



# REGULAR PLANNING COMMISSION AGENDA

November 22, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/87456889190> or 1-253-215-8782 Webinar ID: 874 5688 9190

**A. LAND ACKNOWLEDGEMENT**

**B. ROLL CALL**

**C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

1. October 25, 2022 Draft Minutes, Regular Planning Commission

**E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

**F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**G. ITEMS FOR CONSIDERATION**

**H. CONSENT AGENDA**

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

2. USE2022 0011: Development of condominiums with up to 21 dwelling units

Applicant: Bayhouse Properties LLC

Location: 11445, 11465, & 11485 Auke Bay Harbor Road

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested Conditional Use Permit. The permit would allow the development of condominiums with up to 21 dwelling units, zoned Waterfront Commercial.

**DIRECTOR'S REPORT**

The applicant requests a Conditional Use Permit for up to 21 apartment-style condominium units at the site in the Auke Bay harbor area. Access has evolved through the Statter Harbor parking lot. Access history is complex, and includes a past Planning Commission decision to allow the subdivision that created the lot to proceed without access to a public right-of-way. CBJ Docks and Harbors and CBJ Capital City Fire and Rescue have expressed safety concerns with condominium access through the parking lot.

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny based on safety concerns expressed by departments, no formal agreement to use the parking lot for access, and the availability of frontage onto Glacier Highway.

3. VAR2022 0002: A Non-administrative Variance to remove vegetation within the Jordan Creek streamside setback to address public safety issues

Applicant: City and Borough of Juneau

Location: Teal Street

### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **DENY** the requested Non-administrative Variance. The Non-administrative Variance would allow the JIA to remove vegetation within the Jordan Creek streamside setback to address public safety issues.

### **DIRECTOR'S REPORT**

The applicant requests a non-administrative variance to remove vegetation within the Jordan Creek stream setback to address public safety issues, within the Industrial and General Commercial zoning districts.

The applicant has not demonstrated hardship; the subject properties are used for their intended purposes. The property has unusual or special conditions not caused by the owner due to the stream setback, and a grant of the variance is not detrimental to public health, safety or welfare.

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny the requested non-administrative variance.

### **K. OTHER BUSINESS**

[4.](#) 2023 Legislative Priorities

[5.](#) 2023 Planning Commission Priorities

### **L. STAFF REPORTS**

### **M. COMMITTEE REPORTS**

### **N. LIAISON REPORT**

### **O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

### **P. PLANNING COMMISSION COMMENTS AND QUESTIONS**

### **Q. EXECUTIVE SESSION**

### **R. SUPPLEMENTAL MATERIALS**

[6.](#) Additional Materials Packet for 11/22 Regular Planning Commission

### **S. 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.org](mailto:city.clerk@juneau.org).



## **DRAFT MINUTES**

Agenda

**Planning Commission**

***Regular Meeting***

CITY AND BOROUGH OF JUNEAU

*Michael LeVine, Chairman*

October 25, 2022

### **I. LAND ACKNOWLEDGEMENT – Read by Ms. Cole.**

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!

### **II. ROLL CALL**

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:01 p.m.

**Commissioners present:** Commissioners present in Chambers – Michael LeVine, Chairman; Dan Hickok, Deputy Clerk; Travis Arndt, Clerk; Mandy Cole; Erik Pedersen; Matthew Bell

Commissioners present via video conferencing – Paul Voelckers, Vice Chair

**Commissioners absent:** Joshua Winchell

**Staff present:** Jill Maclean, CDD Director; Jennifer Shields, CDD Planner II; Lily Hagerup, CDD Administrative Assistant; Irene Gallion, CDD; Sherri Layne, Law Assistant Municipal Attorney

**Assembly members:** Waahlaal Giidaak/Barbara Blake; Greg Smith; Beth Weldon, Mayor

III. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA** – Mr. LeVine moved Liaison report to immediately follow approval of minutes.

IV. **APPROVAL OF MINUTES**

A. September 27, 2022 Draft Minutes, Regular Planning Commission

**MOTION:** *by Mr. Arndt to approve the September 27, 2022 Planning Commission Regular Meeting minutes.*

V. **LIAISON REPORTS** – Assembly member Waahlaal Giidaak introduced herself and noted the Assembly passed Ordinance 2022-42 allowing for property tax abatement to incentivize higher density housing development at their last meeting.

VI. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – Mr. Levine explained the rules for participating via in-person or zoom formats

VII. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None

VIII. **ITEMS FOR RECONSIDERATION** – None

IX. **CONSENT AGENDA** – None

X. **UNFINISHED BUSINESS** – None

XI. **REGULAR AGENDA**

**USE2022 0013:** A Conditional Use Permit to create seven (7) apartments  
**Applicant:** Juneau Housing First Collaborative dba The Glory Hall  
**Location:** 241, 243, & 247 S. Franklin Street

**Staff Recommendation**

Staff recommends the Planning Commission adopt the Director’s analysis and findings and DENY the requested Conditional Use Permit. The permit would allow the development of a multi-family apartment building with seven dwelling units in a Mapped Landslide and Avalanche Hazard Area.

**STAFF PRESENTATION** by Director Maclean

Prior to discussion, Commissioner Cole recused herself for the same reasons that she has recused herself each time this has come before the PC.

**APPLICANT PRESENTATION**

Robin Gillcrest, 6095 Thane Road, Glory Hall Board Member, presented and explained the plan is to provide housing in the downtown historic district. They propose to convert the interior of the building from an emergency shelter to seven studio and one-bedroom apartments. The exterior of the building will be unchanged with the exception of the addition of an egress window.

Mary Alice McKeen, 212 w 9<sup>th</sup> St, Attorney representing the Glory Hall, explained this process began about a year ago. She said the property is not in a severe avalanche area, it is in a moderate avalanche area according to the CBJ maps. She added it does not increase density. Rather, this project decreases the number of people staying there from nearly 50 to no more than 14. Ms. McKeen cited CBJ 49.15.330, saying ‘The Planning Commission may attach to the permit those conditions necessary to mitigate external adverse impacts,’ and added the record shows no evidence of external adverse impact from converting the interior of a building.

#### QUESTIONS FOR APPLICANT

Mr. Voelckers referred to the 1990 R&M Engineering report and asked whether the site stabilization exterior improvement requirements have been made or if other modifications were completed over the years to mitigate those. Ms. McKeen said it is irrational and unprecedented to require an applicant in 2022 to prove they met conditions in 1991. She added CDD issued a certificate of occupancy in 1991 and on that basis, issued a conditional use permit stating applicable conditions were met.

#### PUBLIC COMMENT

Monica Wafford, 415 Willoughby Street, testified in support saying that she is formerly homeless and affordable housing is needed.

Susan Phipps, 5800 Montana Creek Road, is formerly homeless and said there is not enough affordable housing. She supports the project wholeheartedly.

Tim Quigley Peterson, (via Zoom), is a physician and has worked with homeless patients. He feels this is not an increase in density and he supports the conversion to housing.

Betsy Longenbaugh, 1527 Beach Drive, has worked in affordable housing and asked the PC to approve the permit.

Dr. Jodie Totten, (via Zoom), Bartlett ER physician, spoke in support of the permit. She said being homeless is dangerous for people’s health and this is an opportunity to provide stable housing.

Ed Schoenfeld, 1527 Beach Drive, has volunteered with the Glory Hall and said it fills a need in CBJ. He supports the permit stating a need for affordable housing.

Wayne Carnes, (via Zoom), 5.5-mile North Douglas Highway, spoke in support of the project saying this is not an increase in density.

Beth Rivest, 4306 Manor Avenue, spoke in support of the project saying affordable housing is scarce. Ms. Rivest testified that some people are unable to obtain housing even though they are employed.

Alice Smoker, (via Zoom) 20007 Cohen Drive, said she hoped the Commission will approve the permit. She has worked with people transitioning out of homelessness and said there is a need for available affordable rentals.

Pat Race, 1220 Glacier Avenue, is a small business owner in downtown. He said he understands the CDD concerns but he does not think there is an immediate danger. He emphasized the need for affordable housing.

Martin Stepetin Sr. (via Zoom), 3333 Newell Avenue, spoke in favor of the Glory Hall conversion citing Juneau has a serious need for housing.

Fred Triem, 324 4<sup>th</sup> Avenue, spoke saying allowing the permit is common sense. He said it is beyond dispute that we need housing.

Jeannette Cook, 10909 Glacier Hwy, (via Zoom), spoke in favor of the permit. When she came to Juneau, housing was an issue for her and she would like to see more projects like this.

Joshua Adams, 329 5<sup>th</sup> Street, is a homeowner and owns rental units. Mr. Adams spoke in support of approving the permit.

Pastor Karen Perkins, 4124 Dogwood Lane, pastor at Resurrection Lutheran Church. The church runs the cold weather shelter in their facility. She supports the permit and said people being sheltered is a health and safety issue and housing helps all of us.

Luke Vroman, 212 N Franklin Street, Deputy Director Glory Hall, spoke in support saying Juneau is in a housing crisis. Mr. Vroman shared a statement from a formerly homeless person describing how his life improved when he was housed.

Mr. Hickok asked if it is more beneficial to put in seven apartments or to have a second Glory Hall shelter. Mr. Vroman said another shelter is not the answer. Housing is what people need.

Paul Roy Kelly, (via zoom), Hillcrest Avenue, spoke in support of approving the permit. Mr. Kelly recently bought a home in Juneau and said the lack of housing is a barrier to people staying here.

Laughlin Barker, spoke in support saying the decrease in residents from 50 to 14 is not an increase in density.

Katherine Carlson, (via Zoom) 2435 O'Day Drive, has worked as a Shelter ED and spoke in support saying affordable housing is needed.

Merry Ellefson, Glory Hall/Housing First Board Member, spoke saying the decision to move the Glory Hall to the valley was for the health of their clients. The decision to create housing in the downtown location is for the health of the community. She asked for support of the permit.

Phil Moser, (via Zoom), spoke in support of the permit saying real, dignified housing is needed instead of the shelter concept.

Dan Cannon, 1420 Glacier Avenue Apt 201, said this is a 'slam dunk project' and asked the commission to approve it.

Dave Ringle, (via Zoom), 2215 Meadow Lane, Executive Director St. Vincent de Paul, testified in support of the permit saying we need to provide as much affordable housing as we can.

Grady Wright, 10649 Porter Lane, works as Glory Hall Community Support Specialist at the Teal Street location. Mr. Wright said the Glory Hall can offer many things to their clients but only housing provides dignity.

Ann Stepetin, (via Zoom), 3333 Nowell Avenue, spoke in support of the permit and the housing it will provide.

Sydney Holst, Glory Hall Community Support Specialist spoke in support saying the Glory Hall is over capacity and turning people away. People need their own space. Sleeping inside is safer than sleeping on the street.

Tracy Morrison, (via Zoom) spoke in support of the permit.

#### ADDITIONAL APPLICANT COMMENTS

Ms. McKeen reiterated the project is in a Moderate avalanche area. She said it is true that the conversion goes from forty-plus people sharing one bathroom to seven to fourteen people having their own bathrooms but that is not an increase in density. She disagreed with the determination that this project is a danger to public health or safety. According to the R&M Engineering report, the property is below 'potentially unstable' and the potential for damage for mass wasting is minimal.

#### COMMISSIONER QUESTIONS

Mr. Hickok asked what criteria would be used to determine who can live in the apartments. Ms. McKeen said the criteria would be for people who fall within 50-80% of the standard median income for Juneau.

Mr. LeVine asked for Ms. McKeen's understanding of the definition of dwelling unit. She said she understands a dwelling unit is defined as a residential use having separate restroom, cooking, and sleeping facilities. She said this is an increase in dwelling units but she does not agree that this is an increase in density.

#### COMMISSIONER QUESTIONS FOR STAFF

Mr. Pedersen asked if, under the current conditional use permit, the facility could be used as a hostel. Ms. Maclean did not know as they do not have that listed as a specific use. She would have to refer to the table of permissible uses and find the closest comparable use to it.

Mr. LeVine asked Attorney Layne if the interpretation of density was the only interpretation that

the commission could use. Ms. Layne said the commission is welcome to adopt their own interpretation so long as their interpretation is reasonable based on the facts in the Code.

**MOTION:** *by Mr. Arndt to approve USE2022 0013.*

Mr. Arndt expressed disagreement with findings in the staff report.

Referencing finding #3, he said that he believes that it does comply with the other parts of the chapter. You know we look at density in, you know, we're talking dwelling units, and as you know, as the CDD pointed out here pretty specifically there is, it is living, sleeping, eating, cooking, and sanitation in one place. In order, if they were just to take the stoves out and put a congregate stove for everybody to use that would get rid of the 'and' and this would be perfectly fine. This, it's sort of, the definition doesn't, with the intent as I read it, and maybe others of the Commission read it, with that density that it is talking about increasing density, like bringing more people, bringing additional people to the site when actually we're stepping back from the number of people that are actually there. The duration of time is approximately the same, the services provided at the site are approximately the same. The difference is, there's a wall between the stoves instead of all the stoves in one room. So I think it does comply with the other parts of the chapter.

He disagreed with finding #4 and said it's a net increase in public health and safety as we're going to be, the intention will be reducing the number of people located at that site.

Regarding finding #6, he said this project does conform with the conformity of the land use plan through our plan and other adopted plans. We're working with the Assembly all the time to get more housing downtown. This is exactly what that does. We're reducing the number of people that were in it, and in harm's way, by just moving some walls. We're not changing the outside. We're not changing the site. We're not changing the neighborhood. I think this conforms, and I'm definitely in support of it.

Mr. Voelckers spoke in support of the motion and said the R&M report established there was not a substantial risk of mass wasting.

Mr. Bell thanked the staff and community for their work and testimony on the permit. He is in support.

Mr. Pedersen said this code was written and implemented with the best of intentions and this case is an unintended consequence of that code.

Mr. LeVine also spoke in support. He said he does not believe this is an increase in density.

***The motion passed with no objection on Roll Call Vote.***

***\*AT EASE 8:50 – 9:02 p.m.\****

**PAD2022 0003:** A CBJ Property Disposal next to 12005 Glacier Highway  
**Applicant:** City & Borough of Juneau and James Parise  
**Location:** Next to 12005 Glacier Highway

### **Staff Recommendation**

Staff Recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the CBJ Assembly for the land disposal.

### **STAFF PRESENTATION** by Ms. Maclean

Mr. Pedersen disclosed he is an employee of Alaska Dept of Transportation but has no involvement with this permit and can remain impartial. He was allowed to remain.

### **APPLICANT PRESENTATION**

Jim Parise explained there is a retaining wall that blocks the view from their driveway and if they could use the proposed parcel, they could improve the safety of their driveway. He added it was never their intention to purchase the land, his preference would be to obtain a permanent easement. The CBJ, State and a neighbor all have easements on the parcel. It is, therefore, worthless as a buildable parcel. His interest in it is to make his driveway safer.

### **QUESTIONS FOR APPLICANT**

Ms. Cole asked Mr. Parise if he is currently using the parcel. He said he has a temporary easement currently.

Mr. Voelckers asked Mr. Parise what the Assembly had told him. Mr. Parise told him that the assembly had said the city should go ahead with easement or purchase processes.

Mr. Arndt asked if Mr. Parise is looking for a second easement. Mr. Parise said they are looking for a single access. Mr. LeVine asked what is the reason that they would need to close off one of the accesses. Mr. Parise explained the Alaska Department of Transportation does not allow more than one highway access per property.

Ms. Cole asked Mr. Parise, why not just fix the garage. Mr. Parise said it would be cost prohibitive.

### **PUBLIC COMMENT**

John Geary, 2260 Fritz Cove Rd, spoke representing the owner of the neighboring property at 12035 Glacier Highway. Mr. Geary said the owner would like to purchase the property as they currently have an easement of access. He said it was his understanding that the State of Alaska has paid the neighboring property to remove the garage.

Mr. Voelckers asked Mr. Geary if he is using the easement or another access. Mr. Geary said if he purchased it, they would not have two points of access.

ADDITIONAL APPLICANT COMMENTS

Mr. Parise said when Alaska Department of Transportation built the retaining wall, the state offered to rebuild the garage but the owner at the time refused it. The next owner accepted a payment to improve the ramp access. That owner accepted the money but did not make any substantial improvement.

COMMISSIONER QUESTIONS

Mr. Hickok asked if the applicant would pursue a permanent easement if the permit is denied. Mr. Parise affirmed they would pursue the easement.

Mr. Hickok asked if he knew the fair market value of the property. Mr. Parise said they have not reached that point of the process yet.

Mr. Pedersen asked if the applicant was not able to secure a permanent easement would there be a way feasible to access the property. Mr. Parise said yes.

Mr. Voelckers referred to prior assembly committee meeting and asked for Mr. Parise's input on potential future access if the CBJ made improvements on that space. Mr. Parise explained this would give 20 to 25 feet with a ramp to make a path so the public would have access to the beach.

Ms. Maclean made a point saying the direct and practical access section and the nonconforming section of code both come in to play on this issue. If this is approved, then it becomes a nonconforming situation and the CDD is not authorized to create a nonconforming situation.

Mr. Hickok asked the applicant what he wants as the result tonight. Mr. Parise said his desire is to pursue a permanent easement.

COMMISSIONER QUESTIONS FOR STAFF

Mr. Pedersen asked if the access came through the parcel, would it then satisfy code. Ms. Maclean said she believes that it would. However, by selling it to the applicant, she is unsure what would happen with the neighbor who also has easement use.

Mr. Voelckers noted there are other properties with shared drives or easements and asked why this would not be allowed. Ms. Maclean explained that under current code, those would not be allowed. She said that each pathway they use in trying to get to yes seems to lead to another no, under current code.

Mr. LeVine asked if the issue with two access points is because DOT does not allow it. Ms. Maclean confirmed that is correct. Mr. LeVine asked if that would be challengeable or appealable. Ms. Maclean said it is a DOT regulation and she did not think they could appeal it.

**MOTION:** *by Ms. Cole to recommend approval of **PAD2002 0003** to the CBJ Assembly for the land disposal.*



Ms. Cole spoke against her motion saying the parcel is designated as RETAIN so they have to retain it.

Mr. Arndt and Mr. Levine spoke in agreement with Ms. Cole while Mr. Pedersen spoke in support of the motion.

# **ROLL CALL VOTE**

**Yea:** Pedersen, Hickok

**No:** Cole, Arndt, Voelckers, Bell, LeVine

***The motion failed 2-5 on Roll Call vote.***

## **XII. OTHER BUSINESS**

### **1. 2023 Legislative Priorities**

Ms. Maclean explained the Commissioners can review the list and make comments. The Director of Engineering would like comments in time for her to have answers for the November 8 Planning Commission meeting.

Commissioners are invited to review the list on their own and forward questions and comments directly to the Director of Engineering. The plan is for them to get answers back prior to the November 8 Planning Commission meeting. At that meeting, they will review the list and compose a memo for the Director listing PC priorities.

### **2. 2023 Proposed Meeting Dates**

Ms. Maclean explained the list is proposed meetings in 2023 taking into consideration holidays. Mr. Voelckers asked how the list comports with the recent commission decision to reduce meetings to one per month. Ms. Maclean explained there is an ordinance regarding this but it has not yet gone before the assembly. Therefore, they are continuing as normal until or unless that passes.

## **XIII. STAFF REPORTS**

Ms. Maclean reported the Alternative Residential Subdivision (ARS) Ordinance revision revising the definition of 'Unit Lot' was introduced at the Assembly meeting last night. The second hearing will be November 7 and it will be before the PC the following evening. If passed, it would become effective immediately.

## **XIV. COMMITTEE REPORTS**

Mr. Arndt reported Title 49 met Thursday and they were unsure of the status going forward.

Ms. Maclean said CDD sent an email today listing the current status of ordinances.

Mr. Voelckers reported JCOS met and discussed the legislative list but JCOS is a little unsure as to their role in the process.

Mr. Pedersen reported Douglas/West Juneau Steering Committee met and has set goal statements and are working to identify how they will meet those goals.

Ms. Cole reported Lands will meet November 7.

**XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None**

**XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Mr. Voelckers asked for the status of the CIP list and the role of the Planning Commission. Mr. LeVine said given the limits of staffing, resources, and time, the Commission will not address it this year.

Mr. Arndt asked if Title 49 should schedule a November meeting. Ms. Maclean said with current staffing shortages, there is just not the personnel available to staff other boards or committees at this time.

Mr. LeVine congratulated Ms. Hagerup on successfully running her first PC meeting.

**XVII. EXECUTIVE SESSION – None**

**XVIII. ADJOURNMENT – 9:55 p.m.**

Next regular meeting November 8, 7:00 p.m.



**PLANNING COMMISSION STAFF**  
**CONDITIONAL USE PERMIT USE2022 0011**  
**HEARING DATE: NOVEMBER 22, 2022**

(907) 586-0715

CDD\_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

**DATE:** November 14, 2022  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Irene Gallion, Senior Planner  
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** The applicant requests a Conditional Use Permit for development of condominiums with up to 21 dwelling units, zoned Waterfront Commercial.

**STAFF RECOMMENDATION:** Denial

**KEY CONSIDERATIONS FOR REVIEW:**

- Lot use has evolved with no legally dedicated Right-of-Way for existing access.
- In 1994, the Planning Commission granted a Variance to access requirements, subdividing Tract F into F1 and F2 without access to a Right-of-Way.
- Conditioned development of any sort will require direct and practical access to a Right-of-Way, and possibly a traffic analysis.

**ALTERNATIVE ACTIONS:**

1. **Approve:** Approve the permit and adopt new findings that support the approval.
2. **Amend:** Require additional conditions, or delete or modify the recommended conditions.
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:**

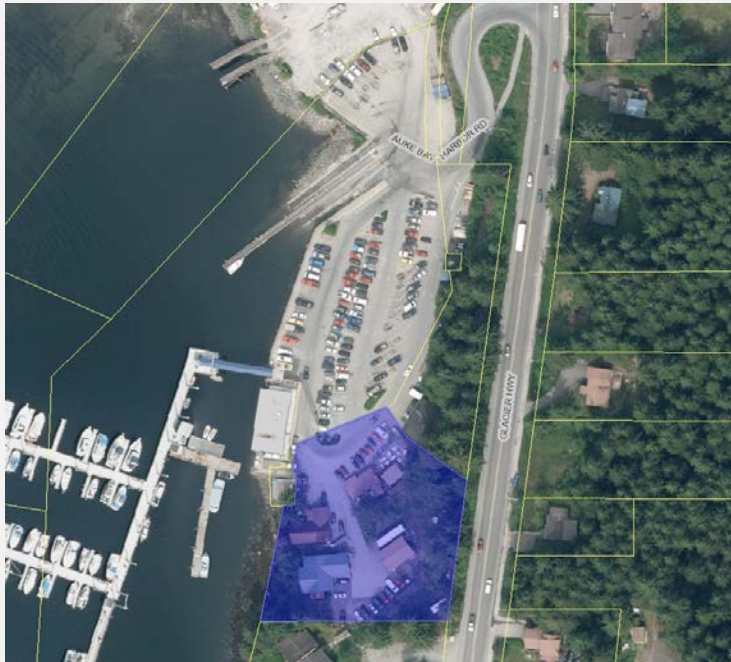
Assembly action is not required for this permit.

**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.15.330
  - CBJ 49.25.430
  - CBJ 49.35.250
  - CBJ 49.40.250, 300
  - CBJ 49.80

GENERAL INFORMATION	
Property Owner	Bayhouse Properties LLC
Applicant	Bayhouse Properties LLC
Property Address	11445, 11465, & 11485 Auke Bay Harbor Road
Legal Description	USS 1504 Tract F1 & ATS 726
Parcel Number	4B2301050090
Zoning	Waterfront Commercial (WC)
Land Use Designation	Marine Mixed Use
Lot Size	51,716 square feet, 1.1827 acres
Water/Sewer	CBJ
Access	Auke Bay Harbor Road
Existing Land Use	Restaurant/Coast Guard
Associated Applications	None

## **SITE FEATURES AND ZONING**



<b>SURROUNDING ZONING AND LAND USES</b>	
<b>North (WC)</b>	Residential/Parking
<b>South (WC)</b>	Residential
<b>East (D5)</b>	Glacier Highway/Residential
<b>West (WC)</b>	Auke Bay Harbor

<b>SITE FEATURES</b>	
<b>Anadromous</b>	No
<b>Flood Zone</b>	AE, 27 feet
<b>Hazard</b>	None mapped
<b>Hillside</b>	Possibly
<b>Wetlands</b>	No
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	RV Park Area, Special Waterfront Area

## **BACKGROUND INFORMATION**

**Project Description** – The applicant proposes 21 condominium units (**Attachment A**).

The primary concern with future development of this lot is access.

- The applicant proposes continued, uneased access through the Statter Harbor parking lot.
- The applicant has frontage on Glacier Highway that could be used for access.

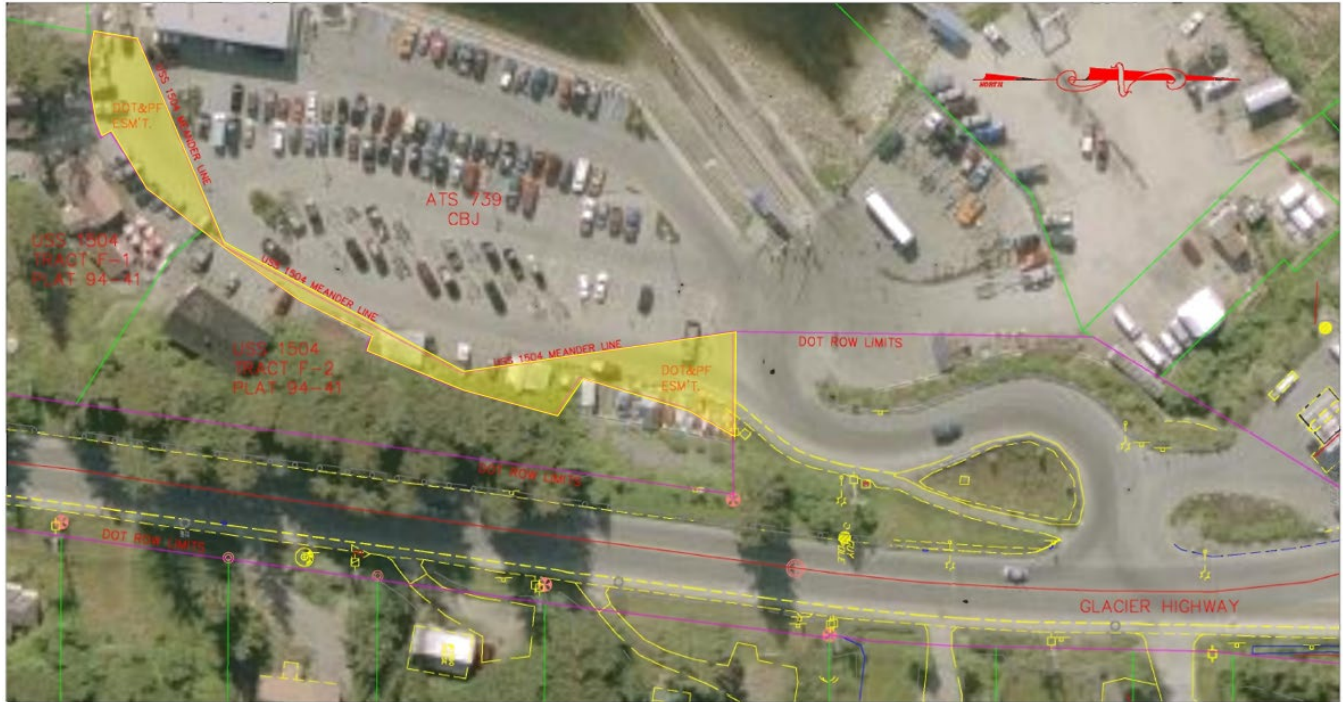
The Director recognizes three caveats that may influence the Commission:

- A previous Commission made the lucid decision to subdivide the lot without access to a Right-of-Way, nor with restrictions on subsequent development.
- The site's current access has been in place since before subdivision in 1994.
- Accessing Glacier Highway requires access through steep terrain, and an increase of driveways on a high-speed corridor road.

