Parcel Code No.: 1C030F020010

Hearing Date: July 23, 2024

The Planning Commission, at its regular public meeting, did not accept the Director’s recommendation, and the analysis and findings listed in the attached memorandum dated July 15, 2024, and denied the waiver of the requirement for one (1) parking space to be conducted as described in the project description and project drawings submitted with the application.

Attachments: July 15, 2024, memorandum from Ilsa Lund Planner I, Community Development to the CBJ Planning Commission regarding PWP2024 0003.

This Notice of Decision does not authorize any construction activity. Prior to starting any development project, it is the applicant’s responsibility to obtain a building permit for any and all improvements requiring such.

Hali Duran
File No: PWP2024 0003
July 24, 2024
Page 2 of 2

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 PM on the day twenty days from the date the decision is filed.


FOR Mandy Cole, Chair
Planning Commission

8/13/24
Date


Filed With City Clerk

8/13/2024
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.



PLANNING COMMISSION STAFF
PARKING WAIVER PWP2024 0003
HEARING DATE: JULY 23, 2024

(907) 586-0715
CDD_Admin@juneau.gov
www.juneau.org/community-development
155 Heritage Way • Juneau, AK 99801

DATE: July 15, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Ilsa Lund, Planner I *Ilsa Lund*
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a parking waiver to waive one (1) required parking space for an accessory apartment.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- The lot is located outside of the Town Center Parking Area (TCPA).
- The lot is comprised of a steep slope and unable to accommodate on-site parking.
- Public transportation is within a seven (7)-minute walking distance.
- The proposal complies with adopted plans, which contain policies promoting in-fill housing development.

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.30.270
 - CBJ 49.40.210(d)(6)
 - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Hali Duran
Applicant	Hali Duran & Ericka Michelle Lee
Property Address	120 West Ninth Street
Legal Description	GOLDEN BELT ADDITION BL 2 LT D
Parcel Number	1C030F020010
Zoning	D10 (Multi-Family)
Land Use Designation	Medium Density Residential (MDR)
Lot Size	2,869 sq. ft./ 0.0659 acre
Water/Sewer	City & Borough of Juneau
Access	Dixon St./ W. Ninth St.
Existing Land Use	Residential
Associated Applications	USE2024 0011

The Commission shall hear and decide the case per CBJ 49.40.210(d)(6) PARKING WAIVERS. The required number of non-accessible parking spaces required by this section may be reduced if the requirements of this subsection 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 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

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North (D10)	Residential
South (ROW)	W Ninth Street
East (D10)	Residential
West (D10)	Residential

SITE FEATURES	
Anadromous	None
Flood Zone	Zone X
Hazard	No
Hillside	Yes, slope ~44%
Wetlands	No
Parking District	No
Historic District	No
Overlay Districts	Mining & Exploration Surface Activities Exclusion District, Urban/ Rural Mining District, Alternative Development Overlay District (ADOD)