**Background** – A timeline of events shows how lot access evolved since 1939.

The original date of subdivision is unknown.

1939: An easement was established (Attachment B). The easement followed the existing beach, resulting in variable width. The easement is most legibly represented in Plat 94-41 (Attachment C). The relationship to subsequent fill are shown in a graphic accompanying vacation of the easement (Attachment D, and highlighted below).



Before 1967: The Statter Harbor parking lot was constructed. The date of the construction is indefinite. The Alaska Department of Transportation and Public Facilities (ADOT&PF) owned the facility at the time. A 1967 plan set for the Auke Bay Float Facilities, Project 5-67101, shows the filled parking lot (Attachment E).

1994: The original lot was further subdivided with a Variance for access through the frontage (Attachment F). The Commission rejected a staff-proposed condition to limit lot development to a single-family structure. This created a situation where subsequent development could occur without establishing access through a Right-of-Way and without a requirement for further Commission review and approval. The lot proposed for development, F1, meets size requirements for a lot subdivided on an arterial. The neighboring lot, F2, undersized for a lot on an arterial, further indicating the Commission's intent that the access was through the parking lot.

2002: Questions of access are documented in the record. In 2002, the applicant queried CDD regarding the address assignment for a Grading Permit. The record does not include a decision or recommendation, but the subsequent Building Permit (BLD2002-00194) was issued to 11465 Auke Bay Harbor Road. A 2003 Conditional Use Permit approved moving the Hot Bite to the site in the location of the existing eatery (Devil's Hideaway). The staff report does not mention the access issue, and again uses an address of 11465 Auke Bay Harbor Road. A 2005 Conditional Use Permit for a dock extension and staging area (not pursued or constructed) uses the 11465 Auke Bay Harbor Road address and does not mention the access issue.

2005: Statter Harbor was transferred to the City and Borough of Juneau (Attachment G).

2010: The access easement was vacated (Attachment H). While CBJ was the Grantee, the land beneath the unencumbered easement reverts to the owner of the lot.

Current conditions: Access to government and commercial uses is through the Statter Harbor parking lot.

The table below summarizes relevant history for the lot and proposed development. Building Permits are “Issued” or “Finaled.” “Finaled” means that they had the final inspection by a CBJ Building Inspector. “Issued” indicates that the final inspection was not completed, however this is acceptable for Building Permit items other than primary structures.

Item	Summary
Unknown, U.S. Survey (USS) 1504	Unable to locate the original survey.
1967 Project No. 5-67101	Department of Public Works Auke Bay Float Facilities project, showing the filled parking lot.
(1974) SUB-W74-13	Unable to find this file, July 2009. This number series 74-03 to 74-13 exists in the Permits document, but is out of sequence and none of the files can be found.
(1978) SUB-PP78-01	Subdivide Tract F of USS 1504 into two parcels, Tract F1 & Tract F2. File started as a preliminary plat, processed as a waiver. No metes, bounds, or other recorded document in the file. The area was later subdivided by Plat 94-41.
(1990) BLD-0488701 (Issued)	Repairs of existing electrical, water, and plumbing.
(1991) BLD-0600401 (Issued)	Repair, remove, and replace damaged sheetrock and remodel counter top.
(1993) SUB-MS94-36	Subdivide F1 into two lots.
(1994) VAR-VR94-09	Variance to requirements for access through the frontage onto a Right-of-Way.
(1996) BLD-1241601 (Finaled)	Repair Carport.
(1997) BLD1997-00368 (Issued)	Rebuild/repair support and walls of shed for storage and marine electronics repair.
(1998) BLD1998-00506 (Finaled)	Temporary power to mobile coffee cart (until September 30, 1998).
(2002) BLD2002-00194 (Issued)	Cleaning and removal of brush/trees and removal of approximately 150-175 cubic yards of bedrock.
(2002) INQ2002-00088	Address assignment for Grading Permit.
(2002) INQ2002-00191	Pre-application to relocate the Hot Bite Restaurant to the Coast Guard building. Mr. Faulk thought recent Grading Permit (BLD2002-00194) would provide additional parking.
(2002) BLD2002-00473 (Finaled)	Replace and move (approximately 2 feet) existing CT meter combination.
(2002) BLD2002-00540 (Finaled)	Electrical upgrade, panel and electrical to existing building. New electrical to shop head and meter. Single phase, 100 amps.
(2002) BLD2002-00623 (Finaled)	Change of use from residence to office. Garage changed from accessory to residence to accessory to United States Coast Guard for storage uses.
(2003) BLD2003-00016 (Issued)	Grading of 400 cubic yards of fill.

(2003) USE2003-0002	Conditional Use Permit to relocate the Hot Bite to a nearby building (current location).
(2003) BLD2003-0053 (Issued)	Remodel office building into the Hot Bite Restaurant.
(2003) BLD2003-00405 (Finaled)	Hot Bite 8x20 feet steel storage container to be placed next to the restaurant to store ice cream freezers.
(2003) BLD2003-00745 (Issued)	12x20 feet detached storage structure with electricity.
(2005) INQ2005-00020	Pre-application for new Sunset Clipper Dock for sport fishing charter boats at Statter Harbor. Project will include demolishing an existing building near Hot Bite and constructing paved parking and access road to new dock.
(2005) USE2005-00041	Conditional Use Permit for a 250-foot addition to an existing dock and constructing a 4,800 square foot staging area in the uplands.
(2008) BLD2008-00244 (Finaled)	Install tank-less water heater and extend gas line.
(2009) BLD2009-00042 (Issued)	Plumbing repair and electrical service upgrade.
(2017) BLD20170581 (Finaled)	Replace oil boiler with propane boiler and install two 120-gallon propane tanks.

## ZONING REQUIREMENTS

This Conditional Use Permit application maintains the existing lot geometry.

Standard		Requirement	Existing	Proposed	Code Reference
<b>Lot</b>	Size, square feet	2,000	53,340	53,340	CBJ 49.25.400
	Width		130 <sup>A</sup>		CBJ 49.25.400
<b>Setbacks, feet</b>	Front (N)	10	45 <sup>B</sup>	~35 <sup>C</sup>	CBJ 49.25.400
	Rear (S)	10	44 <sup>B</sup>	~10 <sup>C</sup>	CBJ 49.25.400
	Side (NE)	10	22 <sup>B</sup>	~76 <sup>C</sup>	CBJ 49.25.400
	Side (W)	10	15 <sup>B</sup>	~5 <sup>C</sup>	CBJ 49.25.430(4)(G)
	Street Side (E)	10	57 <sup>B</sup>	~150	CBJ 49.25.400
<b>Lot Coverage Maximum</b>		None	~13%	17%	CBJ 49.25.400
<b>Vegetative Cover Minimum</b>		10%	met	met	CBJ 49.50.300
<b>Height</b>	Permissible, feet	35	2-story	3-story	CBJ 49.25.400
	Accessory	35			CBJ 49.25.400
<b>Maximum Dwellings (per acre)</b>		18	N/A	21	CBJ 49.25.500
<b>Use</b>			Restaurant/office	Residential	CBJ 49.25.300

*A: Scaled from Parcel Viewer at setback line. Note that this portion of the lot is in the access easement.*

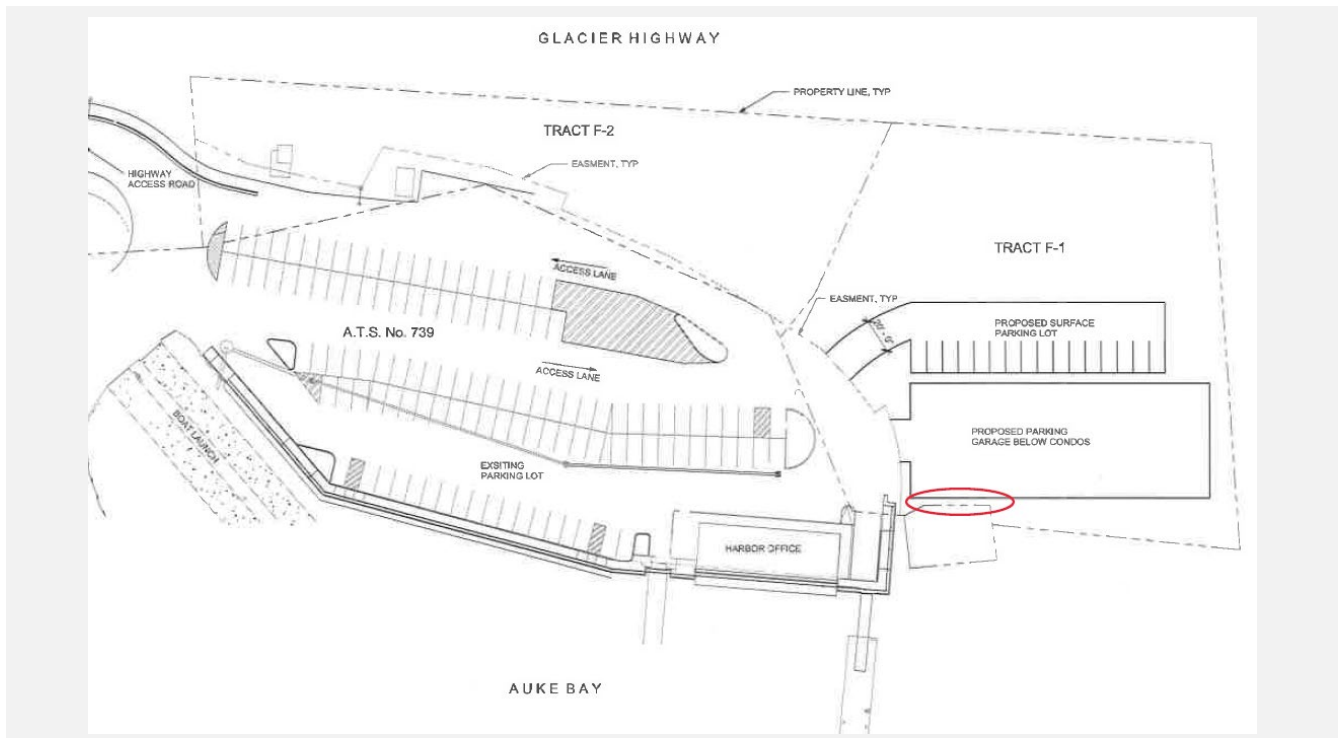
*B: Scaled from pre-application Bayhouse Condos Site Concept (based on as-built).*

*C: Scaled from Bayhouse Condominiums Site Plan Access (JYW document).*

The proposed structure is approximately five feet from the lot line at the North end of the lot (see red circle in the image below). While the applicant owns both lots, the lots could be disposed of separately. The applicant will need to reposition the proposed structure to be ten feet from the lot line. Building setback is verified during the Building Permit process.



## SITE PLAN



## ANALYSIS

**Project Site** – The lot is between Glacier Highway on the uphill side and Statter Harbor on the downhill side. The photo below, left, shows the retaining wall between Glacier Highway and the lot. The photo below, right, shows the current development of the lot with access from the Statter Harbor parking lot.





Slopes from behind the dark brown structure to Glacier Highway are approximately 40%, derived from CBJ LiDAR data. Slopes from the structure's parking pad to Glacier Highway are approximately 20%.

Subsequent development is likely to require a Hillside Endorsement, which is required when slopes over 18% are cut or created. Because the proposal is for major development, this endorsement would require Planning Commission approval. A Hillside Endorsement requires Engineered Site Plans, a Geotechnical Memo, and Landscaping Plan to mitigate erosion.

**Condition:** None recommended.

**Project Design** – The proposed structure is a three-story apartment-style condominium. Underground parking is supplemented with a parking lot to the North.

Scaling the Site Plan provided, the proposed structure is within the side yard setbacks required at the North end of the lot. The structure will need to be 10 feet from the neighboring lot line (see red circle in Site Plan above). That will be verified during the Building Permit process.

**Condition:** None recommended.

**Access** – Documents supporting legal access to the lot through the Statter Harbor parking lot have not been provided by the applicant. At the time of this report, there are no formal agreements to use the Statter Harbor parking lot for access, in either ADOT&PF historic documents or in CBJ land records.

With the 2010 ADOT&PF easement vacation, “unencumbered” eased land was transferred to the property owner. The Statter Harbor drive lane was built within the easement on the applicant's land prior to 2010, so the land is considered “encumbered” and therefore still subject to easement.

While the lot fronts the “encumbered” easement, the easement must be upgraded to City street standards and connect to an existing Right-of-Way [CBJ 49.35.250(b)(3)]. With unencumbered lands reverting to land owners, the easement is isolated from connection to Right-of-Ways.

*The Director is recommending DENIAL of this application. If the Commission chooses to approve the application, they may consider:*

**Condition 1:** Prior to issuance of a Grading Permit, the applicant must provide documented access to a Right-of-Way, in the form of an easement agreement or Alaska Department of Transportation and Public Facilities Driveway Permit.

**Traffic** – The proposed project is anticipated to generate 88 Average Annual Daily Traffic (AADT). Generation of less than 250 AADT does not require a traffic study [CBJ 49.40.300(a)(2)].

The proposed project reduces AADT from approximately 123 AADT to 88 AADT (**Attachment I**).

Use	Metric	Trips Generated	Total Trips
Condominiums	Per unit	4.18 per unit	87.78
Total AADT:			88

*Institute of Traffic Engineers' Trip Generation Manual, 9<sup>th</sup> Edition, Volume 2*

For comparison, the Table of Permissible Uses allows the following activities without a Conditional Use Permit. Non-residential activities would be limited to under 10,000 square feet or less than 0.5 acres. Multiple uses could be located on the lot.

USE	AADT	Page
Sales of marine merchandise and equipment	443	Volume 3, page 1579
Place of worship (Sunday)	366	Volume 3, Page 1096
Offices	110	Volume 3, page 1259
Light manufacture (includes recycling)	70	Volume 2, Page 102
Restaurant less than 1,000 square feet without drive through	61	Volume 3, Page 1903
Marine storage	36	Volume 2, Page 202
Boat repair (no size limit, assume 10,000 sf)	35	Volume 3, Page 1978
Moorage	25	Volume 2, Page 776
Open space	19	Volume 2, Page 693

*The Director is recommending DENIAL of this application. If the Commission chooses to approve the application they may consider:*

**Condition 2:** If eased access is proposed, the access must meet the standards of CBJ Table 49.25.250 for development Average Annual Daily Traffic of 88, with 50-foot Right-of-Way and 20-foot paved drive lanes.

**Vehicle Parking & Circulation** – According to CBJ 49.40, 42 off-street parking spaces are required, including 2 ADA accessible spaces.

Use	#	Spaces Required	Total Spaces
Multi-family 3-bedroom units	21	2 per 3-bedroom unit	42
<b>Total Parking Requirement:</b>			<b>42</b>
<b>Off-Street Loading Spaces Required:</b>			<b>0</b>
<b>ADA Accessible Spaces Required:</b>			<b>2</b>

The Site Plan shows 16 above-ground, off-street parking spaces in a lot.

The Site Plan indicates parking under the structure. Parking space dimensions are 8.5 feet wide by 17 feet long. The length of the residential structure could accommodate approximately 21 parking spaces. The width of the residential structure could accommodate parking along both lengths, for up to 42 parking spaces.

The Site Plan indicates adequate space and flexibility to meet the off-street parking requirements. Off-street parking would be verified during review of the Building Permit.

*The Director is recommending DENIAL of this application. If the Commission chooses to approve the application they may consider:*

**Condition 3:** Prior to issuance of a Building Permit, the applicant shall submit a revised off-street parking plan meeting parking and circulation standards in CBJ 49.40.

**Condition 4:** Prior to the issuance of a Temporary Certificate of Occupancy for the first unit, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the parking and Site Plans, shall be applied to the parking and circulation area in a medium designed for those purposes.

**Condition 5:** Prior to the issuance of a Temporary Certificate of Occupancy for the first unit, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces, and all necessary ADA striping and signage will be installed.

The conditions above include standard conditions for off-street parking and roadway markings. Compliance has been a perpetual challenge. Developers prefer to leave painting until the end, in new condition for owners. However, the end of construction season corresponds to weather delays for painting. Owners have been able to get financing with a Temporary Certificate of Occupancy, leaving no compelling interest in finishing the marking.

**Non-motorized Transportation** – Auke Bay Harbor Road descends from Glacier Highway into the Statter Harbor parking lot. The road has a sidewalk on the East side, which terminates at the parking lot (yellow highlights below). The parking lot has a sidewalk on the West side (blue highlights below). The two pedestrian accommodations do not have a crosswalk connection.



The picture below shows the sidewalk extending past the Ports and Harbors structure and to the entrance of the lot, taken from the Devil's Hideaway.



*The Director is recommending DENIAL of this application. If the Commission chooses to approve the application they may consider:*

**Condition 6:** Prior to the issuance of a Temporary Certificate of Occupancy for the last unit, the applicant must provide pedestrian access via connection to the existing sidewalk with either sidewalk or paved path.

**Condition 7:** Prior to the issuance of a Temporary Certificate of Occupancy for the last unit, one or more bicycle racks providing space for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, structure, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

**Proximity to Transit** – Capital Transit stops on both sides of Glacier Highway approximately 350 feet from the roundabout. Using the sidewalk routing, bus stops are about 1,000 feet from the entrance to the proposed condominium development.



Eastbound stop:



Westbound stop:



**Condition:** None recommended.

**Noise** – The noise created from the condominium complex would be in character with the noise levels of the harbor.

**Condition:** None recommended.

**Lighting** – The Building Permit will require a lighting plan that uses full cut-off lighting, no off-site glare, and adequate lighting for off-street parking.

**Condition:** None recommended.

**Vegetative Cover & Landscaping** – The East lot line's steep terrain extends approximately 40 feet into the lot, resulting in approximately 8,000 square feet (15% of the lot, 5% more than required) that would remain vegetated.

If the Commission requires direct access to Glacier Highway, the vegetative cover balance would require reexamination. The lot and the proposed development provide flexible options for meeting vegetative cover requirements. Vegetative cover is verified during the Building Permit process.

**Condition:** None recommended.

**Habitat** – There are no anadromous streams on the lot or within 50 feet, and no other known habitat regulated by the Land Use Code.

**Condition:** None.

**Drainage and Snow Storage** – Snow removal for the off-street parking could be accommodated at the South end of the parking lot or along its East boundary.

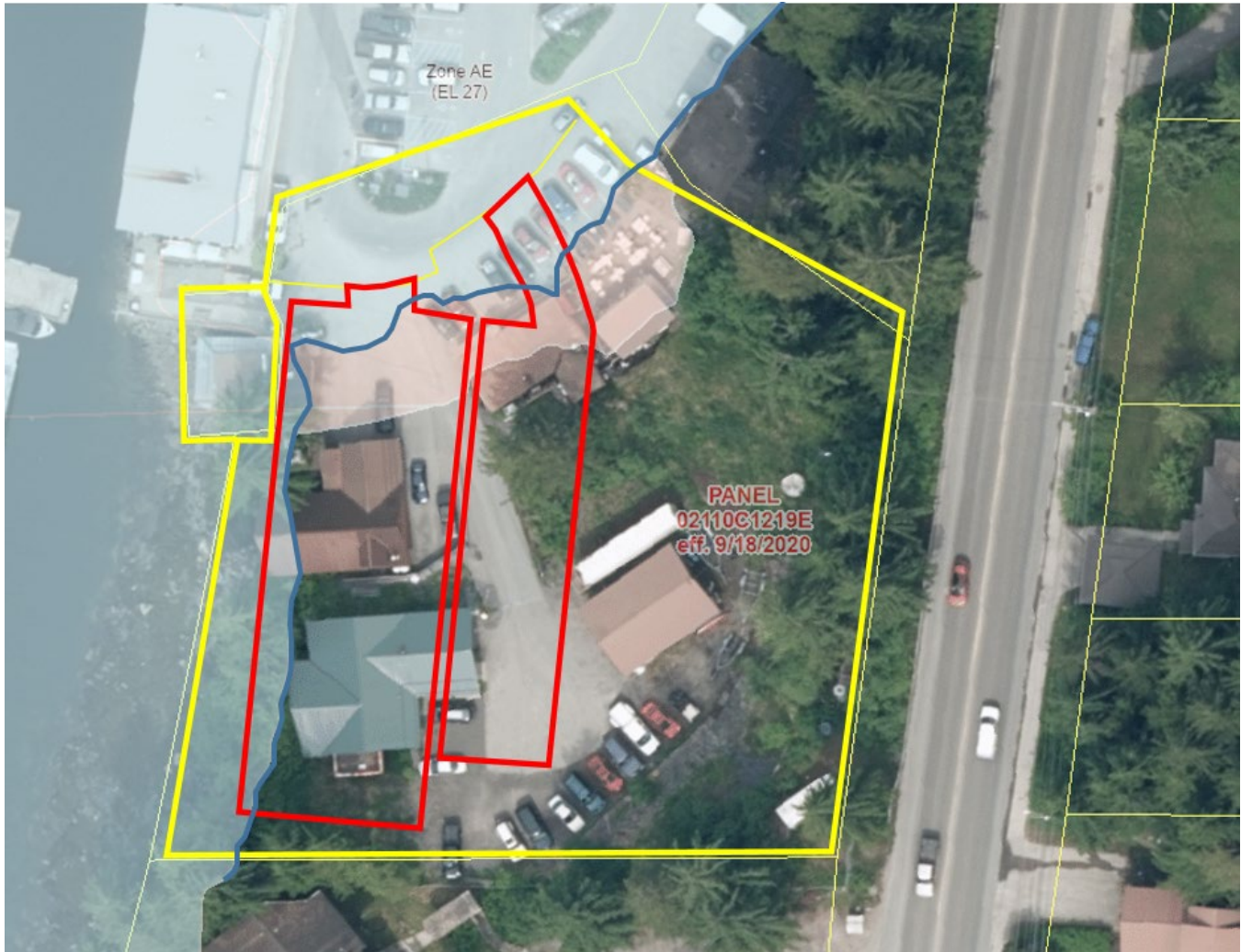
A drainage plan would be required for review during the Building Permit process.

*The Director is recommending DENIAL of this application. If the Commission chooses to approve the application they may consider:*

**Condition:** Prior to issuance of a Building Permit, the applicant must provide a snow removal and snow storage plan.

**Hazard Zones** – Rudimentary juxtaposition of the Site Plan onto flood maps indicates development in a Special Flood Hazard Area (SFHA). In the image below, the red lines represent proposed development. The North and West boundaries of the development are in an AE SFHA (light blue shading, with the boundary shaded in blue), with an elevation of 27 feet. An AE SFHA has a 1% annual chance of flood.





During Building Permit review, development in a SFHA will be reviewed for compliance with CBJ standards for construction in a flood zone. Standards were established by the Federal Emergency Management Agency (FEMA). CBJ was required to adopt them in order to participate in flood insurance programs that protect Juneau's development along floodplain property.

Particular to this proposal, the underground parking will be required to accommodate flood waters. The lowest horizontal element of the residential structure is required to be above the SFHA elevation.

The Land Use Code does not have established requirements on measuring height when a structure has been raised to address SFHA development requirements. Without such a policy, the developer may need a Variance to proceed with the underground parking. A Variance request would have to demonstrate:

- (A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;
- (B) The unusual or special conditions of the property are not caused by the person seeking the Variance;
- (C) The grant of the Variance is not detrimental to public health, safety, or welfare; and
- (D) The grant of the Variance is narrowly tailored to relieve the hardship.

The areas shaded orange are SFHA X, with a 0.2% annual chance of flood or 1% annual chance of flood with average depths less than one foot. The orange shaded area is a courtesy by FEMA, and does not carry regulatory limitations to construction.

**Condition:** None recommended.

**Public Health, Safety, and Welfare** – The proposal is neutral on health.

**Safety:**

- CBJ's Docks and Harbors Board discussed the proposed development at their meeting on August 17, 2022, and expressed concern for traffic circulation through the parking lot.
- Capital City Fire and Rescue (CCFR) has also expressed concerns about navigating larger equipment through the parking lot.
- Conversely, the ADOT&PF has commented on the guiding principle that the less access points along a corridor, the fewer opportunities for driver collisions. ADOT&PF did not provide comment on the access through the parking lot or off the roundabout.

Location in a SFHA creates hazards for users of the area, and the public at large, if debris is dislodged. Flood hazard development standards, established by FEMA and incorporated into CBJ code, minimize risks from damage to structures.

**Welfare:** The Juneau Assembly's primary goal is assuring adequate and affordable housing for all residents. The proposed project would be at the upper end of the housing market, providing premium waterfront housing.

**Condition:** None recommended.

**Property Value or Neighborhood Harmony** – Access impacts neighborhood harmony.

Development on the lot has used the Statter Harbor parking lot since before subdivision in 1994. The most recent improvements created restaurant space in 2003. At their meeting on August 17, 2022, CBJ's Docks and Harbors Board discussed their comments on the project, expressing concerns for traffic through the parking lot.

**Condition:** None recommended.

**AGENCY REVIEW**

CDD conducted an agency review comment period between July 21, 2022 and August 20, 2022. Agency review comments can be found in **Attachment J**.

Agency	Summary
CDD Building Division	No issues at this time.
ADOT&PF	Better not to have another access point onto Glacier; however, appears driveway could be permitted if standards are met.
CBJ CCFR	Concerns with access and navigation of larger equipment.
CBJ Docks and Harbors	11 points, ranging from access concerns to land ownership concerns.





CBJ Docks and Harbors has submitted formal comments. In addition, at their Board meeting on August 17, 2022 (**Attachment K**) they expressed concerns with:

- Congestion on Auke Bay Harbor Way at the entrance of the parking lot, where traffic conflicts with small boat launching (see red circle, image left). Notwithstanding required code minimums for a traffic study, the Board feels examination of the pinch point is important in light of possible emergency operations.
- As noted above, the Board is interested in if a second access point is warranted.
- One Board member noted that parking in this lot is stressed at all times. They do not want to exacerbate existing problems.

## **PUBLIC COMMENTS**

CDD conducted a public comment period between September 9, 2022 and September 19, 2022. Public notice was mailed to property owners within 500 feet of the proposed development (**Attachment L**). A public notice sign was also posted on site two weeks prior to the scheduled hearing (**Attachment M**). Public comments submitted at the time of writing this staff report can be found in **Attachment N**.

Name	Summary
Juneau Commission on Aging	Consider mobility and accessibility in structure design and construction.
Rich Harris	Interest in the easement and in CBJ Docks and Harbors opinion.
Nathan Leigh, UAS	Make sure development does not interfere with snow removal operations along Glacier Highway. Make sure Seawalk concept is not jeopardized.
Eric Rowcroft	Questions related to view shed.

## **CONFORMITY WITH ADOPTED PLANS**

The proposed development is in conformity with:

### **2013 Comprehensive Plan**

Chapter	Page No.	Item	Summary
8	107	8.3 – DG1	“When reviewing development permits for shoreline areas, intertidal areas or areas seaward of mean high tide, ensure that such development does not adversely affect marine transportation.”
11	148	Marine Mixed Use (M/MU)	“These lands are characterized by high density residential and non-residential land uses in areas in and around harbors and other water-

Chapter	Page No.	Item	Summary
			dependent recreational or commercial/industrial areas. Typically, neighborhood-serving and marine-related retail, marine industrial, personal service, food and beverage services, recreational services, transit and transportation services should be allowed and encouraged, as well as medium- and high-density residential uses at densities ranging from 10 to 60 residential units per acre. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land. Float homes, live-a-boards, and house boats, if necessary services (such as sewer) are provided to berthing locations, are appropriate for these areas."

**2015 Auke Bay Area Plan:** Note that this plan does not specifically address residential structures in the Statter Harbor area. The plan encourages pedestrian access from the hub of Auke Bay to uplands services.

**2016 Housing Action Plan:** While the Statter Harbor area is not specifically mentioned, creation of additional housing units is recognized as a need, including step-down senior housing (Part 2: Solutions).

## **FINDINGS**

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

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

**Analysis:** No further analysis needed.

**Finding: Yes.** The application submittal, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15. However, subsequent analysis indicates that a robust Traffic Impact Analysis is required to address access concerns.

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

**Analysis:** The application is for 21 condominium units. The use is listed at CBJ 49.25.300, Section 1.300 for the Waterfront Commercial zoning district.

**Finding: Yes.** The requested permit is appropriate according to the Table of Permissible Uses.

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

**Analysis:** The applicant has not provided documentation of legal access to the lot from a Right-of-Way.

**Finding: No.** The proposed development will not comply with Title 49, which requires direct and practical access to a Right-of-Way through the frontage [CBJ 49.35.250(b)].

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

**Analysis:** CCFR has expressed concerns with access through the Statter Harbor parking lot for emergency services.

**Finding: No.** The requested 21 condominium units, in a Waterfront Commercial zoning district, may materially endanger the public health or safety due to access concerns.

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

**Analysis:** Access concerns impact harmony with Statter Harbor parking lot users. If not for the access issues, the condominium proposal would be in harmony with the neighborhood.

**Finding: No.** The requested 21 condominium units, in a Waterfront Commercial zoning district will not be in harmony with the property in the neighboring area.

**6. Will the proposed development be in general conformity with the Land Use Plan, Thoroughfare Plan, or other officially adopted plans?**

**Analysis:** No further analysis.

**Finding: Yes.** The proposed 21 condominium units, with the recommended conditions, will be in conformity with the 2013 Comprehensive Plan, 2015 Auke Bay Area Plan, and 2016 Housing Action Plan.

**RECOMMENDATION**

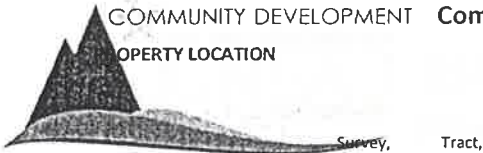
Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested Conditional Use Permit. The permit would allow the development of condominiums with up to 21 dwelling units, zoned Waterfront Commercial.

**STAFF REPORT ATTACHMENTS**

Item	Description
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	1939 Easement
<b>Attachment C</b>	Plat 94-41
<b>Attachment D</b>	2010 Easement Vacation Figure
<b>Attachment E</b>	1967 Auke Bay Float Facilities Site Map, Project 5-67101
<b>Attachment F</b>	1994 Variance, Minutes, Notice of Decision, and Staff Report
<b>Attachment G</b>	Transfer of Statter Harbor from ADOT&PF to CBJ
<b>Attachment H</b>	2010 Easement Vacation Document
<b>Attachment I</b>	Traffic Analysis, Current vs. Proposed Uses
<b>Attachment J</b>	Agency Comments
<b>Attachment K</b>	Minutes: CBH Docks and Harbors Board Operations and Planning Meeting, August 17, 2022.
<b>Attachment L</b>	Public Notice
<b>Attachment M</b>	Public Notice Sign
<b>Attachment N</b>	Public Comment – Juneau Commission on Aging

COMMUNITY DEVELOPMENT  
PROPERTY LOCATION

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



N

N

To be completed by Applicant

Physical Address <b>1185 ANNE BAY HBR RD</b>	
<input type="checkbox"/> This property located in the downtown historic district	
Legal Description <b>JR F-1, USS 1504</b>	
Parcel Number(s) <b>432301050090</b>	Contact
Mailing	
<b>LANDOWNER/ LESSEE</b>	
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. application for a land use or activity review for development on my (our) property is made with my complete B. grant for officials of Juneau to inspect my property as needed this application.	
E-mail Address <b>bullwinkles1@gmail.com</b>	Phone Number(s) <b>907-525-723-4099</b>
Date <b>7/19/22</b>	
<p><b>X</b> This Landowner/Lessee Signature and employees of the City and Borough understanding and permission for purposes of</p> <p>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.</p> <p>Applicant Contact Person</p> <p>Mailing Address Phone Number(s)</p> <p>E-mail Address</p>	
<b>APPLICANT</b> If the same as OWNER, write "SAME"	
<b>X</b> <b>SAMO</b>	Da
DEPARTMENT USE ONLY BELOW THIS LINE	
Date of Application	

Intake Initials

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Case Number

Date

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

Attachment A - Application Packet

Received

30

USE 20220011

AS

7/19/22

## PROJECT SUMMARY

ALASKA'S CAPITAL CITY

EVELOPMENT

ALLOWABLE/CONDITIONAL  
PERMIT APPLICATION

Section J, Item 2.

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.

## TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment Accessory Apartment Application AAPUse Listed in 49.25.300 Table of Permissible Uses USE  
Table of Permissible Uses CONDO PROJECT

## IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES - Case #

NO

## UTILITIES PROPOSED

WATER:

Public

☐ On Site

SEWER:

Public

☐ On Site

## SITE AND BUILDING SPECIFICS

Category:

Total Area of Lot

square feet

Total Area of Existing Structure(s)

Total Area of Proposed Structure(s)

☒ P

square feet

☒ P

## EXTERNAL LIGHTING

Existing to remain

Proposed

☐ No☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures☐ Yes - Provide fixture information, cutoff sheets, and location of lighting fixtures

square feet

## ALL REQUIRED DOCUMENTS ATTACHED

If this is a modification or extension include:

☐ Narrative including:☐ Current use of land or building(s)☐ Description of project, project site, circulation, traffic etc.☐ Proposed use of land or building(s)☐ How the proposed use complies with the Comprehensive Plan☐ Notice of Decision and case number☐ Justification for the modification or extension☐ Application submitted at least 30 days before expiration date☐ Plans including:☐ Site plan☐ Floor plan(s)☐ Elevation view of existing and proposed buildings☐ Proposed vegetative cover☐ Existing and proposed parking areas and proposed traffic circulation☐ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

DEPARTMENT USE ONLY BELOW THIS LINE

## ALLOWABLE/CONDITIONAL USE FEES

Check No.

Receipt

Date

## Application Fees

Admin. of Guarantee

\$

Adjustment

Pub. Not. Sign Fee

Fees

Pub. Not. Sign Deposit

\$ 750

Total Fee

\$

\$ 50

\$ 100

\$ 900

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

INCOMPLETE APPLICATION WILL NOT BE ACCEPTED

Case Number

Date Received

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

NS

ACC

Attachment A - Application

Packet

USE 20220811

7/19/22

31



### **Allowable/Conditional Use Permit Application Instructions**

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

**Pre-Application Conference:** A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at [permits@juneau.org](mailto:permits@juneau.org).

**Application:** An application for an Allowable/Conditional Use Permit will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - A. Site plan, floor plan and elevation views of existing and proposed structures
  - B. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances
  - C. Proposed traffic circulation within the site including access/egress points and traffic control devices
  - D. Existing and proposed lighting (including cut sheets for each type of lighting)
  - E. Existing and proposed vegetation with location, area, height and type of plantings
  - F. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting.

**Public Notice Responsibilities:** Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

**The Community Development Department** will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

**The Applicant** will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**









July 7, 2022

To: CBJ Planning Commission

From: Mitch Falk; Owner Bay house Properties LLC

Re: Proposed Condominium Project

Bayhouse Properties LLC requests a review by the Planning Commission of the requirement from CDD to access the property from Glacier Hwy.

Bayhouse Properties LLC owns the property located at 11485 Auke Bay Harbor Rd. The property is currently leased to USCG for support facilities for USCG Cutter Reef Shark, The Hot Bite restaurant, Auke Bay Adventures and the building formerly housing Brick's Electronics. The property was originally developed by JB Caro approximately 100 years ago accessed through Auke Bay Harbor Rd. In 1939 the building currently used by the Hot Bite was moved to the current location and was the ticket office for Pan Am Airways when they were flying the S 42 Seattle to Fairbanks. Sometime in the 50's the USCG began leasing space on the property and has been there since. In 1958 the property was purchased by the Pierce's. They built the 4 plex and then the larger house (currently used by USCG) in 1984. In 1994 a variance was issued allowing the subdividing of the property separating the 4-plex and allowing the access to be Auke Bay Harbor Rd. In 2001 the property was purchased by Mitch Falk and Lynette Anderson. In 2002 a permit was obtained to move The Hot Bite and the USCG to their current locations. In 2009 a permit was obtained to remodel an existing residential building to a commercial space which was occupied by a beauty shop before the current tenant, Auke Bay Adventures. During the entire last century, the only access for all the different user groups has been Auke Bay Harbor Rd.

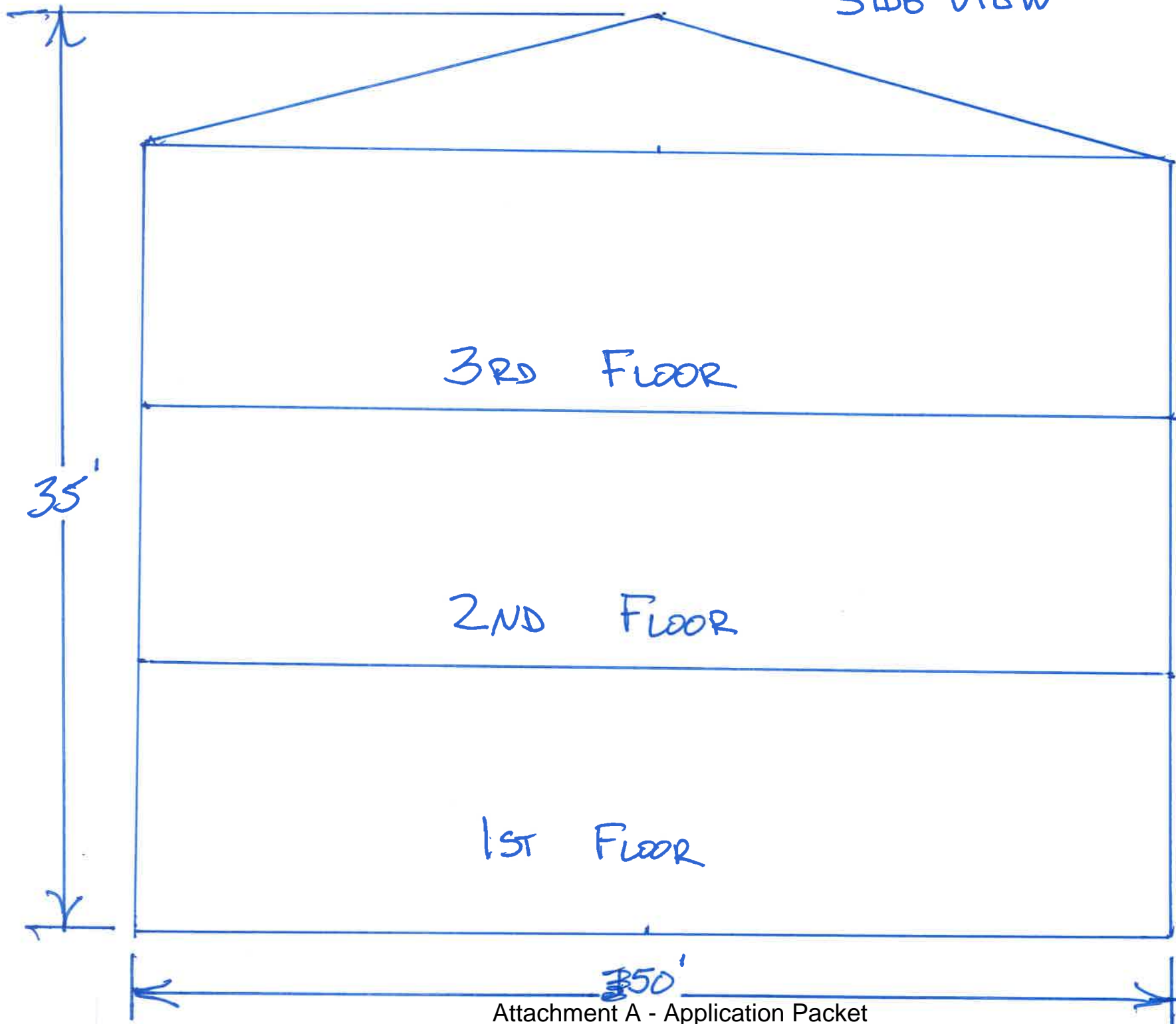
Bayhouse Properties proposes an 18-22unit condominium project. All of the existing buildings would be removed. All of the current tenants and businesses would be closed and/or relocated. The current traffic using Auke Bay Harbor Rd would be reduced by 90%-95%.

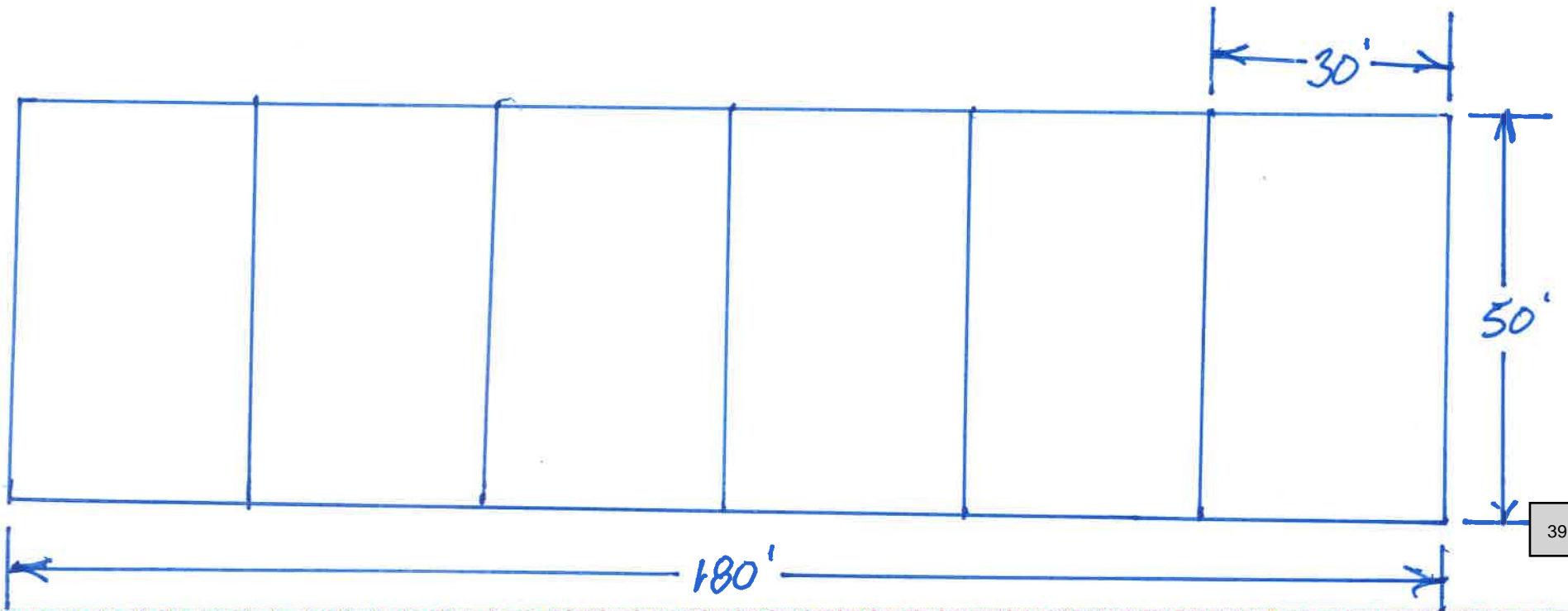
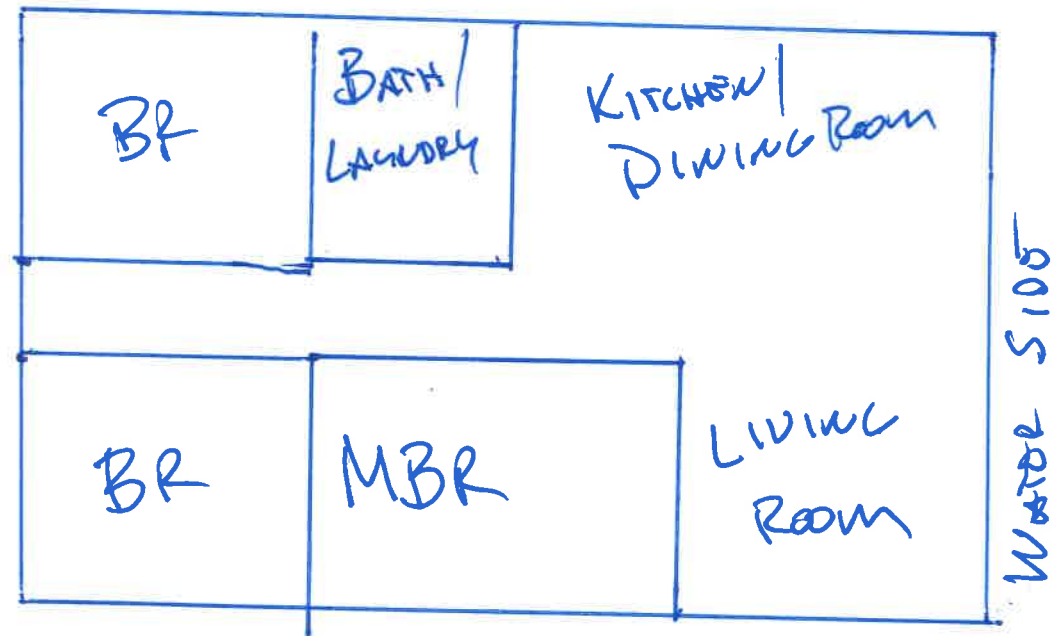
The property is steep off of Glacier Hwy, the condominiums would be single level three story buildings located on the waterside of the property with underground primary parking and overflow parking to the rear. Total footprint of the buildings would be 9000-10000 sq feet covering approximately 20% of the property.

The property is zoned WC, D-18, 35'. The proposed project follows this guideline.

# SIDE VIEW

Section J, Item 2.





*Section J, Item 2.*



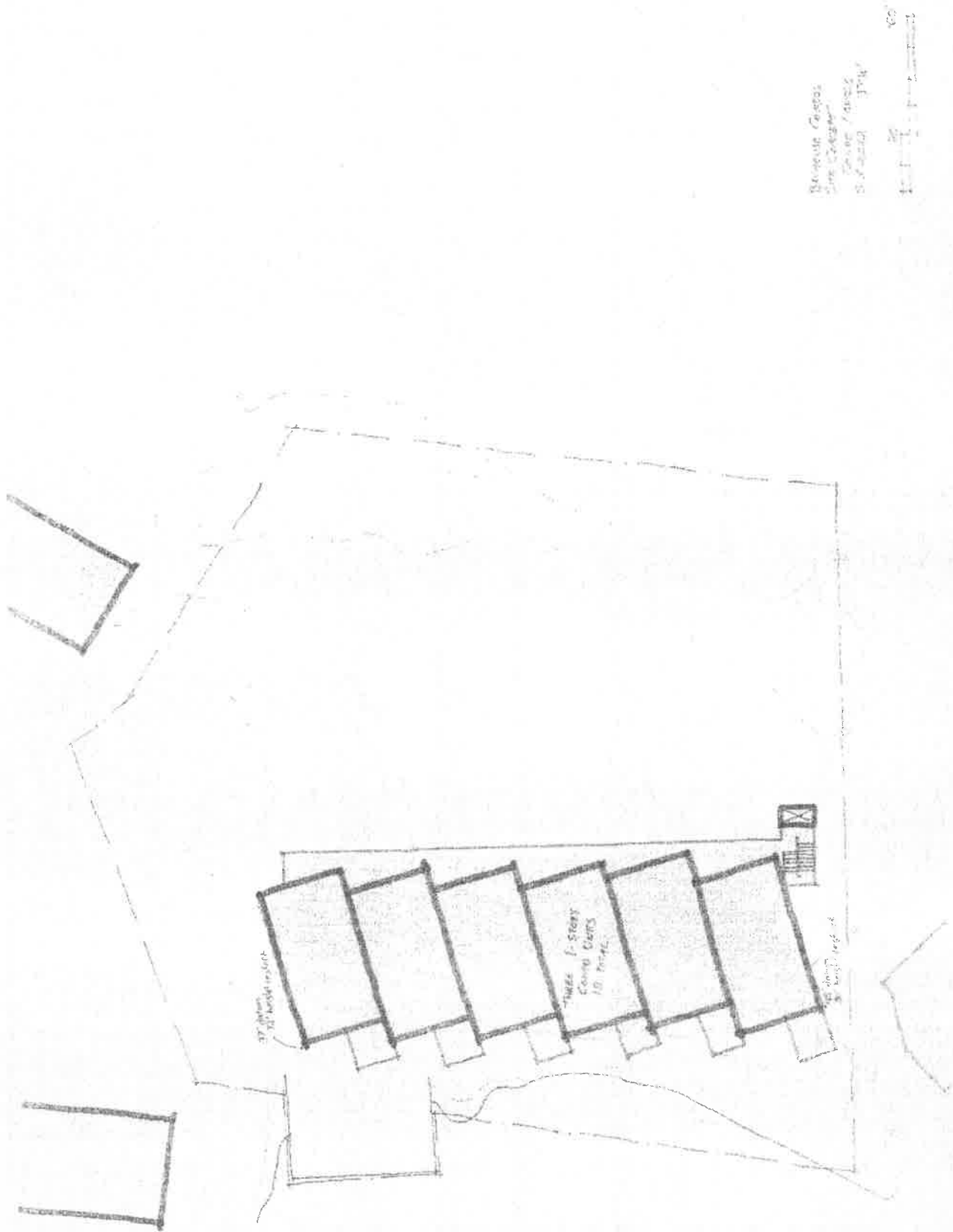
ATTACHMENT

APPLICATION FOR VARIANCE - GEORGE W AND FRANCES E PIERCE

III SITE INFORMATION

ITEM NUMBERS 13, 14, 15

Existing buildings are only approachable from side fronting on the Auke Bay Parking lot easement. Terrain abutting Glacier Highway is very steep, especially along the north end, making approaches to buildings nearly impossible. Approach from Glacier Highway would also add another driveway where there are already several driveways adding to the safety hazard.





[illegible]

**MEMORANDUM****CITY/BOROUGH OF JUNEAU**  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** March 18, 1994  
**TO:** Planning Commission  
**FROM:** Tom Korosei, Planner  
Community Development  
**FILE NO.:** VR-09-94

**PROPOSAL:** A request for a zoning variance from provisions of the Land Use Code requiring direct, practical access to a dedicated, publicly maintained street. The variance would facilitate subdivision of a Tract F, U.S. Survey 1504. Proposed access is from Auke Bay harbor access driveway. Frontage is at 11485-11517 Glacier Highway.

**GENERAL INFORMATION**

**Applicant:** George W. & Frances E. Pierce  
**Property Owner:** George W. & Frances E. Pierce  
**Property Address:** 11485 Glacier Highway  
**Legal Description:** Fraction of U.S. Survey  
**Parcel Code No.:** 4-B23-0-105-009-0  
**Site Size:** 75,511 Square Feet  
**Zoning:** WC, Waterfront Commercial  
**Utilities:** CBJ Water & Sewer  
**Access:** Glacier Highway  
**Existing Land Use:** Multi-Improvement  
**Surrounding Land Use:** North - Harbor Access Road  
South - Residential  
East - Glacier Highway/Residential  
West - Parking/Harbor

Planning Commission  
File NO. VR-09-94  
Page 2

### BACKGROUND

The applicants are requesting a variance to certain access requirements, specifically CBJ 49.40.120 which states that "each lot shall abut and be physically accessible from a dedicated street." The applicants wish to subdivide the subject property to separate the primary residence and office building from an existing restaurant and a four-unit apartment building. The tract of land fronts on Glacier Highway. Physical access to the existing development on the property, however, is by way of the harbor access road and harbor parking lot. The access road appears to be on a state easement. The applicants have submitted a copy of a document that appears to establish this easement.

It appears that neither the CBJ nor the State provides regular maintenance of this easement in the manner of typical public roads. Maintenance appears to be irregular, but with the incidental benefit to the owners and other users of the subject property.

Under the CBJ code, in the case of frontage on minor arterial roadways such as Glacier Highway, in the vicinity of the subject property, lots must meet the area requirements of D-1 lots (36,000 square feet) and have a common, constructed access, and minimum parking and maneuvering room.

As proposed the subdivision would continue to use the harbor access road for access. The steep topography of the lots would make access from Glacier Highway difficult. The proposed subdivision is also intended to meet minimum building setback standards but would result in one parcel with an area less than 36,000 square feet. As proposed, the availability of parking for the northerly parcel, the restaurant and four-plex, would be limited because of the size and topography of this lot. Presently this parking apparently backs out into the easement.

### ANALYSIS

As noted above the property is now substantially developed. Subdividing the property appears to best suit the needs of the present owners at this time, but may not be necessary regardless of owner. Thus the variance is not needed to allow reasonable use of the property.

If the proposed lot subdivision line were adjusted to intersect the Glacier Highway right-of-way line further to the south, it may be possible to provide direct physical access to the northerly tract as well. It appears that the potential exists for improved access to at least the southerly proposed tract as the proposed subdivision is now configured.

Planning Commission  
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Page 3

As long as the harbor access road is usable, there appears to be access to the existing development. Because the status does not appear to be that of an accepted, general-use public road, such access appears to be uncertain. If that access would be terminated, alternative practical access may be available from the southerly lot to Glacier Highway, but unavailable for the northerly lot.

#### Attachment A - Application Packet

If adequate access by way of the Harbor Road could be assured, there may be some advantage to avoiding construction of an additional driveway on Glacier Highway.

#### SUBDIVISION REVIEW COMMITTEE COMMENTS

It was the opinion of the subdivision review committee that the owner has few practical alternatives to improve on the access and still subdivide the property as proposed. One committee member suggested that a condition might be added to limit development of the subject property to the current level of use. Such a restriction would at least provide some assurance that the need for, and consequences of the lack of, adequate access would not be aggravated, particularly when new owners are involved who may contemplate additional development.