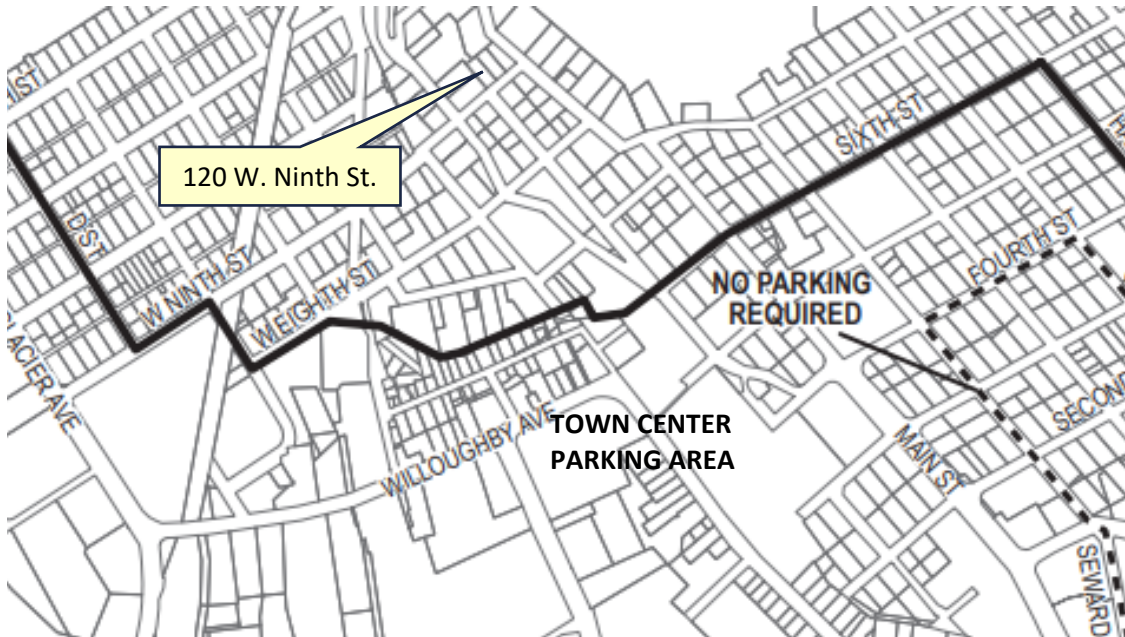
BACKGROUND INFORMATION

Project Description – The applicant requests a Parking Waiver to waive one (1) required parking space for an accessory apartment in a D10 zoning district (Attachment A). This application is associated with Conditional Use Permit application USE2024-0011 (USE24-11). The approximately 573 square feet accessory apartment will be located in the basement of the existing single-family dwelling that has been certified nonconforming for setbacks, lot size, and parking. Due to the steep slope on which the single-family dwelling is located, on-site parking is not feasible.

Background - The table below summarizes relevant history for the parcel and proposed development. Duplicative supporting documentation is attached to the USE24-11 Staff Report as indicated.

Item	Summary
1913 Plat	Plat 1913-2 shows the original lot dimensions (USE24-11, Attachment B).
1914 Sanborn Map	Date of construction (USE24-11, Attachment C).
1974 As-Built Survey	Shows location of structure on lot 1, prior to subdivision (USE24-11, Attachment D).
1981 Plat	Plat 81-43 shows subdivision of lots 1 and 2 (USE24-11, Attachment E).
1993 As-Built Survey	Setbacks, lot coverage, lot topography (USE24-11, Attachment G).
1993 Variance	VR-52-93 allows for a zero foot side yard setback, with conditions (USE24-11, Attachment H).
2021 Nonconforming Certification Review	Certified nonconforming for lot, structure, and parking (USE24-11, Attachment K).

Vehicle Parking & Circulation – The lot is located outside of the Town Center Parking Area (TCPA) and the No Parking Required Area (NPRA) per CBJ 49.40.200. According to CBJ 49.40.210(a), one (1) additional off-street parking space is required for the proposed accessory apartment (USE24-11). The steepness of the lot and nonconforming setbacks prevent off-street parking from being provided on-site. If the Parking Waiver is not granted, the accessory apartment likely cannot be constructed due to the unavailability of on-site parking.





Use	Total Sq. Ft.	Spaces Required	Total Spaces
Single-family dwelling	1504	2	0*
Accessory Apartment	573	1	0
Total Parking Requirement:			1
Off-Street Loading Spaces Required:			0
ADA Accessible Spaces Required:			0

*Certified nonconforming.

According to CBJ 49.30.400, nonconforming situations may not be aggravated. If the parking waiver is granted, providing zero off-street parking spaces for the proposed development would not be considered an aggravation to the existing nonconforming parking situation, per CBJ 49.30.400(a).

Condition: None.

Impacts to Nearby On-street Parking – On-street parking is not allowed on this section of W. Ninth Street as depicted in the photographs above. On-street parking is allowed on one side of both Dixon Street and Goldbelt Avenue. On June 28, 2024, staff performed a site visit to evaluate on-street parking in the area and found multiple parking spaces available within a one

block radius along Dixon Street, Goldbelt Avenue, Main Street, and Seventh Street. Waiving one (1) off-street parking space should not have a significant impact on nearby on-street parking.

Condition: None.

Non-motorized Transportation – The lot is within a 1/3 mile walking distance from downtown. The Dixon Street right-of-way is approximately 30 feet wide, with a sidewalk provided on one (1) side of the street. This section of W. Ninth Street has a concrete barrier to protect pedestrians from vehicles navigating around the sharp turns. The downtown area and surrounding neighborhoods are identified as a walkable area with provisions for pedestrians.

Condition: None.

Proximity to Transit – The two (2) closest bus stops are approximately equidistance within 0.3 mile on Fourth Street and Willoughby Avenue, an approximately seven-minute walk from the property. The 2013 Comprehensive Plan promotes *Transit Oriented Development*, and allows for higher residential densities within a five to ten minute walking distance to public transit service.

Condition: None.

Public Health or Safety – There is no evidence to suggest that the proposed development will materially endanger the public health, safety, and welfare.

Condition: None.

Property Value or Neighborhood Harmony – There is no evidence to suggest that the proposed development will be out of character with the existing neighborhood, or that it would reduce property values of neighboring properties. The lot is in a D10 multi-family zoning district and is surrounded by residential uses. Compact, in-fill development is generally in character with the higher density residential neighborhood and is encouraged in the 2013 Comprehensive Plan.

Condition: N/A

AGENCY REVIEW

CDD conducted an agency review comment period between June 20, 2024, and July 8, 2024. Agency review comments can be found in USE24-11, Attachment L.

Agency	Summary
Building Division	No comment submitted.
General Engineering	No comment submitted.
Capital City Fire and Rescue	No concerns.

PUBLIC COMMENTS

CDD conducted a public comment period between June 26, 2024, and July 19, 2024. Public notice was mailed to property owners within 500 feet of the subject parcel. A public notice sign was also posted on-site two weeks prior to the scheduled hearing. Public comments submitted at time of writing this staff report can be found in USE24-11, Attachment N.

Name	Summary
Thomas Young-Bayer (839 Dixon St.)	Opposed.
Karen Blejwas (820 Dixon St.)	Opposed. (Verbal)
Robert and Shawn Hatt-Cohen (112 W. Ninth St.)	Opposed.
Roman Motyka (835 Dixon St.)	Opposed.
Jullie Willoughby (820 Dixon St.)	Opposed.

CONFORMITY WITH ADOPTED PLANS

The proposed development is in general conformity with the 2013 Comprehensive Plan and the 2015 Juneau Economic Development Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	3	20	Policy 3.2	Promotes compact urban development within the designated urban service area to ensure efficient utilization of land resources and to facilitate cost effective

PLAN	Chapter	Page No.	Item	Summary
				provisions of community services and facilities.
	4	37	Policy 4.2	Facilitates the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.
	11	147	Land Use Designation	Complies with the <i>Medium Density Residential – Single Family</i> land use designation; this land use designation allows single-family dwellings with accessory apartments.
2015 Juneau Economic Development Plan	A-6	118	2	D-18, as a higher density zoning district (specifically downtown), generates the highest tax revenue per acre of any strictly residential zoning district.

FINDINGS

Parking Waiver Criteria - Per CBJ 49.40.210(d)(6)(1-4) the Director makes the following findings on the proposed parking waiver:

1. Will granting the waiver result in more benefits than detriments to the community as a whole as identified by the Comprehensive Plan?

Analysis: The 2013 Comprehensive Plan identifies the need for compact, in-fill development within the urban service area. The proposal will provide one additional dwelling unit to Juneau’s housing market. The Comprehensive Plan promotes *Transit Oriented Development*, and this proposal could encourage the use of public transportation.

Finding: Yes. Granting the requested parking waiver will result in more benefits than detriments to the community as a whole, as identified in the 2013 Comprehensive Plan.

2. Is the development located within the Town Center Parking Area or the No Parking Area Required?

Analysis: No further analysis is required.

Finding: No. The subject parcel is located outside of the above listed parking districts.

3. Will granting the waiver result in adverse impacts to property in the neighboring area?

Analysis: Available on-street parking spaces that meet parking dimensional standards are located within a 500 foot radius from the property. Public transportation is located within a 1/3 mile walking distance from the property.