#### FINDINGS

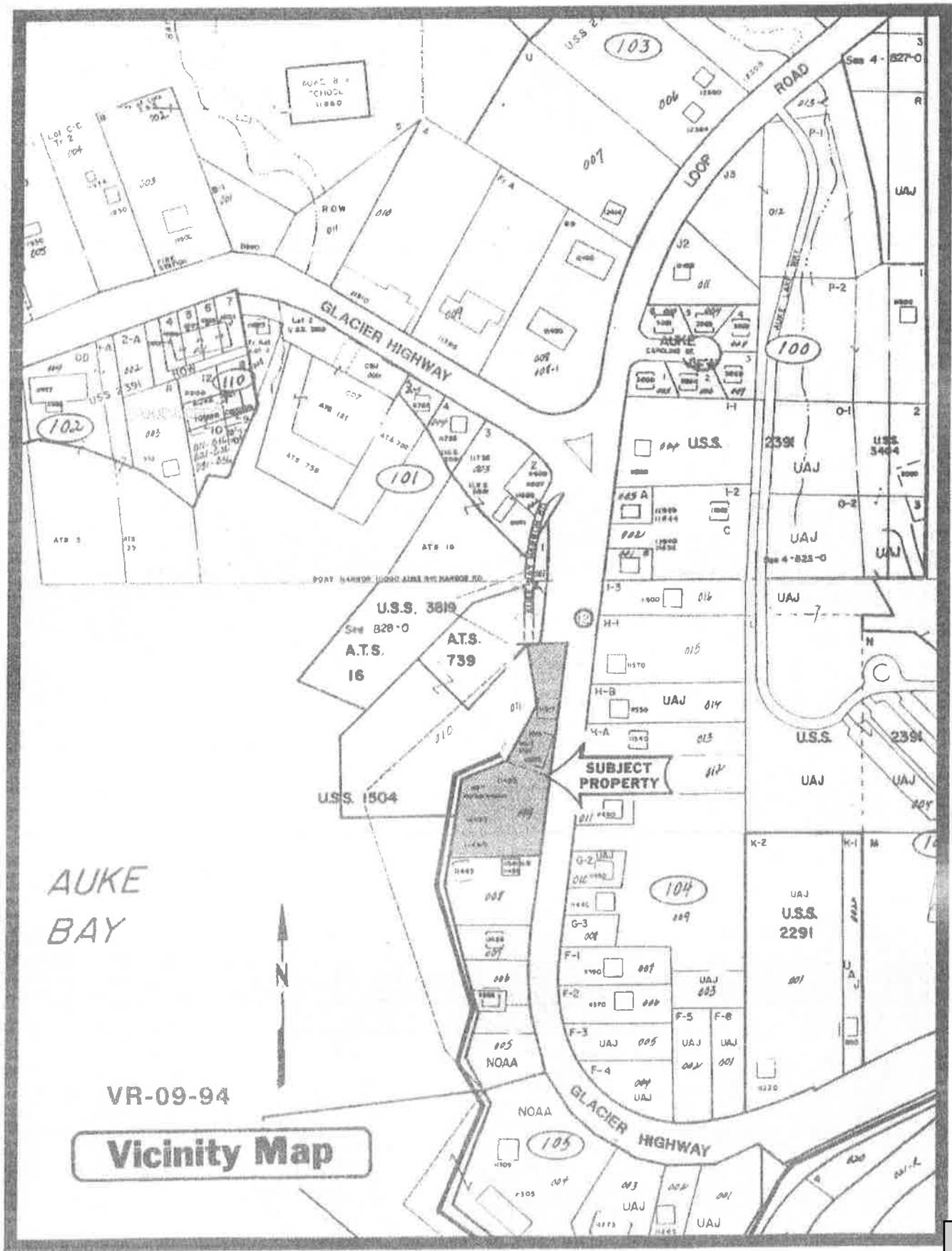
Given the above, staff cannot find that the applicant's situation meets variance criteria 49.20.250(b)(5) which states that the Commission must determine that compliance with the existing standard would unreasonably prevent the owner from using the property for a permissible principal use and would be unnecessarily burdensome because it would impose peculiar and practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

#### STAFF RECOMMENDATION

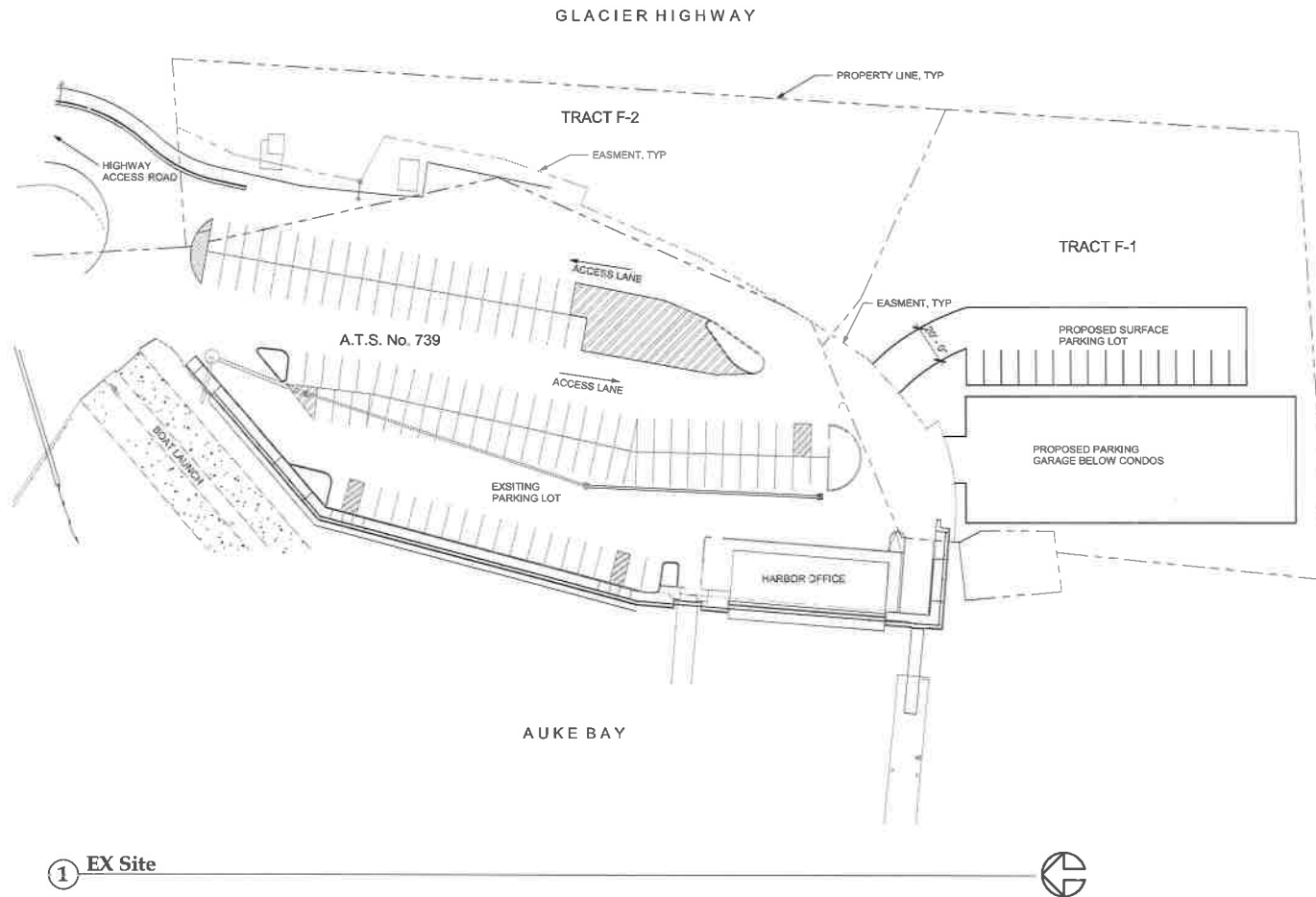
For the reasons noted, staff recommends denial of the requested variance.

If the Planning Commission finds that the applicants' situation meets all the grounds for a variance, we recommend that the variance include the following condition, and that the condition be noted on the plat:

No further development shall be permitted on this property unless required access is provided in accordance with applicable subdivision standards.



# Attachment A - Application Packet



**Jensen  
Yorba  
Wall Inc.**  
522 West 10th Street  
Juneau, Alaska 99801  
907.595.1070  
jensenyorbawall.com

**BAY HOUSE CONDOS**

REVISIONS  
▲  
▲  
▲  
SHEET TITLE  
**SITE PLAN ACCESS**

DATE: 11/19/22  
FILE: 21006

**A101**



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

## Auke Bay Condos

Case Number: PAC2022 0017

Applicant: Corey Wall

Property Owner: Bayhouse Properties LLC

Property Address: 11485, 11465, 11485 Auke Bay Harbor Rd

Parcel Code Number: 4B2301050090

Site Size: 51,716 Square Feet

Zoning: Waterfront Commercial

Existing Land Use: Restaurant, Mixed Commercial

Conference Date: March 16, 2022

Report Issued: April 6, 2022

**DISCLAIMER:** Pre-application conferences are conducted for purposes of providing applicants with a preliminary review of a project and timeline. Pre-application conferences are not based on a complete application, and are not a guarantee of final project approval.

## List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Cory Wall Mitch Falk	Applicant	<a href="mailto:Corey@Jensenyorbawall.com">Corey@Jensenyorbawall.com</a>
Adrienne Scott	Planning	<a href="mailto:Adrienne.Scott@Juneau.org">Adrienne.Scott@Juneau.org</a>
Charlie Ford	Building	<a href="mailto:Charlie.Ford@Juneau.org">Charlie.Ford@Juneau.org</a>
Ken Hoganson	General Engineering	<a href="mailto:Ken.Hoganson@Juneau.org">Ken.Hoganson@Juneau.org</a>
Dan Jager	Fire Marshal	<a href="mailto:Dan.Jager@Juneau.org">Dan.Jager@Juneau.org</a>
Sydney Hawkins	Permit Tech	<a href="mailto:Sydney.Hawkins@Juneau.org">Sydney.Hawkins@Juneau.org</a>



Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.  
The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

Project Overview

The applicant would like to demolish existing structures and build condominiums.

Planning Division

Attachment A - Application Packet

- 1. **Zoning** – Waterfront Commercial. WC zoning allows for multifamily with a density of 18 units per acre. The maximum dwelling units possible for this lot would be 21 units. A Conditional Use Permit is required for a multifamily development in the WC zoning district.
- 2. **Setbacks** – 10 feet front, rear, and side. Tidewater lot lines have no minimum setback requirements.  
  
Note that there is a lot line around the waterfront structure next to the Harbor Master's office. Development will be required to meet setbacks from that lot line, and a structure cannot be built across the lot line, regardless of ownership. If a proposed structure will cross the lot line, a lot consolidation will be required.
- 3. **Height** – Maximum height for primary structures is 35 feet, 25 feet for accessory structures. Per 49.25.420(a), the height of a stepped or terraced building is the height of the highest segment thereof. No elevation drawing was submitted at the time of this pre-application conference, so the proposed height of the structure is unknown.

If the applicant wishes to apply for a variance to the height requirement, they will need to demonstrate that:

- A. Enforcement of the ordinance would create an undue hardship resulting from the *unusual or special conditions of the property*.
- B. The unusual or special conditions of the property are not caused by the person seeking the variance;
- C. The grant of the variance is not detrimental to public health, safety or welfare; and
- D. The grant of the variance is narrowly tailored to relieve the hardship.

In this case, "hardship" means that the applicant is deprived of using the property in a similar fashion to surrounding properties – cost is not a consideration. If the applicant decides to apply for a height variance, the applicant may apply for the variance concurrently with conditional use application. At the commission hearing, the variance will be heard first, and decided, prior to hearing the conditional use application.

- 4. **Access** – The lot was subdivided with a variance to access requirements (VAR-9-94). The variance was granted to facilitate the plat, and does not provide for further development. Alaska Department of Transportation and Public Facilities has a platted right-of-way easement that appears to reach the property. The easement is noted on Plat 94-41, and a recorded document from 1939 established the easement. The easement is not constructed as a street, nor adopted by the CBJ or DOT as a street. CBJ Docks & Harbors confirmed that they maintain the Statter Harbor parking lot, as well as Auke Bay Harbor Rd.

## Pre-Application Conference Final Report

Note that, while the *existing lot* is entitled to existence without access due to the granting of the variance, there is no requirement for adjacent lots to provide access to the site. Development of new dwelling units will necessitate access for the residents, and this could impact staff's analysis of the application, and the Planning Commission's evaluation of the application. Proposed project, including access, must comply with 49.15.330(f)(1). Applicant will need to demonstrate in their application how they are providing access to the site.

The lot has frontage along Glacier Hwy, and access should be through the frontage. A driveway permit from the State of Alaska DOT&PF will be required.

5. **Parking & Circulation** – 2.25 parking spaces per three bedrooms. 18 three-bedroom units would require 41 parking spaces. A parking lot of 26 to 50 spaces will require 2 accessible parking spaces, one of which must be van-accessible.
6. **Vegetative Coverage** – Minimum vegetative coverage in WC is 10%.
7. **Lighting** – All lighting should be full cut-off design to prevent glare onto neighboring properties.
8. **Noise** – Noise generated by the completed project is expected to be consistent with that expected in Waterfront Commercial.
9. **Flood** – Portions of the lot are located in the AE, VE, and X flood zones. If any construction is proposed in the AE or VE zone, a Floodplain Development Permit will be required, and the project must be designed to meet the provisions of CBJ 49.70 Article IV (attached).



10. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement** – A hillside endorsement will be required if excavating or creating a slope over 18%.
11. **Wetlands** – Contact the United States Army Corps of Engineers for a permit if the development requires fill of wetlands. (907) 753-2689.
12. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling. No anadromous waterbodies are on the subject lot, or within 50 feet.
13. **Plat or Covenant Restrictions** – None found.
14. **Traffic** – The Institute of Transportation Engineers Manual categorizes condominiums as residential/condos/townhouses (Land Use 230) and estimates that each dwelling unit will generate 5.81 vehicle trips

## Pre-Application Conference Final Report

per day, making the average daily traffic (ADT) for an 18 unit development to be 105 ADT per weekday. A traffic impact analysis is not required for developments projected to generate fewer than 250 ADT.

15. **Nonconforming situations** – None known.

**Building Division**

16. **Building** – Plan will be reviewed at time of application.

17. **Outstanding Permits** –

BLD2009-00042 – Plumbing repair and electrical service upgrade

BLD2003-00053 – Remodel office building into the Hot Bite Restaurant

BLD2003-00745 – 12' x 20' detached storage structure with electricity

BLD2003-00016 – Grading of 400 cu yards of fill

BLD2002-00194 – Clearing and removal of brush/trees and removal of approx. 150-175 yards of bedrock

BLD1997-00368 – Rebuild/repair support and walls of shed for storage & marine electronics repair

BLD-06000401 – Repair, remove & replace damaged sheetrock

BLD-0488701 – Repairs of existing electrical, water & plumbing

**General Engineering/Public Works**

18. **Engineering – Grading:** Slopes and retaining structures shall be shown on the Grading Plan. The heights and slope ratios must be quantified.

- a. **Easements:** Site plan (plat) shall include all existing (and proposed) easements for drainage, utility lines, plumbing lines, access, snow storage, trash (dumpster) storage, or any other shared use that requires crossing the property line.

19. **Drainage** – Drainage must be directed to pre-approved drainage ways and cannot be directed at neighbors or otherwise cause a nuisance. Drainage shall be shown in the Grading Plan with arrows. Any drainage structures shall be identified and sizes called out.

20. **Utilities** – (water, power, sewer, etc.) Water service will need to be provided. A CBJ ROW Permit and Utility Permit will be required. The plans shall include a Utility Plan that shows location of buried sewer and water utilities including valve, unions, cleanouts, and system components. Sizes and materials must be called out. Power by others.

- a. **CBJ right-of-way (ROW) permit** - Once the construction plan for the utilities is approved, CBJ will create the ROW permit. The permit will cover the tapping of the water main and road restoration within the right-of-way (if required). Inspection fees, refundable bond amount, and conditions will be determined after review of the proposed construction plan. The extension of the utilities within the property will require further permitting and fee assessments. This process is done separately from the subdivision and typically in conjunction with the building permit application. Utility as-builts shall be submitted to GE prior to return of Bond and closure of permits.

- b. **Water Utility permit** – for the water/fire line to be installed to the new structure. The line sizing is
- i. by the engineer. The meter is required to be installed prior to any branches in the plumbing line. The meter location and sizing shall be shown on the mechanical plans. The meter installation and conduit installation is the responsibility of the applicant. A water assessment will need to be paid and will be determined after sizing of meter and domestic line are identified.

- c. **Sewer Utility permit** – for the sewer line to be installed to the new structure. The line sizing is determined by the engineer. The mechanical plans shall include a drainage fixture unit (DFU) count. A

## Pre-Application Conference Final Report

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sewer assessment and inspection fees will need to be paid and will be determined after review of the DFU's and the configuration of the underground sewer line.

### Fire Marshal

21. **Fire Items/Access** – Building will require sprinklers. Fire will reserve comment on the project design until they see the full submittal.

### Other Applicable Agency Review

22. A driveway permit from DOT&PF will be required for access from Glacier Hwy.

### List of required applications

#### Attachment A - Application Packet

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Variance Application (if applying)
3. Conditional Use Permit Application

### Additional Submittal Requirements

Submittal of additional information, given the specifics of the development proposal and site, are listed below. These items will be required in order for the application to be determined Counter Complete.

1. A copy of this pre-application conference report.
2. Project narrative
3. Site plan
4. Floor plans
5. Elevation view of proposed buildings
6. Proposed vegetative cover
7. Existing and proposed parking areas and proposed traffic circulation
8. Existing physical features of the site

### Exceptions to Submittal Requirements

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. N/A

### Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit application fee: \$750
2. Public notice sign preparation fee: \$50

## Pre-Application Conference Final Report

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3. Public notice sign deposit: \$100 (refundable if sign is returned by the first Monday after the hearing, \$50 refundable if returned within two weeks)

For informational handouts with submittal requirements for development applications, please visit our website at [www.juneau.org/community-development](http://www.juneau.org/community-development).

### **Submit your Completed Application**

You may submit your application(s) online via email to [permits@juneau.org](mailto:permits@juneau.org)

OR in person with payment made to:

City & Borough of Juneau, Permit Center  
230 South Franklin Street  
Fourth Floor Marine View Center  
Juneau, AK 99801

Phone: (907) 586-0715

Web: [www.juneau.org/community-development](http://www.juneau.org/community-development)

#### Attachments:

49.70 Article IV  
49.15.330  
1939 Easement Document  
Plat 94-41  
Variance VR-09-94  
Development Permit Application  
Conditional Use Permit Application  
Variance Application

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Juneau, AK Code of Ordinances

## ARTICLE IV. - FLOOD HAZARD AREAS

*Footnotes:*

--- (070\_3) ---

**Cross reference**— *Building regulations, tit. 19.*

## 49.70.400 - Floodplain.

- (a) *Purpose.* The purpose of this article is to promote the public health, safety, and general welfare and to minimize public and private losses due to flood conditions in specific areas. Other purposes are to:
- (1) Reserved;
  - (2) Prevent the erection of structures in areas unfit for human usage by reason of danger from flooding, unsanitary conditions, or other hazards;
  - (3) Minimize danger to public health by protecting the water supply and promoting safe and sanitary drainage;
  - (4) Reduce the financial burdens imposed on the community, its governmental units, and its individuals by frequent and periodic floods and overflow of lands;
  - (5) Reserved;
  - (6) Ensure that potential buyers are notified that property is in a special flood hazard area; and
  - (7) Ensure that those who occupy the special flood hazard area assume financial responsibility for their development.
- (b) *Interpretation.*
- (1) In the interpretation and application of this article, all provisions are considered minimum requirements and are liberally construed in favor of the governing body.
  - (2) This article is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. Where the provisions of this article and another ordinance conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
  - (3) This article shall apply to all areas of special flood hazard areas (SFHAs) within the jurisdiction of the City and Borough of Juneau.
  - (4) The special flood hazard areas identified by the Federal Insurance Administrator (FIA) in a scientific and engineering report entitled the "Flood Insurance Study" (FIS) and the flood insurance rate maps (FIRMs) dated September 18, 2020 for the City and Borough of Juneau, Alaska are adopted. The FIS and FIRMs shall be on file with the community development department and available to the public at 155 South Seward Street, Juneau, Alaska.
- (c) *Implementation.* The director is responsible for administering and implementing the provisions of this chapter and is responsible for maintaining for public use and inspection appropriate records and information relevant to implementation of this chapter. Such records and information must include:
- (1) Actual elevations, in relation to mean lower low water, of the lowest floor, including basement, of all new or substantially improved structures located in the special flood hazard area (SFHA), and whether or not such structures have basements;
  - (2) Actual elevations, in relation to mean lower low water, of all new and substantially improved floodproofed



structures and the required floodproofing certifications;

- (3) Flood insurance studies (FISs);
  - (4) Flood insurance rate maps (FIRMs);
  - (5) Any reports or studies on flood hazards in the community, such as written reports by the U.S. Army Corps of Engineers, U.S. Geological Survey, or private firms provided to the director; and
  - (6) A file of all floodplain permit applications, permits, exceptions, and supporting documentation.
- (d) *Enforcement.* Enforcement of this chapter is per CBJ ~~49.10.600~~—49.10.660.
- (e) *Floodplain development permit required.* A floodplain development permit is required for any development or industrial uses located within a special flood hazard area, including placement of manufactured homes. The director must:
- (1) Review all floodplain development permit applications for development in the special flood hazard area for compliance with the provisions of this chapter, and to determine if other permits may be necessary from local, state, or federal governmental agencies.
  - (2) Interpret the location of the special flood hazard area boundaries and regulatory floodway. If there appears to be a conflict between a mapped boundary and actual field conditions, the director must determine and interpret the documents. When base flood elevation data has not been provided, the director shall obtain, review, and reasonably utilize base flood elevation and floodway data available from any federal, state, municipal, or any other source to implement the provisions of this chapter.
  - (3) If the director determines that a proposed development is within a special flood hazard area, a permit fee must be collected and the following information must be provided before processing a floodplain development permit:
    - (A) Elevation of the lowest floor, including a basement, of all structures;
    - (B) Elevation to which any structure has been floodproofed;
    - (C) Certification by an engineer or architect that the floodproofing methods for any nonresidential structure meet generally accepted floodproofing standards;
    - (D) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
    - (E) Description of the plan for maintenance of the altered or relocated portion of the watercourse so that the flood-carrying capacity is not diminished; and
    - (F) When base flood elevation data have not been provided, the director shall obtain, review and reasonably apply any base flood elevation and floodway data available from federal, state or other sources.
- (f) *Methods of reducing losses.* In order to accomplish its purpose, this article includes methods and provisions to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;
  - (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
  - (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;
  - (4) Control filling, grading, dredging, and other development that may increase flood damage; and

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Juneau, AK Code of Ordinances

- (5) Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase hazards in other areas.
- (g) *General standards for flood hazard protection.* In special flood hazard areas the following standards apply:
- (1) *Anchoring.*
    - (A) Design, modify, and anchor new construction and substantial improvements to prevent flotation, collapse, or lateral movement of the structure(s).
    - (B) A manufactured home must be anchored to prevent flotation, collapse, or lateral movement and be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
    - (C) An alternative method of anchoring may be used if the system is designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the director that this standard is met.
  - (2) *Construction materials and methods.*
    - (A) Construct new construction and substantial improvements with materials and utility equipment resistant to flood damage.
    - (B) Use methods and practices that minimize flood damage for new construction and substantial improvements.
    - (C) Design or locate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities so as to prevent water from entering or accumulating within the components during conditions of flooding.
    - (D) Require adequate drainage paths around structures on slopes to guide floodwaters away from existing and proposed structures for new construction and substantial improvements within zones AH and AO.
  - (3) *Utilities.*
    - (A) Design new and replacement water supply systems to minimize or eliminate infiltration of floodwaters into the system.
    - (B) Design new and replacement sanitary sewage systems to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters.
    - (C) Locate on-site waste disposal systems to avoid impairment to them or contamination from them during flooding.
  - (4) *[Subdivision and development proposal criteria.]* Subdivision and development proposals must meet the following criteria:
    - (A) Be designed to minimize flood damage;
    - (B) Locate and construct utilities and facilities, such as sewer, gas, electrical, and water systems to minimize flood damage;
    - (C) Provide adequate drainage to reduce exposure to flood damage; and
    - (D) Include base flood elevation data if the development consists of at least 50 lots or five acres, whichever is the lesser. If base flood elevation data is not available, the proposal must provide the data and backup information for how the base flood elevation data was generated for the proposal.
  - (5) *[Floodplain development permit requirements.]* Review of floodplain development permits must include:
    - (A) Review of the flood insurance rate map and flood insurance study for flood zone determinations for new

- or substantially improved structures;
- (B) For new or substantially improved structures:
- (i) Submittal of the proposed and finished lowest floor elevations in zones A, AE, AO, and AH.
  - (ii) Submittal of the proposed and finished bottom elevation of the lowest horizontal structural member of the lowest floor and its distance from the mean lower low water mark in zones V and VE; and
  - (iii) Submittal of specific requirements for zones V and VE as set forth in subsection 49.70.400(i).
- (C) In zones A and V, where elevation data are not available through the flood insurance study or from another authoritative source, applications for floodplain development permit shall be reviewed to ensure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and may be based on historical data, high water marks, photographs of past flooding, and other similar or relevant data. Failure to elevate construction at least two feet above grade in these zones may result in higher insurance rates.
- (D) Provision of an elevation certificate to demonstrate that the lowest floor of a structure is at or above base flood elevation. The certification must be provided on a form approved by the National Flood Insurance Program and prepared by a registered land surveyor or professional engineer who is licensed in the State of Alaska and authorized to certify such information. This requirement may be waived by the director if an approved record elevation demonstrates that the lowest floor is substantially above the base flood elevation due to natural ground level.
- (6) *Other permits.* The applicant must certify that all other necessary permits have been obtained from any federal or state governmental agencies.
- (7) *[Maintaining watercourse.]* Maintain altered or relocated portions of a special flood hazard area mapped watercourse so that the flood-carrying capacity is not diminished. The department must notify the state coordinating agency, if any, and the Federal Emergency Management Agency prior to issuance of a floodplain development permit that seeks to alter or relocate any watercourse within a special flood hazard area.
- (h) *Specific standards for flood hazards protection.* In special flood hazard areas where base flood elevation data is provided, the following provisions are required:
- (1) *New structures or substantial improvements.* Fully enclosed areas below the lowest floor of new construction or substantial improvements, that are useable solely for parking of vehicles, building access, or storage in an area other than a basement, must automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect licensed in the State of Alaska or must meet or exceed the following minimum criteria:
    - (A) Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
    - (B) Height of the bottom of all openings must be no higher than one foot above grade; and
    - (C) Openings may be equipped with screens, louvers, or other coverings or devices provided that the automatic entry and exit of floodwaters is allowed.
  - (2) *Residential construction.* New construction and substantial improvement of any residential structure:
    - (A) Construct the lowest floor, including basement, elevated to or above the base flood elevation within zones A, AE, or AH; or

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- (B) Construct the lowest floor elevated to the base flood depth number specified on the flood insurance rate map, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AC
- (3) *Manufactured homes.* New or substantially improved manufactured homes must:
- (A) Be placed at or above, the base flood elevation, within zones A, AH, or AE, and shall be elevated to, or above, the base flood elevation, and comply with subsection (g); or
  - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; and meet the provisions of subsection (g)(1).
- (4) *Recreational vehicles.* Recreational vehicles placed within any special flood hazard area must be:
- (A) Situated on the site for fewer than 180 consecutive days;
  - (B) Fully licensed, operational, and approved for road use; or
  - (C) Meet the requirements of subsection (h)(3).
- (5) *Nonresidential construction.* New construction or substantial improvement of any nonresidential structure must:
- (A) Elevate the lowest floor, including basement, to or above the base flood elevation within zones A, AE, and AH;
  - (B) Elevate the lowest floor to the depth number specified on the flood insurance rate map, or higher, or if no depth number is specified, at least two feet above the highest adjacent natural grade within zone AO; or
  - (C) Floodproof the area below the base flood elevation within zones A, AE, AH, and AO, so that:
    - (i) The structure and utility and sanitary facilities are watertight with walls substantially impermeable to the passage of water;
    - (ii) Structural components shall have the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
  - (D) A floodproof structure must be designed by an engineer or architect licensed in the State of Alaska, certifying that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on the engineer's or architect's development or review of the structural design, specifications, and plans. Certification must be provided to the director;
  - (E) Applicants proposing to floodproof nonresidential buildings must be notified at the time of floodplain development permit application that flood insurance premiums are based on rates that are one foot below the floodproofed level.
- (6) *Industrial uses.* Industrial uses within the special flood hazard area are subject to the following provisions:
- (A) Sand and gravel operations, recreation activities, open space, and parking lots may be allowed in 100-year floodplains if the use does not increase the flood hazard.
  - (B) Industrial equipment and raw materials stored in 100-year floodplains must be adequately bermed or otherwise protected.
  - (C) Disposal of hazardous materials in 100-year floodplains is prohibited. No new development that involves storage of hazardous materials will be permitted in the 100-year floodplain unless there is no feasible and prudent alternative and adequate safety measures are provided to prevent accidental discharge.

## Attachment A - Application Packet

(D) Establishment of sanitary landfills in floodplains is prohibited.

(7) *Increasing water surface elevation in special flood hazard area mapped watercourses where floodways are not mapped.* Notwithstanding any other provisions of this article, development in zones A, AE, and AH may increase the water surface elevation of the base flood:

(A) Up to one foot with the submittal of an analysis completed by an engineer licensed in the State of Alaska demonstrating the cumulative effects of the proposed, existing and anticipated, development to the base flood; or

(B) By more than one foot only after a conditional letter of map revision and final letter of map revision is approved by the Federal Emergency Management Agency flood insurance administrator.

(i) *Additional provisions in floodways.*

- (1) Residential and nonresidential structures are prohibited in floodways, no exceptions apply. Culverts and bridges are not subject to this prohibition.
- (2) Encroachments, including fill, new construction, and other development, except subdivisions, within a floodway are prohibited unless an engineer licensed in the State of Alaska submits a hydrologic and hydraulic analyses to the director indicating that the encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge. The hydrologic and hydraulic analyses must be performed in accordance with standard engineering practice acceptable by the Federal Emergency Management Agency.
- (3) Development along a floodway cannot increase the water surface elevation unless a conditional letter of map revision and final letter of map revision that revises the floodway are approved by the Federal Emergency Management Agency.