Finding: No. There is no evidence to suggest that with appropriate conditions, granting the requested waiver will result in adverse impacts to neighboring properties.

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

Analysis: No further analysis needed.

Finding: No. There is no evidence to suggest that with appropriate conditions, granting the requested waiver will materially endanger the public health or safety.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested parking waiver. The permit would waive one (1) parking space for the proposed accessory apartment.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
USE24-11, Attachment M	Abutters Notice and Public Notice Sign Photo
USE24-11, Attachment L	Agency Comments
USE24-11, Attachment N	Public Comments



PARKING WAIVER APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY
 120 w. 9th currently contains a three-story, single-family dwelling. I would like to convert the basement level of the structure into a 598 square foot accessory apartment. The property has been certified as nonconforming for single-dwelling parking and this request is for waiver of an additional parking space as required for the accessory apartment, CBJ 49.40.220 as the topography is a constraint to this requirement.

TYPE OF PARKING WAIVER REQUESTED (check one)
 MINOR DEVELOPMENT
 Parking Waiver Departmental Review (PWD) **MAJOR DEVELOPMENT**
 Parking Waiver Planning Commission Review (PWP)

DEVELOPMENT FOR WHICH THE PARKING IS REQUIRED (check one)
 Existing Proposed – Related Case Number: _____

NUMBER OF REQUIRED PARKING SPACES PER CBJ 49.40.210(A)
 For Residential Uses: 1 spaces For Non-Residential Uses: 0 spaces

NUMBER OF PARKING SPACES THAT WILL BE PROVIDED
 For Residential Uses: 0 spaces For Non-Residential Uses: 0 spaces

ALL REQUIRED MATERIALS ATTACHED
 Complete application per CBJ 49.15 and CBJ 49.40.210(d)(6)
 Narrative including:
 Why the parking waiver is being requested?
 How the requested waiver meets items 1-4 on page 2

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

PARKING WAIVER FEES			
Residential Spaces	_____	Non-Residential Spaces	_____
Residential Fee	\$ <u>320</u>	Non-Residential Fee	\$ _____
Total Residential	\$ <u>320</u>	Total Non-Residential	\$ _____
Total Fee		\$ <u>320</u>	

Sign paid for under COP

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
PWP24-003	5/21/24



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 120 W 9th St, Juneau, AK 99801		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Golden Belt Addition, Block 2, Lot D		
	Parcel Number(s) 1C030F020010		
	<input checked="" type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Hali Duran	Contact Person Hali Duran	
	Mailing Address PO Box 21887, Juneau, AK 99802	Phone Number(s) 303-478-2132	
	E-mail Address hali.duran00@gmail.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
X _____ Landowner/Lessee Signature		5/21/24 _____ Date	
X _____ Landowner/Lessee Signature		_____ Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Same	Contact Person Same		
Mailing Address Same	Phone Number(s) Same		
E-mail Address Same			
X _____ Applicant's Signature		5/21/24 _____ Date of Application	

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number PWP24-003	Intake Initials 5/21/24
Date Received 5/21/24	

May 21, 2024
Parking Waiver Application – Parcel No: 1C030F0200010
Applicant: Hali Duran, Owner

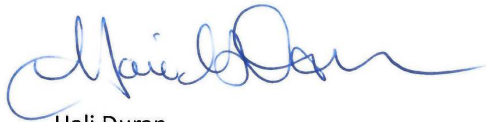
RE: 120 W. 9th Street
Juneau, AK 99801
Owner of Record: Hali Duran

Pursuant to 49.40.210 (d)Exceptions (6) Parking Waivers, my property at 120 W. 9th St, Juneau, AK has been certified as nonconforming for single-family dwelling parking and I am requesting an additional waiver be granted for the additional parking space required for the accessory apartment per CBJ 49.40.220.

To address the four findings and conditions addressed in the application instruction:

- 1) Juneau needs housing, and allowance of this waiver would result in additional housing for the community. The property is located in the dense downtown area and has sidewalks making it walkable, transit stops and access, and designated bike lanes and routes as alternative transportation options for residents.
- 2) The property is located outside of the town center parking area.
- 3) (See 1) Granting the waiver does not seem to result in adverse impacts to the property in the neighboring area as it downtown making it walkable as well as close to alternative transit options.
- 4) This waiver does not seem to materially endanger public health, safety, or welfare.

Thank you for your consideration and attention,



Hali Duran
Owner of Record
303-478-2132
Hali.duran00@gmail.com



City and Borough of Juneau
City & Borough Manager's Office
155 Heritage Way
Juneau, Alaska 99801
Telephone: 586-5240 | Facsimile: 586-5385

TO: Mayor Weldon and Assembly
FROM: Rob Dumouchel, Special Project Planning Manager
THROUGH: Katie Koester, City Manager
DATE: 10SEPT24
RE: Vision for Phase 1 & 2 of Title 49 – Land Use Code Rewrite

A rewrite of Title 49 (land use code) was identified as a project during the 2023 Assembly Retreat and funded as a capital improvement project priority for fiscal year 2025. This project is based in the Manager's Office. Project funds became available in July 2024, and I joined the team as a Special Project Planning Manager in August. I have been meeting with internal and external stakeholders, reviewing existing planning documents, and analyzing the current code in order to develop a vision for how to move this project forward efficiently.

Improving and modernizing Title 49 was scoped as a three-year process broken down into two phases. Phase 1 will focus on general code housekeeping, process streamlining, and the pursuit of existing planning goals that have not yet been realized. The second phase is expected to be a more transformative rewrite driven by the outcome of the upcoming Comprehensive Plan update.

Phase 1: This phase consists of text amendments that are not dependent upon the update of the 2013 Comprehensive Plan. These items are driven by a need to quickly provide the Assembly, Community Development Department (CDD), developers, and the public, improved tools to pursue critical needs like the streamlined development of more housing of all types.

Phase 1 Elements	
Wayward Code: There are sections of Title 49 that would be more appropriately housed elsewhere within CBJ's Code of Ordinances (e.g., hillside endorsement – 49.70.200 et seq.)	Unfulfilled Aspirations: There are suggested actions existing within adopted planning documents that remain aligned with current Assembly and public interests.
Process Improvements: Many planning processes would benefit from streamlining efforts aimed at increasing clarity and efficiency.	Unfinished Business: This includes code updates that have been initiated but not completed due to staff capacity, issues in legal review, and other complications (e.g., accessory dwelling units, etc.).

Phase 1 initiatives will be considered/prioritized based on answers to the following questions:

- Is it supported by the 2013 Comprehensive Plan and/or other adopted plans?
- Does it streamline a process and/or remove barriers to reasonable development?
- Does it move forward one or more 2024 Assembly Goals¹.

Phase 2: Phase two will be driven by the updated Comprehensive Plan. CDD long-range planning staff will have the project out for proposals shortly, and the plan update should be initiated within the next few months.

¹ **2024 Assembly Goals:** 1. Housing – Assure adequate and affordable housing for all CBJ residents; 2. Economic Development – Assure Juneau has a vibrant, diverse local economy; 3. Sustainable Budget and Organization – Assure CBJ is able to deliver services in a cost efficient and effective manner that meets the needs of the community; 4. Community Wellness, and Public Safety – Juneau is safe and welcoming for all citizens; and, 5. Sustainable Community – Juneau will maintain a resilient social, economic, and environmental habitat for existing population and future generations.

Once the plan is complete, a more transformative rewrite will be possible using the policies, standard operating procedures, development goals, and implementing actions targeted in the plan. This phase will also be an opportune time to review how Title 49 is written, and work to “translate” it into plain English which makes the code easier to interpret at the staff level, and easier for applicants to develop projects that comply with the code.