(j) *Additional provisions in zones VE and V.*

- (1) New construction and substantial improvements in zones V and VE must be elevated on pilings and columns so that:
  - (A) The bottom of the lowest horizontal structural member of the lowest floor, excluding the pilings or columns, is elevated to or above the base flood elevation; and
  - (B) The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used are those required by applicable state statute and local code. A registered professional engineer or architect licensed in the State of Alaska must develop or review the structural design, specifications, and plans for the construction and must certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of subsections (j)(1)(A) and (B) of this section.
- (C) The use of fill for structural support of buildings is prohibited.
- (2) In zones VE and V, new habitable construction must be located landward of the reach of mean high tide.
- (3) In zones VE and V, new construction and substantial improvements must have the space below the lowest floor either free of obstruction or constructed with nonsupporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

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- (4) Breakaway walls must have a design safe loading resistance of not less than ten pounds per square foot and no 20 pounds per square foot. Use of breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect licensed in the State of Alaska certifies that the designs proposed meet the following conditions:
- (A) Breakaway wall collapse must result from a water load less than that which would occur during the base flood; and
  - (B) The elevated portion of the building and supporting foundation system must not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination must each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Wind loading values used shall be those required by applicable state statute and local code.
  - (C) Enclosed space within breakaway walls are limited to parking of vehicles, building access, or storage. Such space must not be used for human habitation.
- (k) *Warning and disclaimer of liability.* The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by human or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof for any flood damages that result from reliance on this article or any administrative decision made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, §§ 2—9, 1990; Serial No. 2013-19(b), § 2, 7-15-2013; Serial No. 2020-42, § 2, 8-24-2020, eff. 9-23-2020; Serial No. 2021-06, § 2, 4-26-2021, eff. 5-26-2021)

#### 49.70.410 - Exceptions.

- (a) The planning commission shall hear all applications for an exception from the provisions of this article, and are limited to the powers granted in this article and those necessarily implied to ensure due process and to implement the policies of this article.
- (b) In passing upon such application, the planning commission must consider all technical evaluations, relevant factors, standards specified in other sections of this article, and:
  - (1) The danger that materials may be swept onto other lands and cause injury to other persons or property;
  - (2) The danger to life and property due to flooding or erosion damage;
  - (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (4) The importance of the services provided by the proposed facility to the community;
  - (5) The necessity to the facility of a waterfront location, where applicable;
  - (6) The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
  - (7) The compatibility of the proposed use with existing and anticipated development;
  - (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for



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that area;

- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
  - (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (c) Exceptions may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing subsections (b)(1)—(b)(11) of this section have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the exception increases.
- (d) Upon consideration of the factors of subsection (b) of this section and the purposes of this article, the commission may deny or grant the application and may attach such conditions to the grant of an exception as it deems necessary to further the purposes of this article.
- (e) Exceptions may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this section.
- (f) Exceptions must not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (g) Exceptions must only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.
- (h) Exceptions must only be issued upon:
- (1) A showing of good and sufficient cause;
  - (2) A determination that failure to grant the exception would result in exceptional hardship to the applicant; and
  - (3) A determination that the granting of an exception will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local laws or ordinances.
- (i) Reserved.
- (j) Warning and disclaimer of liability. The degree of flood protection required by this article is intended for minimum regulatory purposes only and is based on general scientific and engineering principles. Floods larger than expected, can and will occur. Flood heights may be increased by manmade or natural causes. This article does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This article shall not create liability on the part of the City and Borough, any officer or employee thereof, or the Federal Insurance Administration for any flood damages that result from reliance on this article or any administrative decision lawfully made thereunder.

(Serial No. 87-49, § 2, 1987; Serial No. 90-46, § 10, 1990; Serial No. 2021-06, § 3, 4-26-2021, eff. 5-24-2021)

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Juneau, AK Code of Ordinances

## 49.15.330 - Conditional use permit.

- (a) *Purpose.* A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.
- (b) *Preapplication conference.* Prior to submission of an application, the developer shall meet with the director for the purpose of discussing the site, the proposed development activity, and the conditional use permit procedure. The director shall discuss with the developer, regulation which may limit the proposed development as well as standards or bonus regulations which may create opportunities for the developer. It is the intent of this section to provide for an exchange of general and preliminary information only and no statement by either the developer or the director shall be regarded as binding or authoritative for purposes of this code. A copy of this subsection shall be provided to the developer at the conference.
- (c) *Submission.* The developer shall submit to the director one copy of the completed permit application together with all supporting materials and the permit fee.
- (d) *Director's review procedure.*
- (1) The director shall endeavor to determine whether the application accurately reflects the developer intentions, shall advise the applicant whether or not the application is acceptable and, if it is not, what corrective action may be taken.
  - (2) After accepting the application, the director shall schedule it for a hearing before the commission and shall give notice to the developer and the public in accordance with section 49.15.230.
  - (3) The director shall forward the application to the planning commission together with a report setting forth the director's recommendation for approval or denial, with or without conditions together with the reasons therefor. The director shall make those determinations specified in subsections (1)(A)—(1)(C) of subsection (e) of this section.
  - (4) Copies of the application or the relevant portions thereof shall be transmitted to interested agencies as specified on a list maintained by the director for that purpose. Referral agencies shall be invited to respond within 15 days unless an extension is requested and granted in writing for good cause by the director.
  - (5) Even if the proposed development complies with all the requirements of this title and all recommended conditions of approval, the director may nonetheless recommend denial of the application if it is found that the development:
    - (A) Will materially endanger the public health or safety;
    - (B) Will substantially decrease the value of or be out of harmony with property in the neighboring area;  
or
    - (C) Will not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans.
- (e) *Review of director's determinations.*

- (1) At the hearing on the conditional use permit, the planning commission shall review the director's report to c
  - (A) Whether the proposed use is appropriate according to the table of permissible uses;
  - (B) Whether the application is complete; and
  - (C) Whether the development as proposed will comply with the other requirements of this title.
- (2) The commission shall adopt the director's determination on each item set forth in paragraph (1) of this subsection (e) unless it finds, by a preponderance of the evidence, that the director's determination was in error, and states its reasoning for each finding with particularity.
- (f) *Commission determinations; standards.* Even if the commission adopts the director's determinations pursuant to subsection (e) of this section, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the hearing, that the development will more probably than not:
  - (1) Materially endanger the public health or safety;
  - (2) Substantially decrease the value of or be out of harmony with property in the neighboring area; or
  - (3) Lack general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.
- (g) *Specific conditions.* The commission may alter the director's proposed permit conditions, impose its own, or both. Conditions may include one or more of the following:
  - (1) *Development schedule.* A reasonable time limit may be imposed on construction activity associated with the development, or any portion thereof, to minimize construction-related disruption to traffic and neighborhood, to ensure that development is not used or occupied prior to substantial completion of required public or quasi-public improvements, or to implement other requirements.
  - (2) *Use.* Use of the development may be restricted to that indicated in the application.
  - (3) *Owners' association.* The formation of an association or other agreement among developers, homeowners or merchants, or the creation of a special district may be required for the purpose of holding or maintaining common property.
  - (4) *Dedications.* Conveyance of title, easements, licenses, or other property interests to government entities, private or public utilities, owners' associations, or other common entities may be required.
  - (5) *Performance bonds.* The commission may require the posting of a bond or other surety or collateral approved as to form by the city attorney to guarantee the satisfactory completion of all improvements required by the commission. The instrument posted may provide for partial releases.
  - (6) *Commitment letter.* The commission may require a letter from a public utility or public agency legally committing it to serve the development if such service is required by the commission.
  - (7) *Covenants.* The commission may require the execution and recording of covenants, servitudes, or other instruments satisfactory in form to the city attorney as necessary to ensure permit compliance by future owners or occupants.
  - (8) *Revocation of permits.* The permit may be automatically revoked upon the occurrence of specified events. In such case, it shall be the sole responsibility of the owner to apply for a new permit. In other cases, any order revoking a permit shall state with particularity the grounds therefor and the requirements for reissuance. Compliance with such requirements shall be the sole criterion for reissuance.

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- (9) *Landslide and avalanche areas.* Development in landslide and avalanche areas, designated on the landslide and avalanche area maps dated September 9, 1987, consisting of sheets 1—8, as the same may be amended from time to time by assembly ordinance, shall minimize the risk to life and property.
- (10) *Habitat.* Development in the following areas may be required to minimize environmental impact:
  - (A) Developments in wetlands and intertidal areas.
- (11) *Sound.* Conditions may be imposed to discourage production of more than 65 dBa at the property line during the day or 55 dBa at night.
- (12) *Traffic mitigation.* Conditions may be imposed on development to mitigate existing or potential traffic problems on arterial or collector streets.
- (13) *Water access.* Conditions may be imposed to require dedication of public access easements to streams, lake shores and tidewater.
- (14) *Screening.* The commission may require construction of fencing or plantings to screen the development or portions thereof from public view.
- (15) *Lot size or development size.* Conditions may be imposed to limit lot size, the acreage to be developed or the total size of the development.
- (16) *Drainage.* Conditions may be imposed to improve on and off-site drainage over and above the minimum requirements of this title.
- (17) *Lighting.* Conditions may be imposed to control the type and extent of illumination.
- (18) *Other conditions.* Such other conditions as may be reasonably necessary pursuant to the standards listed in subsection (f) of this section.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 2, 6-5-2006; Serial No. 2015-03(c)(am), § 9, 8-31-2015; Serial No. 2017-29, § 3, 1-8-2018, eff. 2-8-2018.)

JUNEAU 94-41

155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

## Attachment A - Application Packet

## CERTIFICATION OF PAYMENT OF TAXES

## AND SPECIAL ASSESSMENTS

I, the undersigned, being duly appointed, qualified Treasurer or Deputy Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

George and Frances Pierce

Tracts F-1 and F-2, U.S.S. 1504  
Description

4 - B23-0-105-009-0  
Parcel Code Number

and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 1994 will be due on or before September 30, 1994.

Wesley J. Williams  
Deputy Treasurer or Treasurer  
City and Borough of Juneau, Alaska

8/1/94  
Date

☐ 1/1 to 7/1 Authorization to  
Subdivide or Combine Attached

c:pmttax.a



155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

CORRECTED  
**PLANNING COMMISSION**  
**NOTICE OF DECISION**  
Date: May 13, 1994

File No.: VR-09-94

### Attachment A - Application Packet

George W. & Frances E. Pierce  
P.O. Box 210281  
Auke Bay, Alaska 99821

Application For: Zoning Variance

Legal Description: Fraction of U.S. Survey 1504

Parcel Code No.: 4-B23-0-105-009-0

Hearing Date: March 22, 1994

The Planning Commission, at its March 22, 1994, regular public meeting, approved the requested variance to waive the requirement for access to a dedicated public street for a proposed subdivision.

Effective Date: April 26, 1994

Expiration Date: September 22, 1995, unless a plat has been issued in accordance with the plans for which the permit is authorized.

Project Planner:

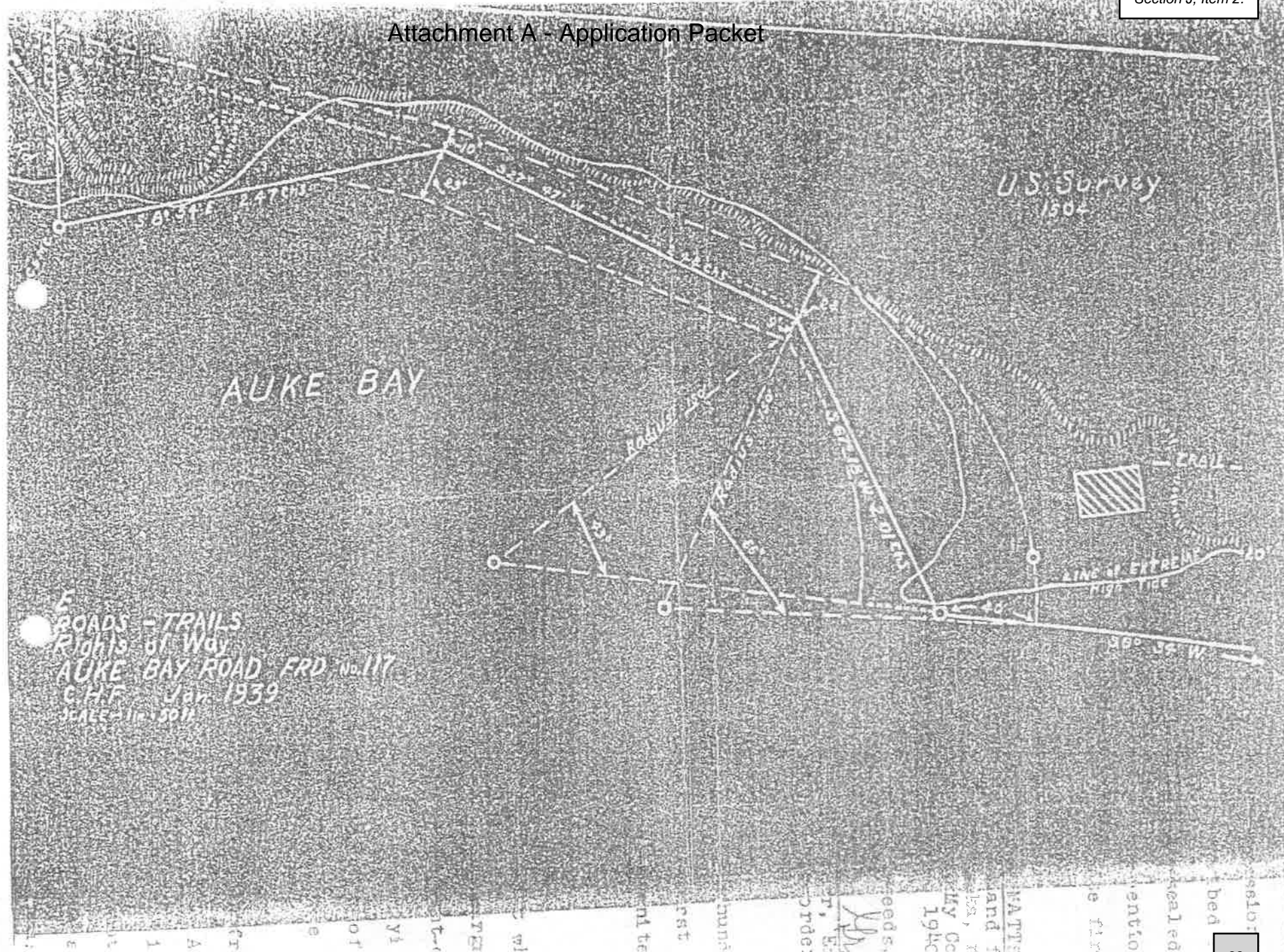
*Tom Korosei*  
Tom Korosei, Planner

RECEIVED BY CITY CLERK

*Debra J. Purves*  
*May 16, 1994*

cc: Murray Walsh, Director CDD  
Debra J. Purves, CDD  
Terry Brenner, Engineer

Attachment A - Application Packet





THE GRANTOR Leo E. Young for and in consideration of Two hundred fifty 00/100 Dollars (\$250.00) in hand paid, conveys and warrants to William H. Biggs of Kimsan Cove, Alaska, the grantee the following described real estate:

All of Lot Three (3), Block Twenty three (23) of the Douglas Townsite.

Said ground faces on Third Street for a width of fifty feet and extends thru the block two hundred feet to face on Fourth Street for a width of fifty feet and containing an area of ten thousand square feet (10,000 sq. ft), according to the official plat of the Townsite survey as made by Chas. Arundel, in 1918 and on file in the General Land Office. Said property is situated in the Town of Douglas, Alaska.

Dated at Kimsan Cove, Alaska, this 29th day of November, A.D. 1938.

Signed in the presence of:

WILLIAM GARN

LEO E. YOUNG

J. T. BURNETT

\$ .50 Documentary Stamp attached  
and cancelled.

Territory of Alaska }  
First Judicial Division } ss.

THIS IS TO CERTIFY, That on this 29th day of November, A.D. 1938 before me HAROLD E. MATSON a Notary Public in and for the Territory of Alaska, duly commissioned and sworn personally came Leo E. Young to me known to be the individual described in and who executed the within instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

HAROLD E. MATSON  
Notary Public in and for the  
Territory of Alaska, residing  
at Kimsan Cove, My Commission  
Expires April 25, 1940.

Filed for record at 9:00 o'clock, A. M., 1-25-39. Recorded in Book 35 of Deeds, page 175.

John H. Gray  
U. S. Commissioner, Ex-Officio  
District Recorder.

\*\*\*\*\*

RIGHT-OF-WAY DEED

THIS INDENTURE, made 26th day of January, the year one thousand nine hundred and thirty nine, between J. B. Caro of the Juneau Recording District of the First Judicial Division, Territory of Alaska, grantor, party of the first part, and the United States of America, grantees, party of the second part.

WITNESSETH:

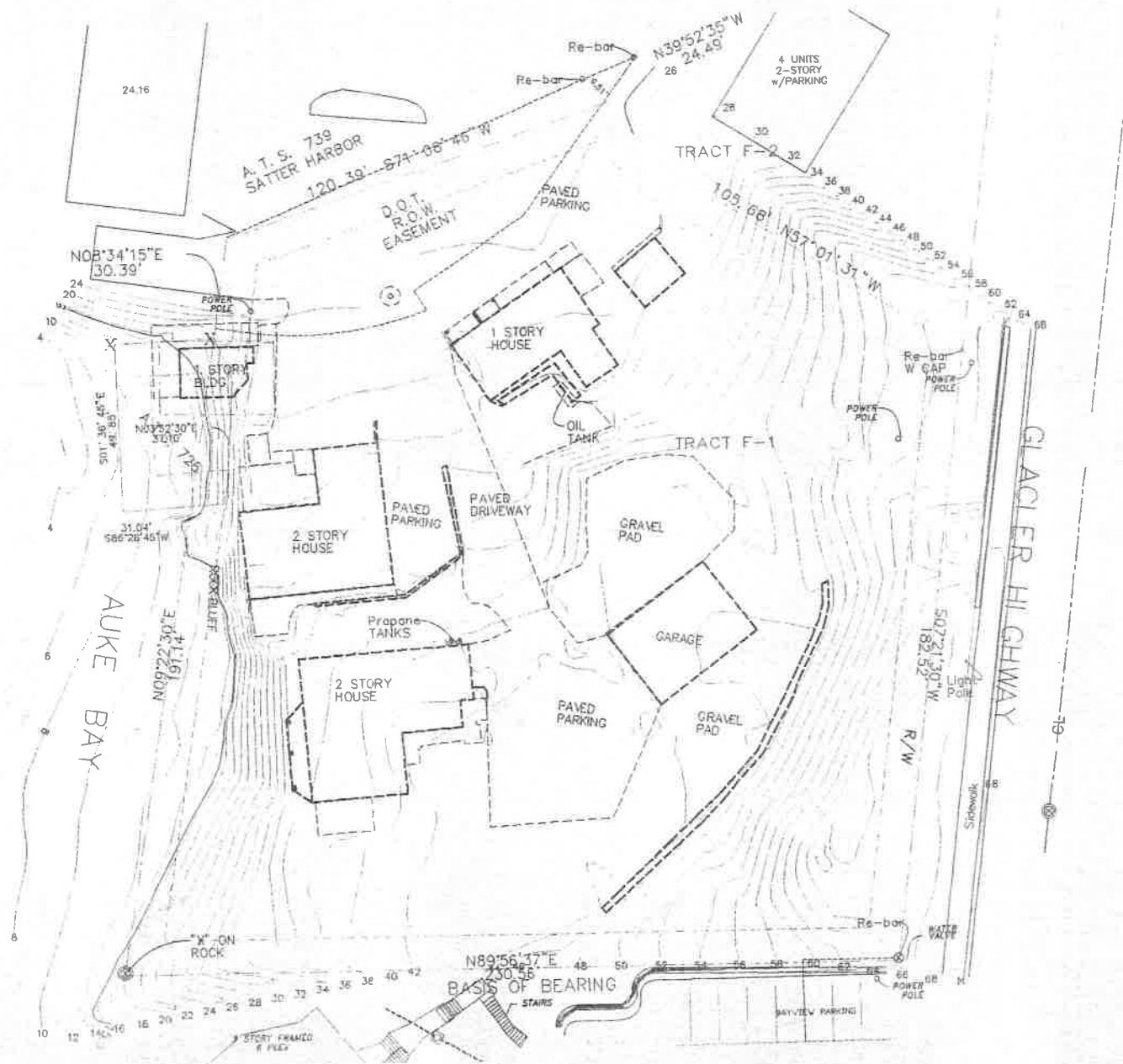
That for and in consideration of one dollar (\$1) in hand paid, receipt whereof is hereby duly acknowledged, the party of the first part does hereby grant, bargain, sell, convey, and confirm unto the United States of America, an easement and right-of-way in gross over the following tract, lot, piece, or parcel, of land, situated, lying and being in the Juneau Recording District of the First Judicial Division, Territory of Alaska, and bounded and particularly described as shown on plat attached hereto and made a part hereof.

The said right-of-way hereby granted is for the maintenance and full, free, and quiet use and enjoyment by the United States of America or the Territory of Alaska for any and all purposes by it desired or deemed necessary or beneficial for or in connection with the control, administration, or use of the National Forests or the resources thereof, and, so far as may be with that enjoyment compatible, by the general public as a public highway of a certain road or way and dock heretofore formed, being bounded as shown, and traveling the above described premises according to the said plat hereto attached and



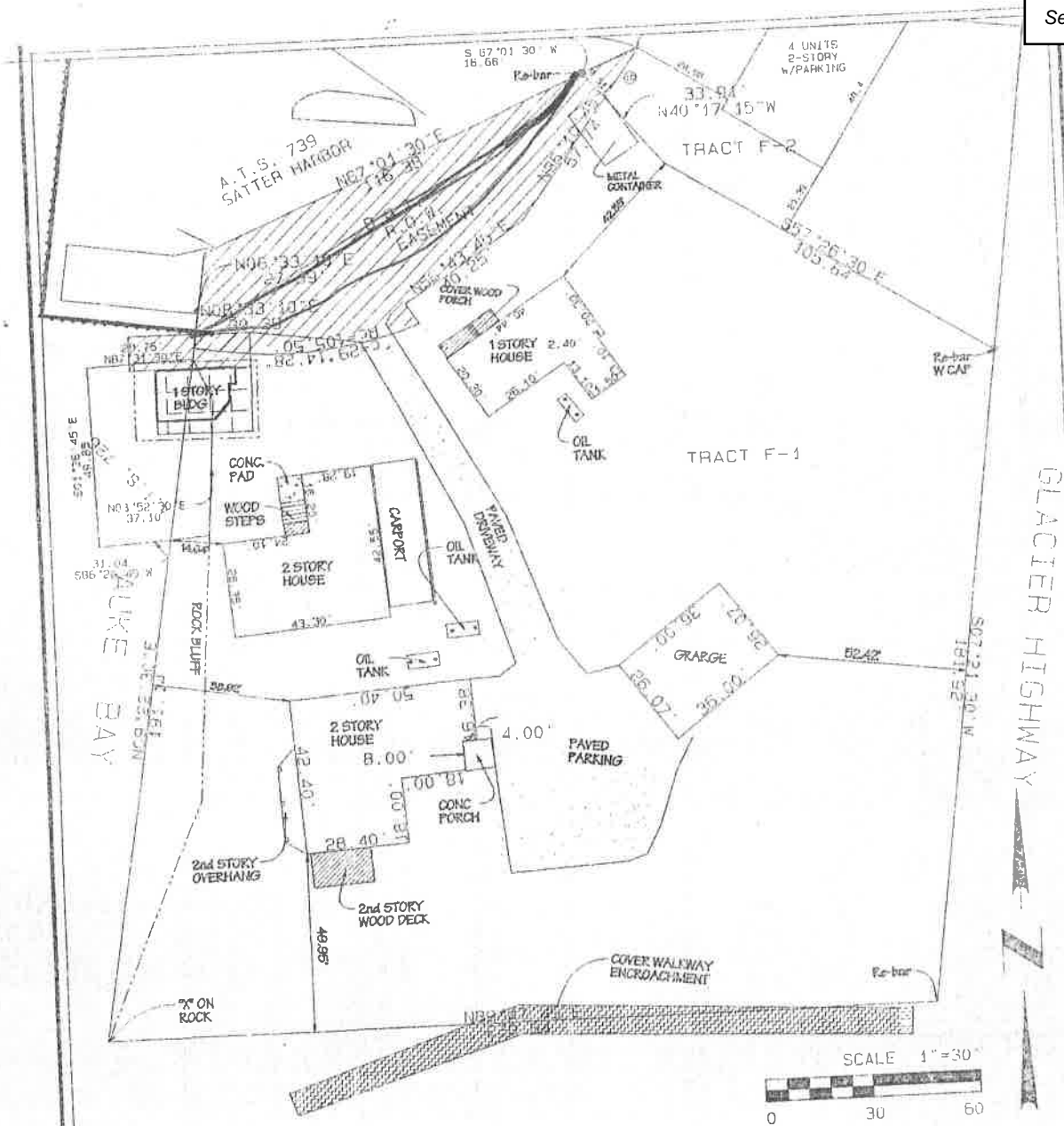
7.

# Attachment A - Application Packet



BAYHOUSE CONDOS  
SITE CONCEPT  
EXISTING / DEMO SITE  
3.8.2022 JYW





I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT; THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAPS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE.



**J.W. BEAN**  
PROFESSIONAL SURVEYOR

F.B. \_\_\_\_\_ JOB No. 10054  
SCALE AS SHOWN  
DATE 7-5-2001

AS-BUILT SURVEY OF  
TRACT F-1  
WITHIN USS 1504  
PER PLAT 94-41

# Attachment A - Application Packet

CBJ GIS property map - prototype JavaScript browser with Search capability

Section J, Item 2.

2/22, 11:23 AM

Showing result 1 of 1

## PARCEL

Tax ID	4B2301050090 ( assessor summary )
Owner(s)	Bayhouse Properties LLC
Previous owner(s)	MITCH FALK
Site address(es)	11445 Auke Bay Harbor Rd; 11465 Auke Bay Harbor Rd; 11485 Auke Bay Harbor Rd
Mail address(es)	C/O Hot Bite - 318 Willoughby Ave - Juneau, AK 99801-1723
Legal description	USS 1504 TR F1
Lot square feet	51,716
Lot acres	1.1872
Zoning	(WC) Waterfront Commercial
Road system	yes
Fire service	yes
Water available	yes
Sewer available	yes
Year built	1940
Living area	3762
Assessment year	2022
-- assessed value	1,088,238
-- land value	567,528
-- building	520,710



## Attachment B - 1939 Easement

Section J, Item 2.

THE GRANTOR Leo E. Young for and in consideration of Two hundred fifty 00/100 Dollars (\$250.00) in hand paid, conveys and warrants to William H. Biggs of Kimsan Cove, Alaska, the grantee the following described real estate:

All of Lot Three (3), Block Twenty three (23) of the Douglas Townsite.

Said ground faces on Third Street for a width of fifty feet and extends thru the block two hundred feet to face on Fourth Street for a width of fifty feet and containing an area of ten thousand square feet (10,000 sq. ft), according to the official plat of the Townsite survey as made by Chas. Arundel, in 1918 and on file in the General Land Office. Said property is situated in the Town of Douglas, Alaska.

Dated at Kimsan Cove, Alaska, this 29th day of November, A.D. 1938.

Signed in the presence of:

WILLIAM GARN

LEO E. YOUNG

J. T. BURNETT

\$ .50 Documentary Stamp attached and cancelled.

Territory of Alaska }  
First Judicial Division } ss.

THIS IS TO CERTIFY, That on this 29th day of November, A.D. 1938 before me HAROLD E. MATTSON a Notary Public in and for the Territory of Alaska, duly commissioned and sworn personally came Leo E. Young to me known to be the individual described in and who executed the within instrument and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

HAROLD E. MATTSON  
Notary Public in and for the  
Territory of Alaska, residing  
at Kimsan Cove. My Commission  
Expires April 25, 1940.

Filed for record at 9:00 o'clock, A. M., 1-25-39. Recorded in Book 35 of Deeds, page 175.

U. S. Commissioner, Ex-Officio  
District Recorder.

\*\*\*\*\*

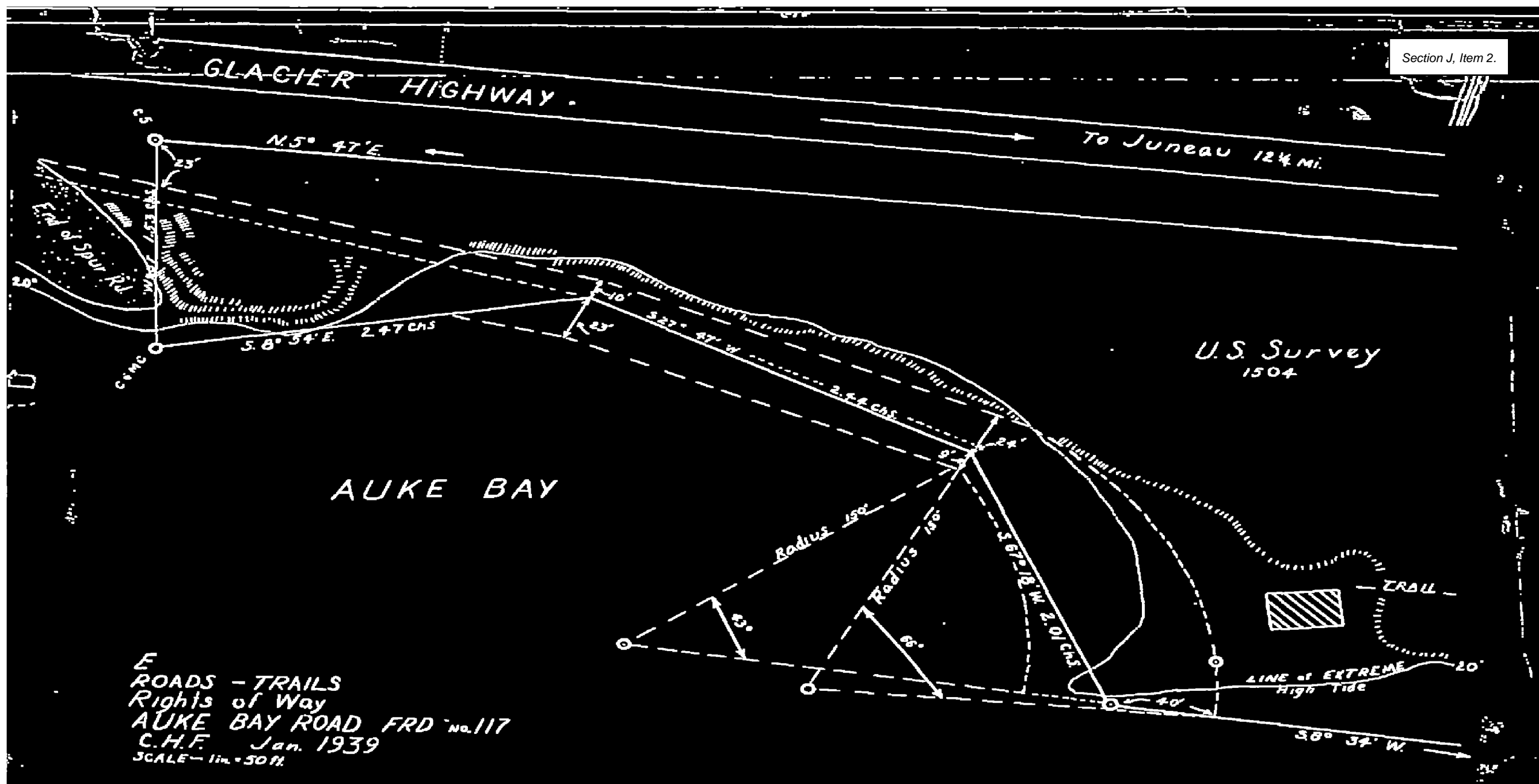
RIGHT-OF-WAY DEED

THIS INDENTURE, made 26th day of January, the year one thousand nine hundred and thirty nine, between J. B. Caro of the Juneau Recording District of the First Judicial Division, Territory of Alaska, grantor, party of the first part, and the United States of America, grantee, party of the second part.

WITNESSETH:

That for and in consideration of one dollar (\$1) in hand paid, receipt whereof is hereby duly acknowledged, the party of the first part does hereby grant, bargain, sell, convey, and confirm unto the United States of America, an easement and right-of-way in gross over the following tract, lot, piece, or parcel, of land, situated, lying and being in the Juneau Recording District of the First Judicial Division, Territory of Alaska, and bounded and particularly described as shown on plat attached hereto and made a part hereof.

The said right-of-way hereby granted is for the maintenance and full, free, and quiet use and enjoyment by the United States of America or the Territory of Alaska for any and all purposes by it desired or deemed necessary or beneficial for or in connection with the control, administration, or use of the National Forests or the resources thereof, and, so far as may be with that enjoyment compatible, by the general public as a public highway of a certain road or way and dock heretofore formed, being bounded as shown, and traveling the above described premises according to the said plat hereto attached and made a part of this instrument.

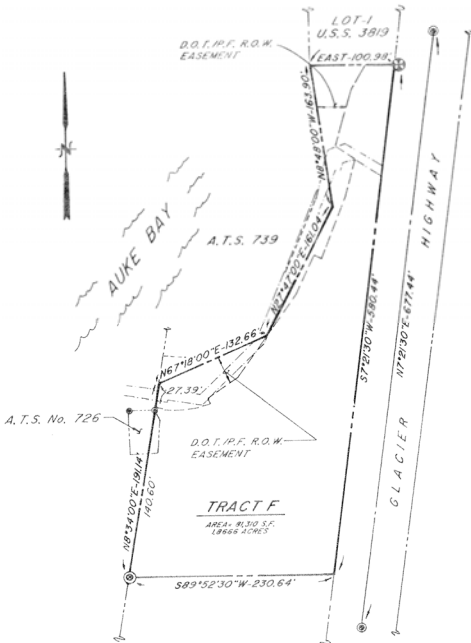


Attachment B - 1939 Easement



Attachment C - Plat 94-41

Section J, Item 2.



ORIGINAL TRACT F,  
U.S. SURVEY No. 1504

SCALE: 1" = 100'  
PER BOOK 2242, PAGE 942, PLAT 875-25, 8  
PLAT 879-49 IN THE JUNEAU RECORDING DISTRICT

GENERAL NOTES

1. THE BASIS OF BEARING UTILIZED FOR THIS SURVEY WAS BETWEEN A RECOVERED BRASS CAP MONUMENT TO CORNER 2, U.S. SURVEY NO. 1504, AND BEARING TREE RE-ESTABLISHED MEANDER CORNER 1, U.S. SURVEY NO. 1504. THE RECORD BEARING IS S 74°07'00"W, THIS BEARING BASE WAS SUBSTANTIATED BY THE LOCATION OF CORNER 5, U.S. SURVEY NO. 1504.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THE MEASURED AND/OR COMPUTED SURVEY COURSES BY THIS SURVEY, THE MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN FOLLOWED BY THE RECORD SURVEY COURSE IN PARENTHESES, THUSLY, S 89°47'45"W - 230.64' (S 82°52'30"W).
3. ALL BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 0°00'15" OF ARC.



HARBOR PARKING &  
RAMP FACILITIES

A.T.S. No. 739  
PER PLAT 79-43, JUNEAU  
RECORDING DISTRICT

C.B.I. SEWER EASEMENT  
PER BOOK 153, PAGE 52-54  
JUNEAU RECORDING DISTRICT

TRACT F-2  
AREA: 29,394 S.F.  
0.68 ACRES

TRACT F-1  
AREA: 5,716 S.F.  
119 ACRES

1644-S  
A.T.S. 726  
1974

1644-S  
C-1  
A.T.S. 726  
1974

(N 8°34'00"E-30.22')  
(N 8°34'15"E-30.39')

(N 86°16'45"E-30.00')  
(N 87°31'30"E-29.75')

A.T.S. No. 726  
PER PLAT 75-27  
JUNEAU RECORDING DISTRICT

(N 1°43'15"W-30.00')  
(N 1°36'45"W-29.25')

(S 22°58'15"E-13.18')  
(S 23°00'30"E-13.23')

(S 86°37'15"W-31.06')  
(S 86°26'45"W-31.04')

(N 67°18'00"E-132.66')  
(N 67°01'30"E-133.06')

(N 67°18'00"E-132.66')  
(N 67°01'30"E-133.06')

(S 3°00'00"W-37.00')  
(S 3°52'30"W-37.10')

(S 3°00'00"W-37.00')  
(S 3°52'30"W-37.10')

(S 22°58'15"E-13.18')  
(S 23°00'30"E-13.23')

(S 86°37'15"W-31.06')  
(S 86°26'45"W-31.04')

(S 22°58'15"E-13.18')  
(S 23°00'30"E-13.23')

(S 86°37'15"W-31.06')  
(S 86°26'45"W-31.04')

(S 22°58'15"E-13.18')  
(S 23°00'30"E-13.23')

(S 86°37'15"W-31.06')  
(S 86°26'45"W-31.04')

(S 22°58'15"E-13.18')  
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(S 22°58'15"E-13.18')  
(S 23°00'30"E-13.23')

(S 86°37'15"W-31.06')  
(S 86°26'45"W-31.04')

CERTIFICATE OF APPROVAL  
BY THE DIRECTOR

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.

DATED: JULY 27, 1994

Murray R. Wash  
DIRECTOR  
CITY AND BOROUGH OF JUNEAU  
DEPARTMENT OF COMMUNITY DEVELOPMENT

ATTEST:  
Clerk  
CITY AND BOROUGH OF JUNEAU

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC AND PRIVATE USE AS NOTED.

DATE July 8, 1994

WITNESS: [Signature] OWNER: George & Frances Pierce  
WITNESS: [Signature] OWNER: Frances Pierce

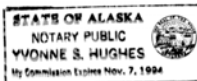
NOTARY ACKNOWLEDGEMENT

UNITED STATES OF AMERICA )  
STATE OF ALASKA ) ss.

THIS IS TO CERTIFY THAT ON THIS 8 DAY OF July, 1994, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, APPEARED George and Frances Pierce TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Yvonne S. Hughes  
NOTARY PUBLIC FOR ALASKA  
MY COMMISSION EXPIRES: 7-1-94



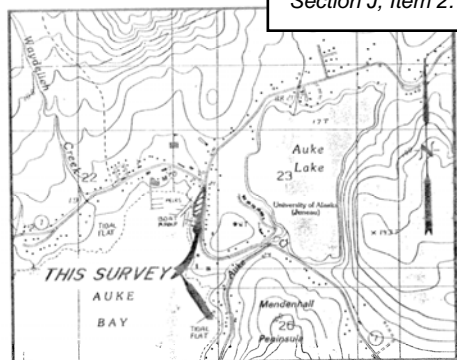
WASTEWATER DISPOSAL

THIS SUBDIVISION HAS BEEN APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION FOR WASTEWATER DISCHARGES TO APPROVED COLLECTOR SEWER SYSTEMS ONLY. OTHER MEANS OF WASTEWATER DISPOSAL ARE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

CERTIFICATION OF APPROVAL BY THE ALASKA  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

SUBJECT TO NOTED RESTRICTIONS, THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION APPROVES THIS SUBDIVISION FOR PLATTING. THIS APPROVAL IS BASED ON CRITERIA FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. NOTE RESTRICTIONS CONCERNING WASTEWATER DISPOSAL.

NAME AND TITLE OF ALASKA DEPT. OF ENVIRONMENTAL CONSERVATION APPROVING OFFICIAL  
DATE 7-14-94



VICINITY MAP

SOURCE: U.S.G.S. PROV. QUAD. JUNEAU (B-2)N.W., AK.  
SCALE: 1:25,000

DATE: 1996

LEGEND

- ⊗ G.L.O./B.L.M. BRASS CAP MONUMENT (RECOVERED)
- ⊗ G.L.O./B.L.M. MONUMENT OF RECORD (NOT RECOVERED)
- ⊗ "X" CHISEL IN ROCK MONUMENT (RECOVERED)
- ⊗ D.O.T./P.F. CENTERLINE MONUMENT (RECOVERED)
- ⊗ FISH & WILDLIFE PRIMARY MONUMENT (RECOVERED)
- ⊗ PRIMARY MONUMENT BY OTHERS (RECOVERED)
- ⊗ ORIGINAL G.L.O./B.L.M. BEARING TREE (RECOVERED)
- ⊗ 1410-S SECONDARY MONUMENT (ESTABLISHED)
- BOUNDARY/PROPERTY LINE
- D.O.T./P.F. EASEMENT LINE
- HIGHWAY CENTERLINE
- C.B.I. SEWER EASEMENT
- RECORD M.W. LINE (E.L. 15.4')



SECONDARY MONUMENT

1" PLASTIC SURV. CAP ON  
5/8" RE-BAR SET 24"  
IN GROUND.

TYPICAL MONUMENTS

(ESTABLISHED THIS SURVEY)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, AND THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 4 COMMUNITY DEVELOPMENT REGULATIONS AND TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONAL AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.



JUNEAU RECORDING DISTRICT

A PLAT DENOTING  
TRACTS F-1 & F-2,  
U.S. SURVEY No. 1504

A  
SUBDIVISION OF TRACT F, U.S.S. No. 1504  
WITHIN

CITY & BOROUGH OF JUNEAU, ALASKA  
CLIENT: MR & MRS. FRANCES PIERCE  
AUCHE BAY, ALASKA 99801  
SURVEYOR: R.M. ENGINEERING, INC.  
P.O. BOX 3427  
JUNEAU, ALASKA  
SHEET 1 of 1

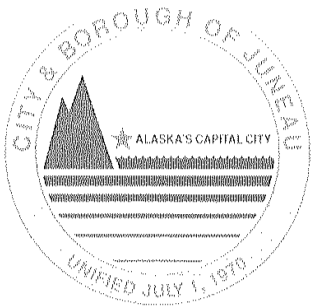
94-41  
JUNEAU 2000 REG. DIST.  
DATE: 8/1/94  
TIME: 2:54 P.M.  
Requested By: JCB  
Address: \_\_\_\_\_

SCALE: 1" = 40'

JUNEAU 94-41

JUNEAU

94-41



155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

CERTIFICATION OF PAYMENT OF TAXES  
AND SPECIAL ASSESSMENTS

I, the undersigned, being duly appointed, qualified Treasurer or Deputy Treasurer for the City and Borough of Juneau, First Judicial District, State of Alaska, do hereby certify that, according to the records of the City and Borough of Juneau, the following described property is carried on the tax records in the name of:

George and Frances Pierce

Tracts F-1 and F-2, U.S.S. 1504  
Description

4 - B23 - 0 - 105 - 009 - 0  
Parcel Code Number

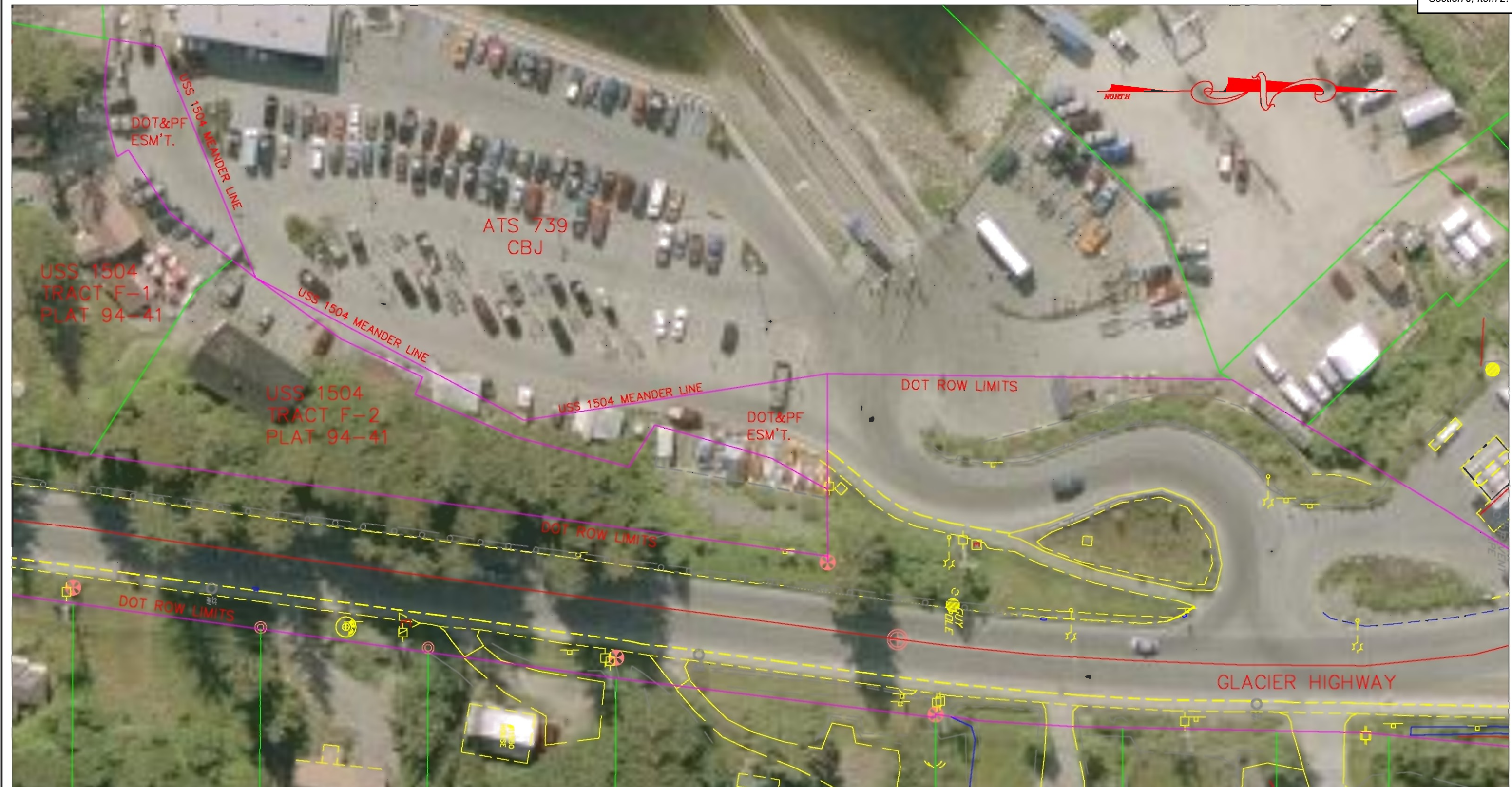
and that, according to the records in my possession, all taxes and special assessments assessed against said lands and in favor of the City and Borough of Juneau are paid in full; that current taxes of the year 1994 will be due on or before September 30, 1994.

Vickie S. Williams  
Deputy Treasurer or Treasurer  
City and Borough of Juneau, Alaska

8/1/94  
Date

☐ 1/1 to 7/1 Authorization to  
Subdivide or Combine Attached





NOTES

1. THE DOT EASEMENT IN USS 1504 WAS ACQUIRED BY THE FEDERAL GOVERNMENT ON JAN. 26, 1939 BY A DEED RECORDED IN DEED BOOK 35, PAGES 175-176.
2. PORTIONS OF THAT EASEMENT WERE QUITCLAIMED TO FRANCIS PIERCE ON AUG. 17, 1984 BY A QUITCLAIM DEED RECORDED IN BOOK 242, PAGE 941.
3. ATS 739 WAS INCLUDED IN THE TRANSFER OF HARBORS FROM THE STATE TO THE CITY & BOROUGH OF JUNEAU BY A BILL OF SALE DATED MARCH 28, 2003. (DOT FILE JNU02-009) THIS DOCUMENT IS NOT RECORDED. THE REMAINING EASEMENT IN USS 1504 WAS NOT INCLUDED IN THAT TRANSFER.

2010 Easement Vacation Figure

STATE OF ALASKA  
DEPARTMENT OF  
TRANSPORTATION  
AND PUBLIC FACILITIES

DISPLAY  
PRELIMINARY RIGHT OF WAY  
STATTER HARBOR, AUKE BAY  
JUNEAU, ALASKA

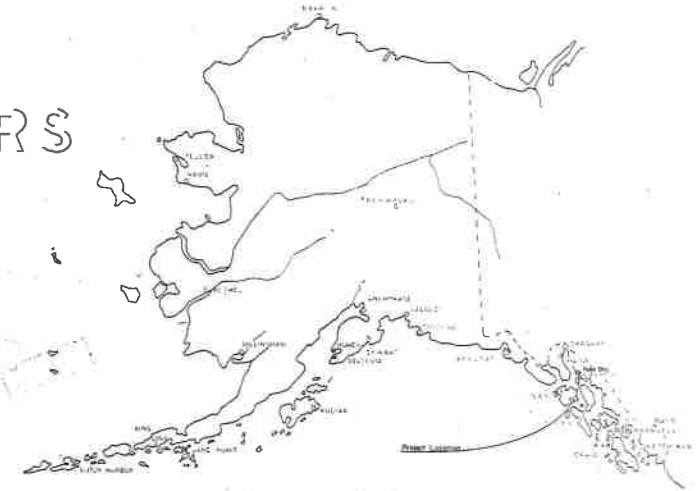
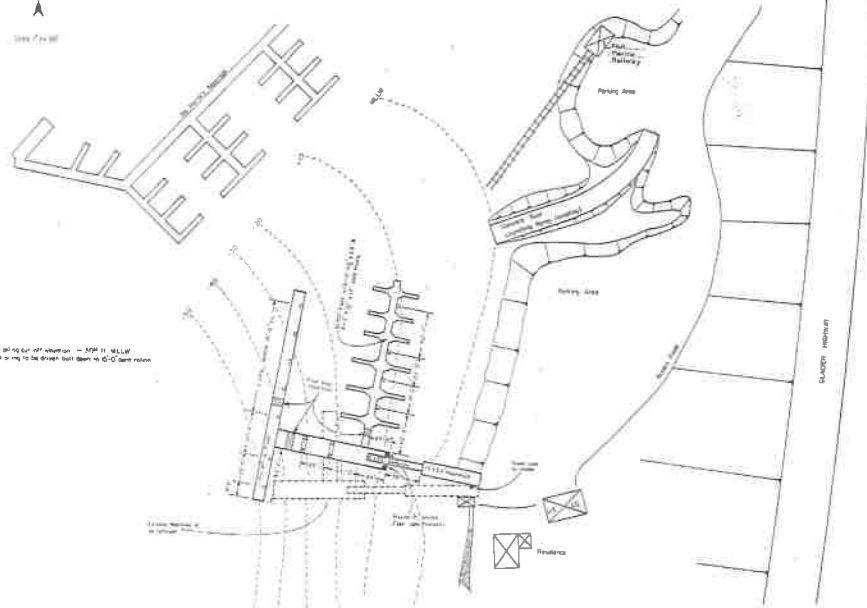
AREA: \_\_\_\_\_ DATE: 7/2009  
DRAWN BY: GJY SCALE: 1"=5' 79

O:\jnu\68471\RW\AUKE\_BAY\_ROUNDABOUT.dwg\HARBOR\_DISPLAY.dwg



STATE OF ALASKA  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF WATER & HARBORS  
AUKE BAY FLOAT FACILITIES

PROJECT No. 5-67101



WORK SUMMARY

Major units of this project shall consist of removing and disposing of approximately 140 in. ft. of existing log floats, a 5'x50' wooden gangway, and an 8'x65' timber approach, pulling 10 creosote piling, furnishing and driving 14 creosote piling (1008 in. ft.), construction and installation of 5,107 S.F. of polystyrene floats, furnishing and constructing 624 S.E. of timber approach structure and constructing & installing a 6'x50' steel gangway.

INDEX TO SHEETS

TITLE SHEET & PROJECT LAYOUT	SHEET No.
TYPICAL FLOATS	1
TYPICAL 6' FLOAT W/ INTEGRAL STALLS	2
TYPICAL 12' APPROACH DETAILS	3
TYPICAL STEEL GANGWAY	4
TYPICAL HINGE CONNECTION DETAILS	5
STRINGER & TIEDOWN RAIL DETAILS,	6
16' FLOAT CONSTRUCTION DETAILS	7

AS BUILT

11-11-67

*[Signature]*

Staff Report: Mr. Goade reviewed the staff report included in the packet. Staff recommends adoption of the findings and approval of the permit with the following condition:

1. The applicant shall submit the warehouse development proposal to the Design Review Board for review and approval. This shall occur before a building permit is issued for the project.

In response to Mr. Williams, Mr. Goade stated the applicant will provide a plan for additional parking for any future development. This will be done at the building permit stage.

In response to Mr. Sorensen, Mr. Goade stated that the project will be reviewed again by the Commission if the applicant decides to add a second story in the future.

Public Participation:

Bob Lium, structural engineer, stated that another handicapped parking space and 6-7 more parking spaces will be added. The use of the building will be for warehouse space. In the future, office space may be added in a second story.

Commission Action:

**MOTION - by Williams to approve AU-04-94 and accept staff findings and recommendations with the addition of one condition to read as follows:**

2. **The applicant will provide parking as specified by staff.**

**SECOND - by Hagevig**

There being no objection, the motion was passed by unanimous consent.

**VI. BOARD OF ADJUSTMENT**

**1. VR-09-94**

**A REQUEST FOR A ZONING VARIANCE FROM PROVISIONS OF THE LAND USE CODE REQUIRING DIRECT, PRACTICAL ACCESS TO A DEDICATED, PUBLICLY MAINTAINED STREET. THE VARIANCE WOULD FACILITATE SUBDIVISION OF A TRACT F, U.S. SURVEY 1504. PROPOSED ACCESS IS FROM AUKE BAY HARBOR ACCESS DRIVEWAY. FRONTAGE IS AT 11485-11517 GLACIER HIGHWAY.**

**APPLICANT: GEORGE W. AND FRANCES E. PIERCE**

Staff Report: Mr. Walsh reviewed the report included in the packet. Staff recommends denial of the requested variance. However, if the Commission finds the applicant's situation meets grounds for the variance, staff recommends the variance include the following condition and that this condition be noted on the plat:

1. No further development shall be permitted on this property unless required access is provided in accordance with applicable subdivision standards.

Public Participation:

Frances Pierce, applicant, stated the road is maintained by the state and the harbormaster tends the parking lot. According to the 1939 Right-of-way deed, the road is to be maintained and should it be abandoned, the right-of-way would revert to the property assuring access to the southern part of the property.

Ms. Pierce stated there were no plans for future development. They wish to sell the north portion of the land and retain their home on the south portion. She stated that an access road limited to the required access would not be feasible due to the steepness of the property.

Mr. Williams stated the ROW deed is fairly clear.

Ms. Hagevig stated this item had been discussed at the Subdivision Review Committee and there is very little else to do but to continue with the status quo. It is similar to other arrangements which have been done in Starr Hill, for example, due to the historical nature of the lack of planning in some areas of town.

Board Action:

**MOTION - by Hagevig to grant VR-09-94.**

**SECOND - by Eaddy.**

Ms. Hagevig spoke in favor of the motion.

In response to Mr. Williams, Mr. Walsh stated if the Commission accepts the findings, this variance will enable the subdivision of the property and the Commission will not review this item again. Mr. Walsh stated staff does not think the Commission should allow development on either parcel by a subsequent owner. Mr. Walsh stated if the subdivision occurs and a subsequent owner of either tract decides to develop, they are not required to return to the Commission unless there is a restriction such as staff is

proposing.

Mr. Walsh clarified that both parcels have access to Harbor Drive which is not actually a road; there is no public road access. If the condition is put on the parcels, it applies to both parcels and neither will be able to be developed.

Mr. Williams stated he believed there was a road which was, in time, encompassed by a parking lot.

Discussion followed on any future development of the property by a subsequent owner and traffic impacts.

Mr. Eaddy suggested a condition be added worded such that before any future development on either parcel could occur, it must be brought back before the Commission.

Ms. Hagevig stated that staff's recommended language is not included in the motion.

Mr. Dybdahl spoke in favor of the motion.