Phase 2 Elements
Transformative Change: It is anticipated that the updated Comprehensive Plan will adopt a vision that requires significant changes to Title 49 such as rezones, changes to dimensional standards, changes to the table of permissible uses, etc.
Restructuring: Title 49 would benefit from an update that restructures the title in a more logical and easier to use fashion.
Plain English: Title 49 can be transitioned into a writing style that is easier to comprehend and work with for all parties

Process & Public Engagement: In the past, amendments to Title 49 tended to take a very long time, due, in part, to the processes followed for review and approval. It has not been uncommon for an amendment to span two years of development, meetings, public review, and legal review. Often a change at one level would reset the process sending a draft back to various committees and commissions to re-review an amendment, a cycle which could be repeated numerous times.

An objective of the Title 49 Rewrite project is to reduce the time from development of an amendment to its final consideration by the Assembly while still maintaining a public and transparent process. This will be accomplished, in part, by using a Special Project Planning Manager focused on this project, a contracted land use attorney, and the selective use of technical planning consultants who specialize in niche code disciplines. The Special Project Planning Manager and contract attorney exist outside the typical departments for Title 49 text amendments and are not impacted by day-to-day short-term planning or emergency events the same way as CBJ planners and lawyers. The project team will also be encouraging the Assembly to provide a “shot clock” for review when it sends amendments to the Planning Commission. Without a firm deadline for review, it has not been unusual for an amendment to go back and forth for over a year between the Planning Commission, Title 49 Committee, CDD, and legal. Staff will be suggesting that the Assembly provide amendments to the Planning Commission with a 60-day window for policy review.

Despite the desire for a faster pace, public engagement remains extremely important to this the Title 49 rewrite project. The mayor is set to appoint a stakeholder committee that will provide guidance to project staff. The text amendments will be subject to traditional public comment opportunities at the Assembly and Planning Commission levels. The project intends to work collaboratively with the Comprehensive Plan update to conduct public engagement activities which will be an efficient use of time and money resources while also reducing the odds of public participation burnout among stakeholders.

The current vision for the flow of text amendments is as follows:

- A mayor-appointed advisory stakeholder group provides guidance on code amendment initiatives.
- Manager's Office develops amendment to Title 49 in collaboration with CDD and contract attorney.
- Assembly decides whether to initiate text amendment process; if yes, Assembly sends draft to Planning Commission for comments/recommendation with a targeted return date (i.e., 60 days).
- Planning Commission reviews amendment and holds a public hearing; Commission may refer amendment to subordinate committees if desired but must adhere to the Assembly's timeline.
- Amendment returns to Assembly and is routed to Assembly-level committees as needed.
- Assembly considers adoption of amendment.
- If adopted, text amendment is implemented by CDD

CITY AND BOROUGH OF JUNEAU SHORT TERM RENTAL TASK FORCE

CBJ Short Term Rental Task Force

There is created within the City and Borough of Juneau an eleven member Short Term Rental Task Force. The committee is composed of three Assemblymembers and eight members representing the various facets of the community. The proposed members from the Assembly are Bryson, Smith, and Hughes-Skandijs and the proposed members of the public are Eric Pedersen, Dan Coleman, Meilani Schijvens, Patty Collins, Joyce Niven, Carole Triem, Ryan Kauzlarich, and Adam Dordea.

Assemblymember Bryson shall serve as chair. The committee shall elect a vice-chair from among its members at its first meeting.

Purpose

The purpose of the committee shall be to accomplish the following tasks:

1. Conduct a review of the number of short term rentals (STR) and evaluate their effects on the availability of housing in Juneau.
2. Conduct a review of common regulatory options used by other municipalities, expressly focused on those regulations purposed to improve housing availability and affordability for long term uses.
3. Host a minimum of two public forum meetings, after which the task force shall consider the feedback received. Feedback may also be received electronically outside of the public forum meetings but in a defined time period established by the task force.
4. Create a matrix that evaluates and recommends various regulatory actions as a “measured response” should the number of STR reach pre-determined levels of concern. If STR are determined to have no or limited effects on housing, then the response may be to just register the STRs. If STRs are determined to have severe impact to the rental or housing market, then the STRs may be limited in area and number. Any effects of STRs in between these two could have corresponding levels of regulation. This matrix would serve as the basis for the Assembly to take future action without the need to revisit this process.