**Roll Call:**

**Ayes:** Anderson, Bomengen, Dybdahl, Eaddy, Hagevig, Sorensen, Williams

**Nays:** Lawson

**The motion passed, 7-1.**

**VII. PLANNING DIRECTOR'S REPORT**

1. The Planning Commission decided to continue the meeting regarding the Design Review Board on April 5, 1994.
2. Mr. Walsh stated that the Assembly passed the '91 version of the building code. There is now a change in building permit requirements for a shed. It has been increased to 250 sq.ft. before a building permit is required.

The Assembly also changed the fire access road requirement. It is no longer a requirement for fire access standard roads to single-family houses or duplexes if the home is more than 150 sq.ft. away from the road. Mr. Walsh stated that if the fire department cannot reach the home, Chief Lundfelt has stated hose will be run to the house.

**VIII. REPORT OF REGULAR OR SPECIAL COMMITTEES**

Ms. Anderson reported on the work of the Waterfront Committee and a proposal to deal with the many waterfront committees should be ready by the next committee meeting.



155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

**CORRECTED**  
**PLANNING COMMISSION**  
**NOTICE OF DECISION**  
Date: May 13, 1994

File No.: VR-09-94

George W. & Frances E. Pierce  
P.O. Box 210281  
Auke Bay, Alaska 99821

Application For: Zoning Variance

Legal Description: Fraction of U.S. Survey 1504

Parcel Code No.: 4-B23-0-105-009-0

Hearing Date: March 22, 1994

The Planning Commission, at its March 22, 1994, regular public meeting, approved the requested variance to waive the requirement for access to a dedicated public street for a proposed subdivision.


Effective Date: April 26, 1994

Expiration Date: September 22, 1995, unless a plat has been issued in accordance with the plans for which the permit is authorized.

Project Planner:

  
Tom Korosei, Planner

RECEIVED BY CITY CLERK

  
May 16, 1994

cc: Murray Walsh, Director CDD  
Debra J. Purves, CDD  
Terry Brenner, Engineer



# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

DATE: March 18, 1994  
TO: Planning Commission  
FROM: Tom Korosei, Planner  
Community Development

FILE NO.: VR-09-94

PROPOSAL: A request for a zoning variance from provisions of the Land Use Code requiring direct, practical access to a dedicated, publicly maintained street. The variance would facilitate subdivision of a Tract F, U.S. Survey 1504. Proposed access is from Auks Bay harbor access driveway. Frontage is at 11485-11517 Glacier Highway.

## GENERAL INFORMATION

Applicant: George W. & Frances E. Pierce  
Property Owner: George W. & Frances E. Pierce  
Property Address: 11485 Glacier Highway  
Legal Description: Fraction of U.S. Survey  
Parcel Code No.: 4-B23-0-105-009-0  
Site Size: 75,511 Square Feet  
Zoning: WC, Waterfront Commercial  
Utilities: CBJ Water & Sewer  
Access: Glacier Highway  
Existing Land Use: Multi-Improvement  
Surrounding Land Use: North - Harbor Access Road  
South - Residential  
East - Glacier Highway/Residential  
West - Parking/Harbor

Attachment F - 1994 Variance, Minutes, Notice of Decision, and Staff Report



Planning Commission  
File NO. VR-09-94  
Page 2

### BACKGROUND

The applicants are requesting a variance to certain access requirements, specifically CBJ 49.40.120 which states that "each lot shall abut and be physically accessible from a dedicated street." The applicants wish to subdivide the subject property to separate the primary residence and office building from an existing restaurant and a four-unit apartment building. The tract of land fronts on Glacier Highway. Physical access to the existing development on the property, however, is by way of the harbor access road and harbor parking lot. The access road appears to be on a state easement. The applicants have submitted a copy of a document that appears to establish this easement.

It appears that neither the CBJ nor the State provides regular maintenance of this easement in the manner of typical public roads. Maintenance appears to be irregular, but with the incidental benefit to the owners and other users of the subject property.

Under the CBJ code, in the case of frontage on minor arterial roadways such as Glacier Highway, in the vicinity of the subject property, lots must meet the area requirements of D-1 lots (36,000 square feet) and have a common, constructed access, and minimum parking and maneuvering room.

As proposed the subdivision would continue to use the harbor access road for access. The steep topography of the lots would make access from Glacier Highway difficult. The proposed subdivision is also intended to meet minimum building setback standards but would result in one parcel with an area less than 36,000 square feet. As proposed, the availability of parking for the northerly parcel, the restaurant and four-plex, would be limited because of the size and topography of this lot. Presently this parking apparently backs out into the easement.

### ANALYSIS

As noted above the property is now substantially developed. Subdividing the property appears to best suit the needs of the present owners at this time, but may not be necessary regardless of owner. Thus the variance is not needed to allow reasonable use of the property.

If the proposed lot subdivision line were adjusted to intersect the Glacier Highway right-of-way line further to the south, it may be possible to provide direct physical access to the northerly tract as well. It appears that the potential exists for improved access to at least the southerly proposed tract as the proposed subdivision is now configured.

Planning Commission  
File NO. VR-09-94  
Page 3

As long as the harbor access road is usable, there appears to be access to the existing development. Because the status does not appear to be that of an accepted, general-use public road, such access appears to be uncertain. If that access would be terminated, alternative practical access may be available from the southerly lot to Glacier Highway, but unavailable for the northerly lot.

If adequate access by way of the Harbor Road could be assured, there may be some advantage to avoiding construction of an additional driveway on Glacier Highway.

#### SUBDIVISION REVIEW COMMITTEE COMMENTS

It was the opinion of the subdivision review committee that the owner has few practical alternatives to improve on the access and still subdivide the property as proposed. One committee member suggested that a condition might be added to limit development of the subject property to the current level of use. Such a restriction would at least provide some assurance that the need for, and consequences of the lack of, adequate access would not be aggravated, particularly when new owners are involved who may contemplate additional development.

#### FINDINGS

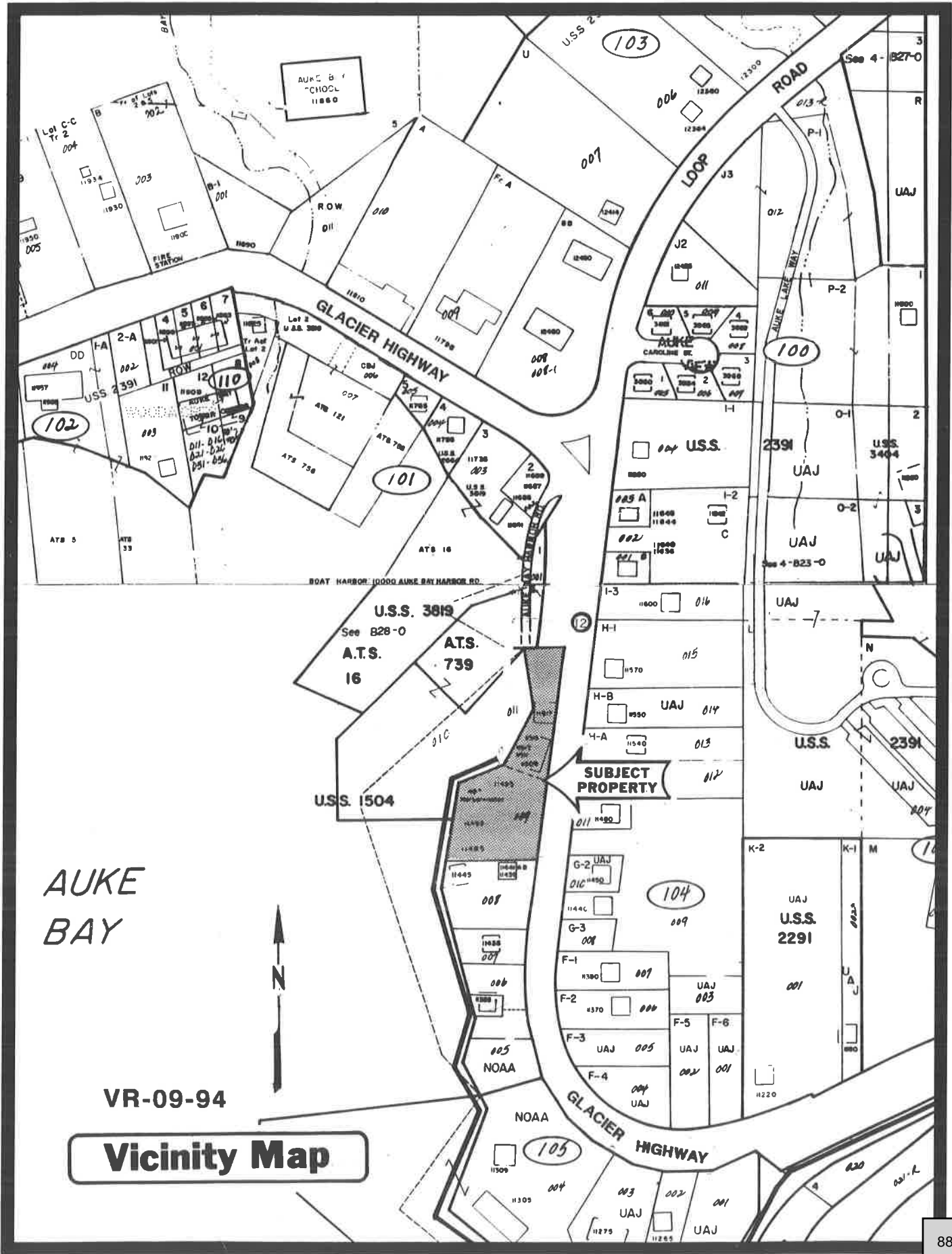
Given the above, staff cannot find that the applicant's situation meets variance criteria 49.20.250(b)(5) which states that the Commission must determine that compliance with the existing standard would unreasonably prevent the owner from using the property for a permissible principal use and would be unnecessarily burdensome because it would impose peculiar and practical difficulties to, or exceptional and undue hardship upon, the developer of such property.

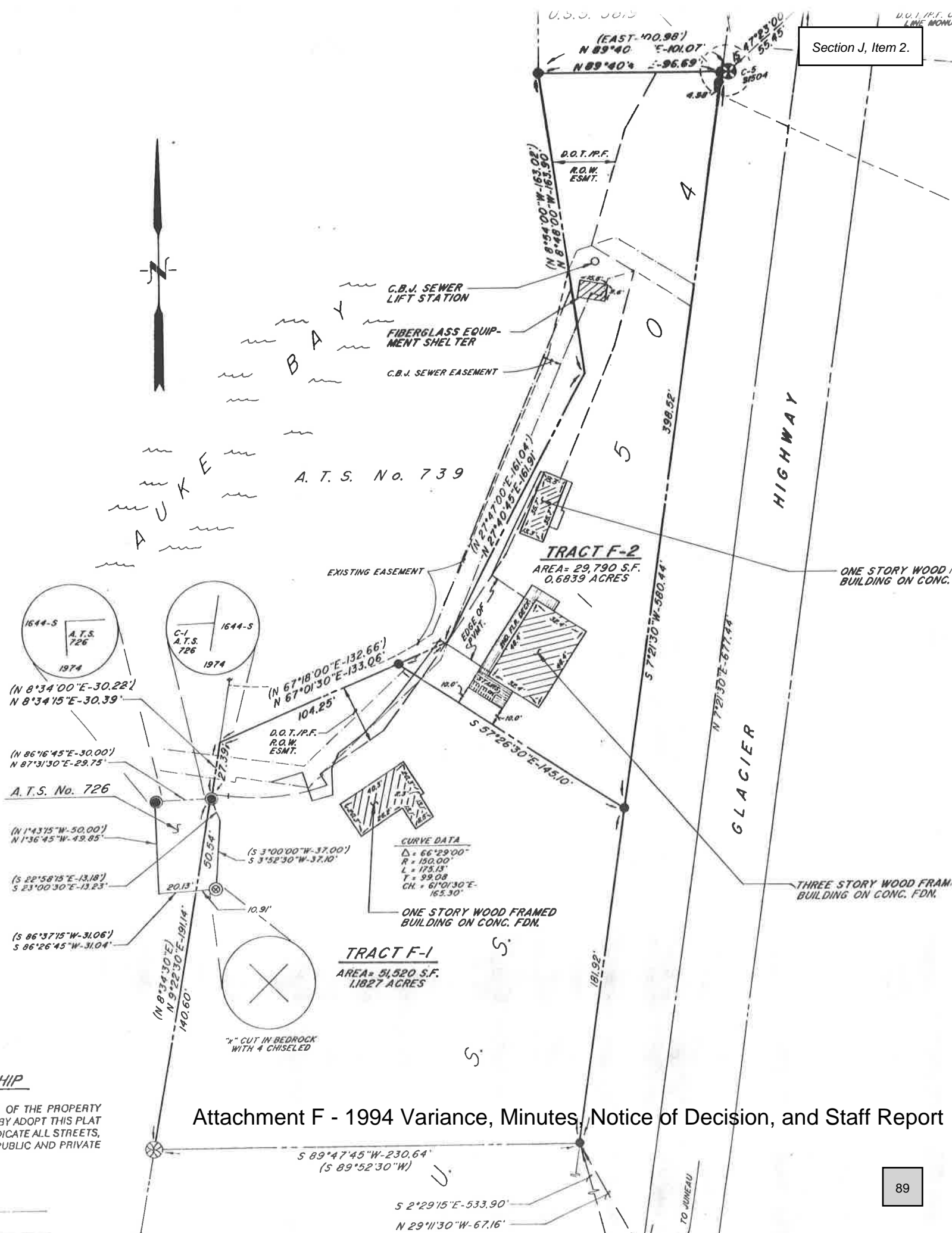
#### STAFF RECOMMENDATION

For the reasons noted, staff recommends denial of the requested variance.

If the Planning Commission finds that the applicants' situation meets all the grounds for a variance, we recommend that the variance include the following condition, and that the condition be noted on the plat:

No further development shall be permitted on this property unless required access is provided in accordance with applicable subdivision standards.





Attachment F - 1994 Variance, Minutes, Notice of Decision, and Staff Report

VR-09-94



155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

December 29, 1993

File No. 3700

George W. and Frances E. Pierce  
P.O. Box 210281  
Auke Bay, Alaska 99821

SUBJECT: Proposed Subdivision of a Fraction of U.S. Survey 1504

Dear Mr. and Mrs. Pierce:

We are reviewing a preliminary submittal of the proposed subdivision of a Fraction of U.S. Survey 1504 at Auke Bay.

The city and borough code provides that new subdivisions must have physical access to dedicated, publicly maintained roadways. Our review indicates that the public roadway for this proposed subdivision is Glacier Highway. We understand that actual access to existing development on this property is now by way of an easement through the harbor parking lot.

The city code provides that subdivisions fronting on arterial roadways must meet certain requirements in addition to general subdivision standards to assure safe, practical access. General subdivision standards include at least minimal sight distance at driveway intersections, as well as utility services or other approved means of wastewater disposal for both lots.

In the vicinity of this property, Glacier Highway is considered a minor arterial roadway. For subdivisions fronting on minor arterials, lots must have a minimum area of 36,000 square feet, and have a shared driveway at the common boundary between lots. The driveway must be constructed and maintained to assure that parking requirements can be met and that vehicles would not back out onto the public roadway.

If these and the other subdivision and platting requirements of the city and borough code are met, including submittal of a completed application form and fee (\$240), the Department of Community Development may approve the proposed subdivision.

# STATE OF ALASKA

## DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

MAINTENANCE AND OPERATIONS/SOUTHEAST REGION

RECEIVED

Section J, Item 2.

WALTER J. HICKEL, GOVERNOR

6860 GLACIER HIGHWAY  
JUNEAU, AK 99801-7999  
TEXT: (907) 465-4647

Phone (907) 465-1779

March 21, 1994

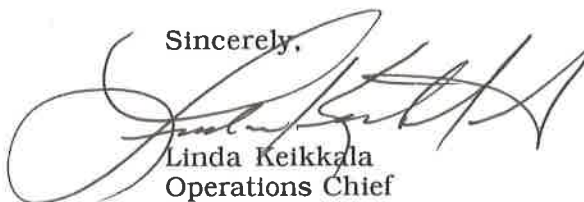
Mr. Tom Korosei  
Community Development  
City and Borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801

Dear Mr. Korosei:

This is to advise you that the Department of Transportation and Public Facilities does not maintain the access to harbor parking at Auke Bay Boat Harbor.

If you require additional information, please feel free to call me at 465-1785.

Sincerely,



Linda Keikkala  
Operations Chief



155 SOUTH SEWARD STREET  
JUNEAU, ALASKA 99801

December 7, 1993

File No.: MS-DN-93

Linda Keikkala  
Operations Chief  
Maintenance and Operations  
Southeast Regional Office  
Alaska Department of Transportation and Public Facilities  
6860 Glacier Highway  
Juneau, Alaska 99801

SUBJECT: Proposed Subdivision  
Tract F, U.S.S. 1504

Dear Ms. Keikkala:

We would appreciate any comments your department may have regarding this proposed subdivision. Of particular concern would be accessibility to the proposed lots with respect to safety and practicality.

Please let me know if I may provide additional information or answer further questions.

Sincerely,

Tom Korosei, Planner  
Community Development

Enc.: Copy of proposed plat



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# State of Alaska



## Tidelands Patent No. 4 1 7

Know Ye By These Presents that the Grantor, the STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, 550 West 7th Avenue, Suite 1050A, Anchorage, Alaska 99501-3579, pursuant to AS 38.05.825 and the regulations promulgated thereunder, for good and valuable consideration, grants and conveys to the Grantee, the CITY AND BOROUGH OF JUNEAU, whose mailing address of record is 155 South Seward Street, Juneau, Alaska 99801, Grantee's successors and assigns, those tidelands lying seaward of the mean high tide lines in Echo Cove, Favorite Channel, Auke Bay, and Gastineau Channel situated in the Juneau Recording District, State of Alaska, and described as follows:

LOT 2 OF ALASKA TIDELANDS SURVEY NO. 7, CONTAINING 1.607 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-8.

Subject to a tideland lease, ADL 2193.

ALASKA TIDELANDS SURVEY NO. 33, CONTAINING 1.247 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-6.

Subject to a tideland lease, ADL 2480.

LOTS 1 AND 3 OF ALASKA TIDELANDS SURVEY NO. 43, CONTAINING 4.364 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-5.

Subject to tideland leases, ADL 2798 and ADL 63677.

ALASKA TIDELANDS SURVEY NO. 121, CONTAINING 1.01 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-3.

LOT 2 OF ALASKA TIDELANDS SURVEY NO. 123, CONTAINING 1.043 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-9.

Subject to a tideland lease, ADL 1799.

THAT PORTION OF ALASKA TIDELANDS SURVEY NO. 615, AS DEPICTED ON ALASKA STATE LAND SURVEY NO. 99-33 ACCRETION SURVEY, AS ALASKA TIDELANDS SURVEY NO. 615A, CONTAINING 3.18 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JUNE 29, 2001, AS PLAT 2001-42.

Subject to a tideland lease, ADL 29281.

ALASKA TIDELANDS SURVEY NO. 739, CONTAINING 6.045 ACRES, MORE OR LESS, ACCORDING TO THE AMENDED SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON SEPTEMBER 14, 1979, AS PLAT 79-49.

Subject to an Interagency Land Management Transfer, ADL 36615.

ALASKA TIDELANDS SURVEY NO. 750, CONTAINING 0.424 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-11.

Subject to a tideland lease, ADL 36091.

ALASKA TIDELANDS SURVEY NO. 756, CONTAINING 1.02 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-2.

TRACTS A AND B OF ALASKA TIDELANDS SURVEY NO. 842, CONTAINING 1.007 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-10.

Subject to a tideland lease, ADL 51488.

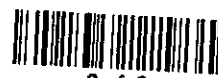
ALASKA TIDELANDS SURVEY NO. 868, CONTAINING 69.469 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 11, 2001, AS PLAT 2001-13.

ALASKA TIDELANDS SURVEY NO. 893, CONTAINING 14,473 SQUARE FEET, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON DECEMBER 8, 1983, AS PLAT 83-222.

Subject to:

A right-of-way permit, ADL 60047.

A tideland lease, ADL 103832.



ALASKA TIDELANDS SURVEY NO. 1067, CONTAINING 0.258 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON SEPTEMBER 14, 1979, AS PLAT 79-50.

Subject to a tideland lease, ADL 80526.

ALASKA TIDELANDS SURVEY NO. 1118, CONTAINING 2.43 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON APRIL 28, 1986, AS PLAT 86-35.

Subject to a tideland lease, ADL 100235.

ALASKA TIDELANDS SURVEY NO. 1126, CONTAINING 1.57 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 26, 1981, AS PLAT 81-3.

Subject to a tideland lease, ADL 100412.

ALASKA TIDELANDS SURVEY NO. 1170, CONTAINING 1.69 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON JULY 13, 1982, AS PLAT 82-43.

Subject to a tideland lease, ADL 101598.

ALASKA TIDELANDS SURVEY NO. 1251, CONTAINING 33.840 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON JUNE 16, 1982, AS PLAT 82-29.

Subject to an Interagency Land Management Assignment, ADL 102433.

ALASKA TIDELANDS SURVEY NO. 1277, CONTAINING 1.83 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON NOVEMBER 21, 1983, AS PLAT 83-210.

Subject to a tideland lease, ADL 102934.

ALASKA TIDELANDS SURVEY NO. 1316, CONTAINING 1.09 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON NOVEMBER 26, 1986, AS PLAT 86-80.

Subject to a tideland lease, ADL 105460.

ALASKA TIDELANDS SURVEY NO. 1324, CONTAINING 7.15 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT FILED IN THE JUNEAU RECORDING DISTRICT ON MAY 14, 1986, AS PLAT 86-40.

Subject to a tideland lease, ADL 103170.

TRACTS B-1 AND B-2 OF ALASKA TIDELANDS SURVEY NO. 1328, CONTAINING 1.283 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 19, 1994, AS PLAT 94-2.

Subject to a tideland lease, ADL 103289.

TRACTS A AND B OF ALASKA TIDELANDS SURVEY NO. 1356, CONTAINING 4.88 ACRES, MORE OR LESS, ACCORDING TO THE AMENDED SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON AUGUST 24, 1992, AS PLAT 92-40.

Subject to a tideland lease, ADL 104320.

ALASKA TIDELANDS SURVEY NO. 1377, CONTAINING 1.939 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON APRIL 8, 1991, AS PLAT 91-14.

ALASKA TIDELAND SURVEY NO. 1401, CONTAINING 4.60 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON FEBRUARY 5, 1993, AS PLAT 93-3.

Subject to an Interagency Land Management Assignment, ADL 105113.

ALASKA TIDELANDS SURVEY NO. 1412, CONTAINING 1.27 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON APRIL 1, 1994, AS PLAT 94-9.

TRACTS A AND B OF ALASKA TIDELANDS SURVEY NO. 1468, CONTAINING 1.629 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON APRIL 1, 1994, AS PLAT 94-10.

Subject to a tideland lease, ADL 105460.

ALASKA TIDELAND SURVEY NO. 1493, CONTAINING 4.463 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON MAY 8, 1996, AS PLAT 96-26.

ALASKA TIDELANDS SURVEY NO. 1503, CONTAINING 0.88 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON SEPTEMBER 16, 1996, AS PLAT 96-62.

TRACTS A AND B OF ALASKA TIDELANDS SURVEY NO. 1525, CONTAINING 1.16 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON DECEMBER 16, 1999, AS PLAT 99-59.

Subject to a tideland lease, ADL 105281.

ALASKA TIDELANDS SURVEY NO. 1532, CONTAINING 0.244 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON MAY 2, 1997, AS PLAT 97-28.

Subject to a tideland lease, ADL 105460.

ALASKA TIDELAND SURVEY NO. 1533, CONTAINING 4.301 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON NOVEMBER 17, 1997, AS PLAT 97-65.

Subject to a tideland lease, ADL 106233.



TRACTS A AND B OF ALASKA TIDELANDS SURVEY NO. 1560, CONTAINING 2.096 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON JANUARY 26, 1999, AS PLAT 99-6.

Subject to a tideland lease, ADL 106356.

TRACTS B3-A AND B3-B OF ALASKA TIDELANDS SURVEY NO. 1570, CONTAINING 1.49 ACRES, MORE OR LESS, ACCORDING TO THE SURVEY PLAT RECORDED IN THE JUNEAU RECORDING DISTRICT ON NOVEMBER 2, 1998, AS PLAT 98-52.

Subject to a tideland lease, ADL 104789.

CONTAINING AN AGGREGATE OF 170.841 ACRES, MORE OR LESS.

All lands described above are subject to platted and valid existing easements and reservations.

Grantee may lease the land, but may not sell it.

Grantee takes title to the tidelands subject to the rights of the public under the Public Trust Doctrine.

Title to land conveyed under this authority reverts to the State upon dissolution of the municipality.

**And Further**, the Grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times for the purpose of opening, developing, drilling, and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, powerlines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

**To Have And To Hold** the said land, together with the tenements, hereditaments, and appurtenances thereunto appertaining, unto the said Grantee and Grantee's successors and assigns forever.



In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, pursuant to delegated authority, this 25th day of June, 2002.

By: Sandra J. Singer  
Sandra J. Singer  
For Bob Loeffler, Director  
Division of Mining, Land and Water

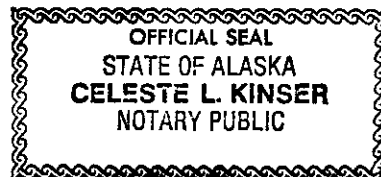
State of Alaska                     )  
  ) ss.  
Third Judicial District        )

This Is To Certify that on the 25th day of June, 2002, appeared before me SANDRA J. SINGER, who is known to me to be the person who has been lawfully delegated the authority of Bob Loeffler, the Director of the Division of Mining, Land and Water, Department of Natural Resources, State of Alaska, to execute the foregoing document; that Sandra J. Singer executed said document under such legal authority and with knowledge of its contents; and that such act was performed freely and voluntarily upon the premises and for the purposes stated therein.

Witness my hand and official seal the day and year in this certificate first above written.

Celeste L. Kinser  
Notary Public in and for the State of Alaska

My commission expires:       April 4, 2005



Tidelands Patent No. 417  
ADL No. 106678  
Location Index:  
T. 37 S., R. 64 E., C.R.M.  
Section 18  
T. 39 S., R. 64 E., C.R.M.  
Section 14  
T. 40 S., R. 64 E., C.R.M.  
Section 12  
T. 40 S., R. 65 E., C.R.M.  
Sections 21, 22 and 23  
T. 41 S., R. 67 E., C.R.M.  
Sections 4, 5, 8, 9, 16, 22, and 36  
T. 42 S., R. 68 E., C.R.M.  
Section 5



Page 6 of 6



2002-007166-0

**Return To:**

Steve Gilbertson, Lands & Resource Mgr.  
155 S. Seward St.  
Juneau, AK 99801

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2010-002048-0

Section J, Item 2.

Recording Dist: 101 - Juneau

4/21/2010 8:46 AM Pages: 1 of 3



**STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION AND PUBLIC  
FACILITIES**

**COMMISSIONER'S  
DEED OF VACATION  
JNU10-005**

The GRANTOR, the STATE OF ALASKA, acting by and through its DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, whose mailing address is PO Box 112506, Juneau, AK 99811-2506, acting under the authority of AS 19.05.070, conveys, quitclaims and otherwise vacates unto The City and Borough of Juneau, whose mailing address is 155 S. Seward Street, Juneau, AK 99801, all interest of whatsoever nature which it has, in the following-described real property:

A portion of right of way easement located within Tract F-1 and Tract F-2, USS 1504,  
**Juneau Recording District, First Judicial District, State of Alaska.**  
Consisting of approximately 10,012 square feet (as shown on Exhibit A, attached)

\*Upon the State of Alaska's vacation of its right-of-way interest, the unencumbered use of the land underlying the vacated easement reverts by operation of law to the owner of the fee estate, whomever that may be. For this vacation, the Grantee named is the ostensible owner, but is named for recording indexing only.

Dated this 24<sup>th</sup> day of March, 2010.