Timeline

The members shall serve until completion of their tasks which are proposed to be completed and reported to the Assembly by March 31, 2025. The committee shall expire within six months of this date unless extended by the Assembly. The committee shall report to the Assembly Committee of the Whole as scheduled by the Deputy Mayor.

Meetings, Officers, Records, Quorum, Staff Support

The committee shall determine its meeting schedule according to its workload and at the call of the chair. All meetings shall be open to the public and advertised through the Municipal Clerk’s office.

**CITY AND BOROUGH OF JUNEAU
SHORT TERM RENTAL TASK FORCE**

A majority of the committee members shall constitute a quorum for the transaction of its business. The committee shall follow the procedures used by the Assembly for transaction of its business, as interpreted by the City Attorney as necessary. The committee shall keep a record of its meetings, transaction, finding, determinations and written public comments received, which shall be filed with the Municipal Clerk and be open to public inspection at reasonable times.

The Deputy City Manager will provide staff support and assistance to the task force as appropriate and as time and priority allows.

Dated: September 16, 2024

Beth A. Weldon, Mayor
City and Borough of Juneau

CITY AND BOROUGH OF JUNEAU

AD HOC TITLE 49 REWRITE ADVISORY COMMITTEE

CBJ Ad Hoc Title 49 Rewrite Advisory Committee

There is created within the City and Borough of Juneau a five-member Title 49 Rewrite Advisory Committee. The Committee is composed of an Assembly liaison, Planning Commission liaison, Juneau Chamber of Commerce representative, Tlingit-Haida Regional Housing Authority representative, and Representative of the Building Trades and Development Community.

The proposed member from the Assembly is Gregory Smith, the proposed member from the Planning Commission is Mandy Cole, the proposed member from the Juneau Chamber of Commerce is Maggie McMillian, the proposed member from Tlingit-Haida Regional Housing Authority is Lorraine DeAsis, the proposed member from the Building Trades is Corey Baxter. The proposed members from the development community are Rich Harris and Bill Heumann.

Assemblymember Smith shall serve as chair. The Committee shall elect a vice chair from its members at its first meeting.

Purpose

The purpose of the Committee shall be to provide strategic advice to the Manager’s Office and the Assembly, and to advance a rewrite of Title 49, CBJ’s land use code. The motivation behind the re-write is to draft a code that is easier for the public and staff to understand and follow, remove conflicts and inconsistencies, and produce a code that promotes housing and removes barriers to development. The Title 49 rewrite project has been visioned as having two phases – Phase 1 will be focused on improvements that are supported by the existing comprehensive plan and work towards current Assembly goals; Phase 2 will be focused on a more complete transformation of Title 49 in terms of both form and content which will be driven by the concurrent comprehensive plan update.

1. Phase 1, the Committee will:

- a. Review and recommend sections of Title 49 for removal, improvement, or replacement.
- b. Evaluate and provide feedback on proposed Title 49 text amendments before they are routed to the Assembly.

2. Phase 2, the Committee will:

- a. Advise on public engagement strategies related to zoning and development topics and assist in the interpretation of feedback received from public engagement events and efforts (which may be held in conjunction with the comprehensive plan update’s public engagement efforts).
- a. Review and comment on the concepts, standards, and processes to be retained, modified, or created for the next generation of Title 49.
- b. Ensure consistency is maintained between the updated comprehensive plan and revised Title 49.

CITY AND BOROUGH OF JUNEAU
AD HOC TITLE 49 REWRITE ADVISORY COMMITTEE

c. Provide input on the form and structure of the rewritten Title 49.

Timeline

The members shall serve until completion of the Title 49 rewrite project. The Committee shall report to the Assembly Committee of the Whole as scheduled by the Deputy Mayor.

Meetings, Officers, Records, Quorum, Staff Support

The Committee shall determine its meeting schedule according to its workload and at the call of the chair. All meetings shall be open to the public and advertised through the Municipal Clerk’s office and shall be conducted in compliance with the Assembly Rules of Procedure.

The City Manager’s Office will provide staff support and assistance to the Committee as appropriate and as time and priority allows.

Dated: September 16, 2024

Beth A. Weldon, Mayor
City and Borough of Juneau