STATE OF ALASKA  
DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

BY:

Gary L. Davis, Southeast Regional Director

Filed for Record at the Request of  
and Return to:  
State of Alaska, DOT&PF  
PO Box 112506  
Juneau, AK 99811-2506  
Attn: Diane Powell  
State Business - No Charge

STATE ACKNOWLEDGMENT

STATE OF ALASKA )  
 : ss.  
FIRST JUDICIAL DISTRICT )

ON THIS 24<sup>th</sup> day of March, 2010, before me, the undersigned, a notary public in and for the State of Alaska, personally appeared Gary L. Davis, Southeast Regional Director of the Department of Transportation and Public Facilities for the State of Alaska, known to me to be the identical person who executed the foregoing instrument and who acknowledged to me that he signed the same freely and voluntarily, with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.



State of Alaska  
Notary Public  
DIANE E. POWELL  
My Commission Expires 10-07-11

Diane E Powell  
Notary Public in and for the State of Alaska  
My Commission Expires: 10-07-11

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that Rod Swope, Manager, City & Borough of Juneau, Alaska, Grantee herein, hereby accepts the conveyance of real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 12<sup>th</sup> day of April, 2010.

CITY AND BOROUGH OF JUNEAU

Rod Swope  
Rod Swope, Manager,

RETURN ORIGINAL TO GRANTOR AND  
MAIL CONFORMED COPY TO GRANTEE AT THE MAILING ADDRESS SET OUT ABOVE.





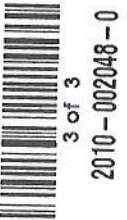
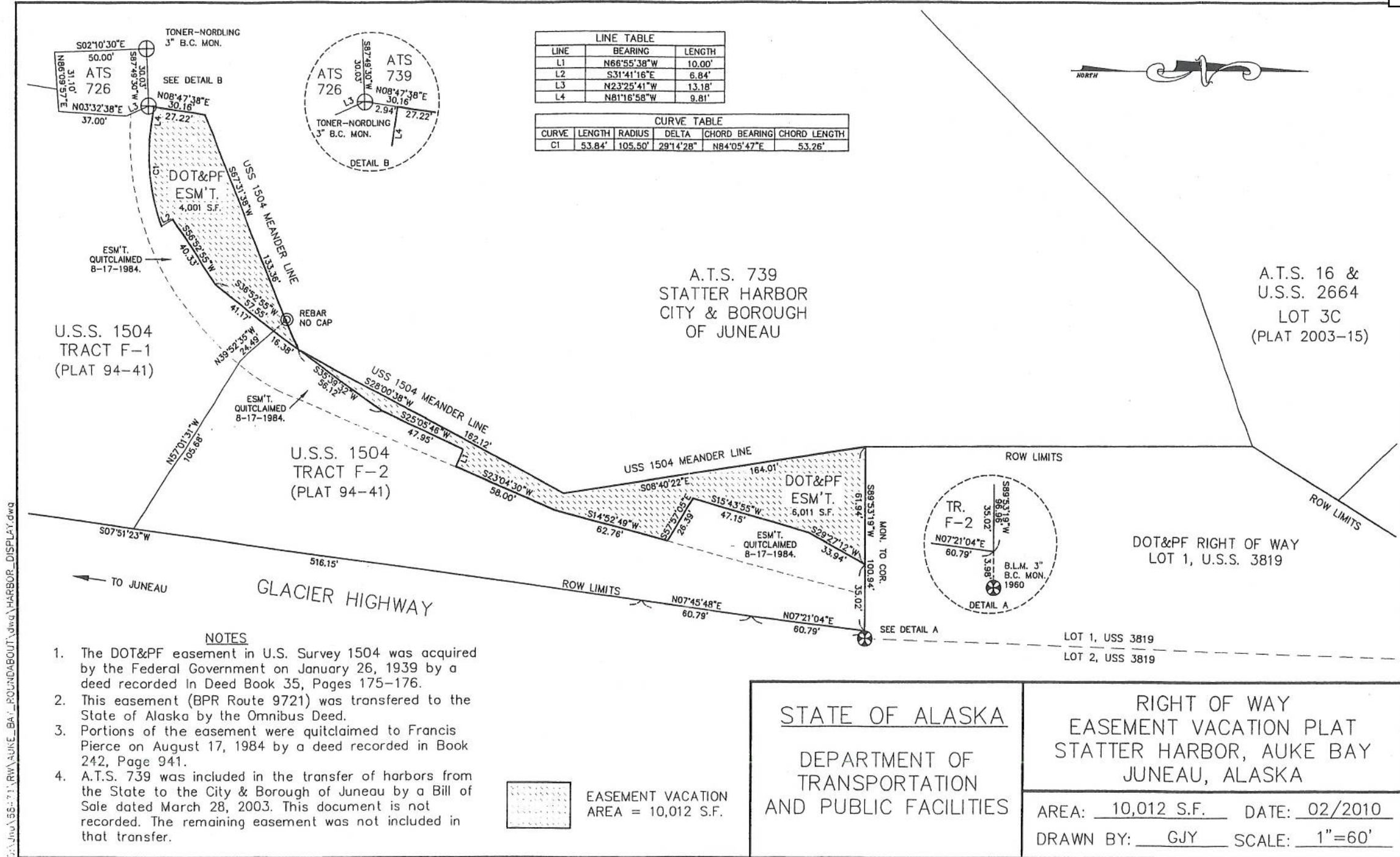


EXHIBIT A



## AADT estimates from the Institute of Traffic Engineers' Trip Generation Manual, 9th Edition

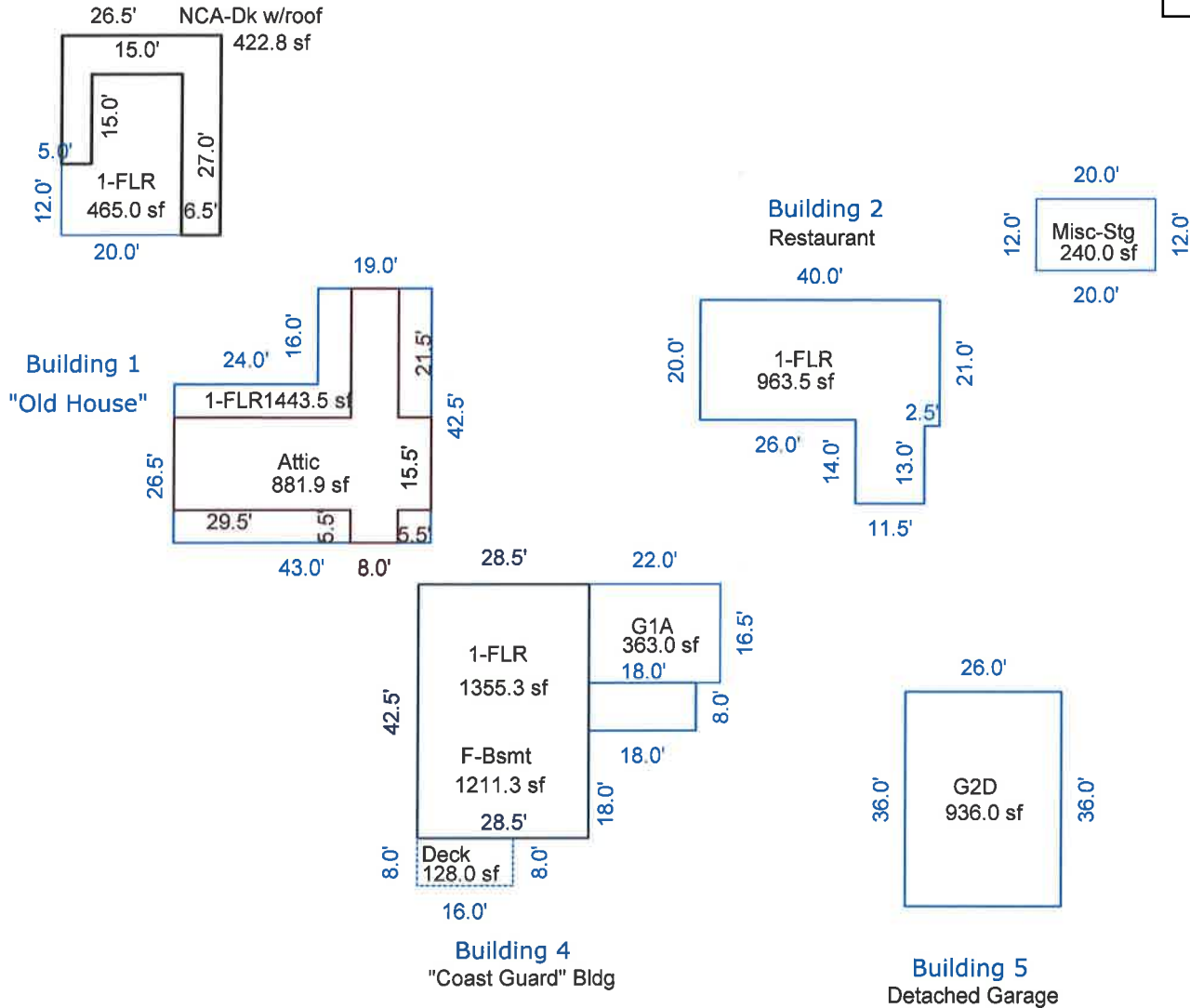
EXISTING						
Building	Square Feet	Use	Est AADT	Page	AADT	Notes
Hot Bite	963	Restaurant	63.5/1000 sf	1903	61	Fast food restaurant without drive-through window
Hot Bite	240	Warehousing	3.56/1000 sf	202	1	
			<b>Hot Bite Total</b>		<b>62</b>	
Garage	936	Storage	3.56/1000 sf	202	3	
			<b>Garage Total</b>		<b>3</b>	
Back building (CG)						
Basement	1211	Office	11.03/1000 sf	1259	13	
First Floor	1355	Office	11.03/1000 sf		15	
G1A	363	Office	11.03/1000 sf		4	
			<b>CG Total</b>		<b>32</b>	
Front building (old house)						
First floor	1443	Office	11.03/1000 sf	1259	16	
Attic	881	Office	11.03/1000 sf		10	
			<b>Old House Total</b>		<b>26</b>	
			<b>Current Use Total</b>		<b>123</b>	

PROPOSED						
Building	Units	Use	Est AADT	Page	AADT	Notes
Condominium	21	Residential	4.18	427	88	High rise residential condominium, week day peak hour

# Attachment I - Traffic Analysis, Current vs. Proposed Uses

Section J, Item 2.

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omments: 4B2301050090

AREA CALCULATIONS SUMMARY					LIVING AREA BREAKDOWN			
Code	Description	Factor	Net Size	Perimeter	Net	Breakdown		Subtotals
GLA1	1-FLR	1.00	963.50	148.0	3762.25	40.0	x 20.0	800.00
	1-FLR	1.00	1443.50	171.0		1.0	x 14.0	14.00
	1-FLR	1.00	1355.25	178.0		13.0	x 11.5	149.50
BSMT3	F-Bsmt	1.00	1211.25	142.0	1211.25	43.0	x 26.5	1139.50
GAR1	G1A	1.00	363.00	77.0	363.00	16.0	x 19.0	304.00
GAR5	G2D	1.00	936.00	124.0	936.00	18.0	x 28.5	513.00
P/P1	Deck	1.00	128.00	48.0	128.00	16.5	x 28.5	470.25
MISC1	Misc-Stg	1.00	465.00	94.0	705.00	8.0	x 46.5	372.00
MISC2	Misc-Stg	1.00	240.00	64.0				
MISC2	Attic	1.00	881.87	171.0	881.87			
NCA	NCA-Dk w/roof	1.00	422.75	150.0	422.75			
Net LIVABLE Area (rounded w/ factors)					8 Items	(rounded w/o factors)		3762



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

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** Buildings  
**STAFF PERSON/TITLE:** Charlie Ford  
**DATE:** 7/21/2022  
**APPLICANT:** Bayhouse Properties, LLC  
**TYPE OF APPLICATION:** Conditional Use Permit

**PROJECT DESCRIPTION:**

Development of condominiums with up to 21 dwelling units.

**LEGAL DESCRIPTION:** USS 1504 TR F 1  
**PARCEL NUMBER(S):** 4B2301050090  
**PHYSICAL ADDRESS:** 11445 / 11645 Auke Bay Harbor Road

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Access to the condominiums is proposed through the Docks and Harbors parking lot (same as currently provided). Are there any concerns with that?

Could/should a driveway off of Old Glacier Highway be provided?

**AGENCY COMMENTS:**

Buildings has no issues with this project at this time.  
Thanks,

**Irene Gallion**

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**To:** Irene Gallion  
**Cc:** Schuler, Michael K (DOT); Harp, Kelly M (DOT); Weinert, Gregory A (DOT)  
**Subject:** RE: USE22-11: Proposed condominiums on Auke Bay Harbor Road  
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With all that being said; as a general principle and guiding force, the less points of access along a corridor the better as it reduces the opportunities for driver collisions.

Best Regards,

**Caleb Bizzarro**  
 Right Of Way Agent  
 Department of Transportation & Public Facilities  
 Southcoast Region Design & Engineering Services  
 Ph: (907) 465 4519  
 Email: [caleb.bizzarro@alaska.gov](mailto:caleb.bizzarro@alaska.gov)

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Parcel Viewer:

Parcel ID: 4B2301050090

Address: 11445, 11465, 11485 Auke Bay Harbor Road





**Irene Gallion | Senior Planner**  
Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 X2



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## Irene Gallion

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*Daniel M. Jager*

Fire Marshal



*Capital City Fire Rescue*  
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 Juneau, Alaska 99801  
 907-586-5322 Ext. 4323 (Office)  
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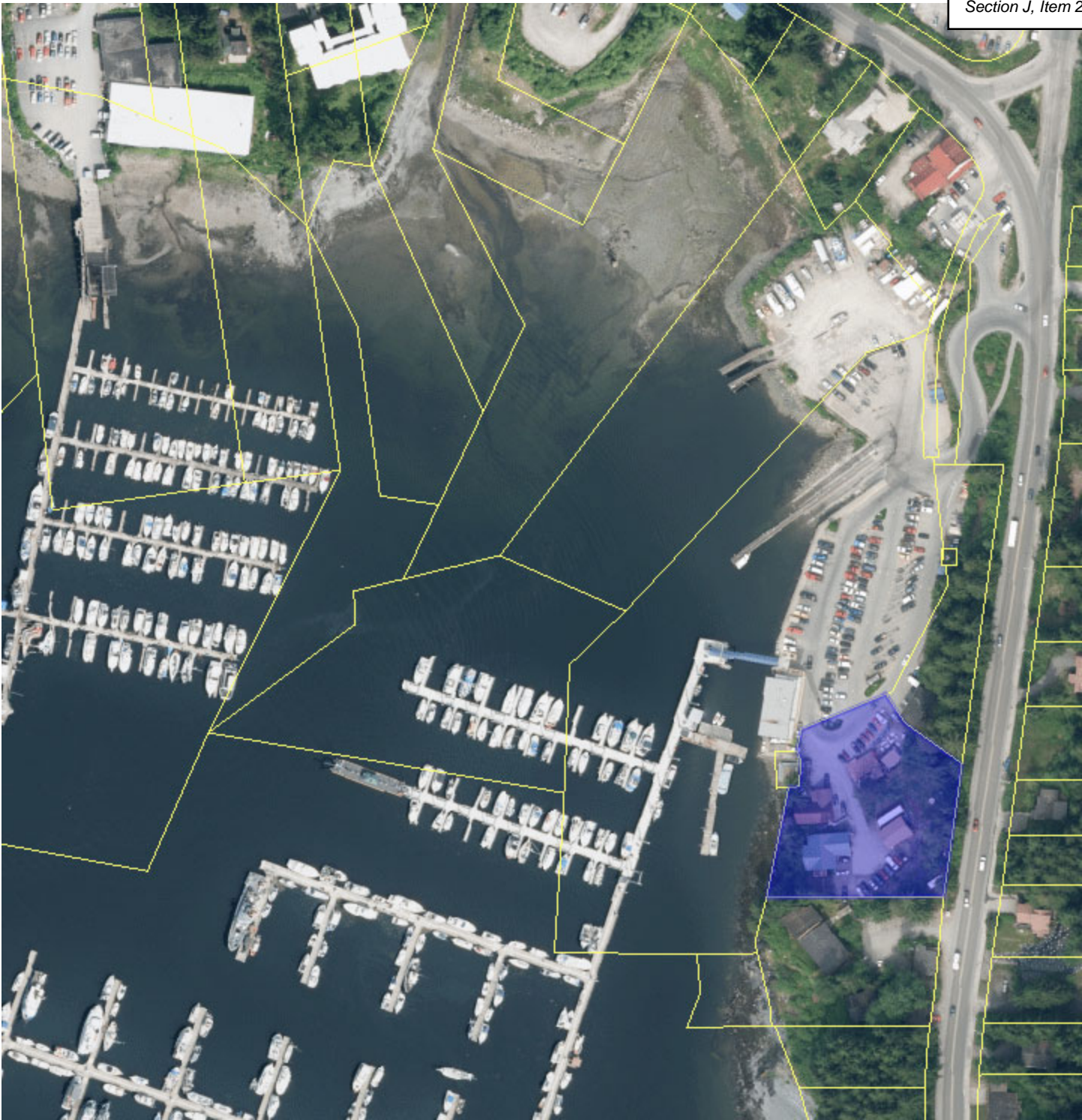
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**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINUTES**  
**For Wednesday, August 17th, 2022**  
CBJ Room 224 and Via Zoom Meeting

- I.** Ms. Derr called the August 17<sup>th</sup> meeting to order at 5:00pm in CBJ Room 224 and via Zoom.
- II. Roll Call** – The following members attended in CBJ Room 224 or via Zoom; James Becker, Lacey Derr, Don Etheridge (left meeting at 6:13pm), Paul Grant, Matthew Leither and Debbie Hart.

Absent: David Larkin, Annette Smith and Mark Ridgway.

Staff Present: Carl Uchytel – Port Director, Matthew Creswell – Harbormaster, Erich Schaal – Port Engineer, Benjamin Brown – City Attorney, Irene Gallion- Senior Planner, Beth McKibben – Planner II and Nichole Benedict – Administrative Assistant.

**III. Approval of Agenda**

**MOTION By MR. GRANT: TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection.**

- IV. Public Participation on Non-Agenda Items** – None
- V. Approval of Wednesday, July 20<sup>th</sup>, 2022 Operations/Planning Meetings Minutes**  
Hearing no objections, the July 20<sup>th</sup> meeting minutes were approved as presented.
- VI. Consent Agenda** - None
- VII. Unfinished Business**

**1. Goldbelt, Inc. Seadrome Development Plan**

Steve Sahlender shared a slide presentation on the Seadrome property and Goldbelt's wish to create a new small cruise ship terminal at the location. This aligns with the Small Cruise Ship Infrastructure Master Plan 2021. The first step is to get the land appraised and an analysis done. He shared a concept drawing of a new building and small cruise ship terminal. Goldbelt is requesting an equal property exchange to optimize CBJ and Goldbelt's lots. The existing Seadrome Dock would be transferred to CBJ ownership and be reconstructed further seaward to align with the future Seawalk location. Goldbelt plans to demolish the existing Seadrome Building and build an improved facility closer to the water on newly consolidated Goldbelt property. They believe this swap will create better parking and a more functional use of space. This plan will fall in-line with the

Mr. Zane Jones with MRV Architects said the diagram on page 38 of the packet is an ambitious and aspirational plan and would not preclude any future plans from going forward. He is hopeful this project will make things easier for Docks and Harbors to accomplish their long-term plans.

Mr. Grant asked about Heat Street and if a CBJ right-of-way would be included with this plan.

Mr. Sahlender said it was not included with this plan but a CBJ right-of-way is possible with this plan.

Mr. Uchtyl said the idea of Heat Street is to give a frontage road and alleviate some of the Egan Drive traffic from leaving the Seadrome parking lot.

#### Public Comment

##### Mr. Kirby Day – Juneau, Alaska

Mr. Day asked if this facility would be available for cruise ship lightering if the normal float was unavailable.

Mr. Sahlender said once the float was turned over to CBJ it would be up to them. They currently have contracts that would not allow for lightering.

Mr. Uchtyl said he does not believe lightering operations will be expanded in Juneau.

Mr. Day said in the past cruise ships at anchor would split their passengers up and send them to two separate locations to ease the congestion of the uplands.

#### Committee Discussion/Action

Mr. Becker asked about the yearly Coast Guard Buoy Tender Round-up and if the NCL Dock would hinder their movement?

Mr. Uchtyl said in renderings they show six U.S. Coast Guard Cutters on the opposite side. They will always accommodate the U.S. Coast Guard needs at that dock.

**MOTION By MR. GRANT: TO RECOMMEND THE FULL BOARD DIRECT STAFF TO INITIATE AN APPRAISAL AND ESTABLISH A PROCESS TO ADVANCE GOLDBELT'S EFFORTS TO DEVELOP THE SEADROME PROPERTY AND ASK UNANIMOUS CONSENT.**

**Motion passed with no objection.**

#### **2. Proposed Condominiums on Auke Bay Harbor Road**

Mr. Corey Wall with Jensen-Yorba-Wall Architects said they are in the very beginning of the planning process. The property owner wanted to ask the big questions before going too in depth with property design. On page 46 in the packet it shows the Statter Harbor

parking lot and the 1.18 acre property they are proposing to build an 18 unit condominium. This property had a stretch of easement along the beach for access in the past. The 1939 easement agreement is provided in the packet and some right-of-way agreements that go along with the easement. Currently on this parcel is a small section of tidelands, a restaurant, rental house, U.S. Coast Guard office, commercial business space and 35 parking spaces.

#### Site Access Impacts

The owner would like to continue the established use pattern of accessing the site through the right-of-way easement and the Auke Bay Parking lot. Continuing this access will allow the condo development to be located lower on the parcel and will not create additional driveways on Glacier Highway.

#### Traffic Impacts

- The total amount of parking required by the 18 condo units (41 stalls) is about the same as the existing parking stalls currently on the parcel.
- All of the parking will now be associated with the residential condos. All short-term commercial and office parking will be eliminated.
- The residential parking loads and traffic will be fairly consistent throughout the year. The high traffic and parking traffic loads associated with summer visitation to the restaurant during times of peak harbor usage will be eliminated.
- All the parking will be accessed from internal drives, garages, or parking lots on the parcel. All the existing stalls along the Auke Bay parking lot which require vehicles to back up into the parking lot drive lanes will be eliminated.

#### Committee Questions

Mr. Grant asked for an explanation of the buildings within the yellow lines on page 43, and the squared out section on the upper-left side of the parcel.

Mr. Wall said the upper-left square is a separate tideland parcel that is also owned by the property developer. They are considering it all as one piece, as the condominium will be in front of that building. They are considering making it an amenity location for the unit owners.

Ms. Hart asked about the adjacent property and their access to the main road.

Mr. Wall said it is accessed from above and there is a large 30 foot concrete retaining wall there.

Ms. Hart said one of her concerns is access and if there was a possibility to have multiple access points through the adjacent property on the other side. She believes that would provide the best option for safety.

Mr. Grant asked if Capital City Fire and Rescue (CCFR) has done a review to make sure there is sufficient access for a development of this size.

Mr. Wall said no, but there was some discussion about that during the pre-application period.

Mr. Uchytel asked Mr. Wall to address the variance of 1994 since it was included in the packet.

Mr. Wall said in 1994 the parcel was split and the owners asked for a variance. They wanted a variance through the Statter Harbor parking lot in lieu of the highway. At the time, staff was against the variance but it passed anyways. There was no reference to the right-of-way in this decision.

Mr. Becker asked if the easement would be large enough to accommodate two-way traffic. He would like a traffic study done to confirm access would be enough for CCFR vehicles.

Mr. Wall said there would be no change to the easement and their driveway would come off of the current horseshoe at the Statter Harbor parking lot. This will not change any traffic patterns. He believes traffic will be decreased with this project.

Mr. Uchytel spoke about the access road that goes by DeHart's and how it is an Alaska Department of Transportation (DOT) road that Docks & Harbors currently maintains.

Mr. Grant said it slopes up and wants to know what the elevation change is from the entrance to the upper road.

Mr. Wall said it is about 40 feet with a retaining wall at the top. It is a considerable grade up to the highway.

Ms. Hart said it is our job to note a lot of these questions and send our formal feedback to the Juneau Community Development Department (CDD).

Mr. Leither asked if the easement was just the little corner crossing our parking lot. He was under the impression it was from the highway access road all the way through the parking lot.

Mr. Wall said before the parcel was split the easement was along the trees by the yellow line on page 46.

Ms. Gallion said her understanding was the easement along the border of the parking lot does not create an obligation to provide access through our parking lot. Subsequent developments do not automatically gain access. It should be through the easement line on this picture. Docks and Harbors will need to deal with this easement issue no matter what happens to this lot. When they got the variance in 1994 they decided not to put any limitations for development on the property. One of the things CDD will struggle with is

this access has worked for so long. What is different now that would prevent a formal agreement. DOT prefers fewer driveways and well developed access.

Ms. Derr asked about page 87 in the packet. If the average number of vehicle trips per unit/day was 5.81, the average for this development would be around 105. The minimum requirement for a traffic study is 250.

Ms. Gallion said CDD can still ask for the study to be a condition, but it is not required by code.

Mr. Grant asked about the footprint of the building in reference to the parcel view.

Mr. Wall shared page 50 in the packet showing the building location on the parcel. It leaves a large space at the back of the parcel for extra parking.

Mr. Leither said he does not understand the easement. Was the small easement meant for foot-traffic?

Mr. Uchytel said the Statter Harbor parking lot and Harbormaster's Office was built later on fill. The easement was previously a very narrow road on the beachfront with a single dock.

Mr. Schaal said tideland surveys and easements done in those early years did not put energy into the topography mapping we do today. It is very common to have easements that are only one foot wide, because it worked on paper and gave the necessary easements for access.

Mr. Uchytel said there is a lot of room for error on the parcel viewer, they are not official survey lines.

Mr. Brown indicated that former CDD Director Mr. Walsh said Harbor Drive was not an actual road and there was no public access to the property. He is going off of the minutes from a March 22, 1994 public meeting.

Mr. Grant asked about the original easement and if conditions had changed to a point it might no longer be valid.

Mr. Brown said he has not done research on that yet. The Planning Commission is required by code to notify the Board and provide comment on projects of this nature. The Board will not have formal veto authority but definitely has formal notification and comment authority.

Mr. Becker asked if we could move the current right-of-way to make it wider.

Mr. Uchytel said there is another property owner that owns that piece along the Statter Harbor parking lot so that land would not be available for use. The easement only allows the general public use of the area. He said to enlarge the parking lot and entrance there would need to be a land purchase.

Mr. Becker said if it is needed that might be an option.

Mr. Uchytel said Docks and Harbors was approached years ago by a realtor that offered to sell us the lot for \$1M.

Public Comment – None

Committee Discussion/Action

Ms. Derr said she has concerns about the traffic implications. She realizes the memo written by Mr. Wall mentioned that it is a belief the traffic will be less due to the loss of the restaurant and their intention to sell units to older property owners without children. She said there is a housing crisis here in Juneau and you are not able to discriminate who buys a home. It could very easily be a couple with four or five children that buys one of the units. The restaurant and other seasonal traffic is noticeable, but only during a few months out of the year. This condominium would add significant, year-round traffic through our parking lot. The best time to launch boats is in the morning around 7:00am while everyone is heading to work. She is concerned about a row of 40+ cars coming out while boats and trailers are coming in, and if CCFR could access the property.

Mr. Grant said he shares the same concerns as Ms. Derr. He also thinks due to the size of the parcel an above road access, maybe even a switch-back should be attainable.

Mr. Becker said he has the same concerns and it might be worth it to buy that other parcel to add better access.

Mr. Grant would like to amend page 41 in the packet to include our strong push for a traffic study even though it is not required. He would also like to get more information from the Law Department on the easement issues.

Ms. Gallion said the staff's version of the report will be released the week before the Planning Commission meeting.

Mr. Grant asked if CDD is responsible for looking into the easement issues. He does not want to ask the Law Department to get involved if it is doubling efforts.

Ms. Gallion said they have looked at this easement many different ways. She will have her department's attorney along with Mr. Brown work together to come to a cohesive way of looking at the issue.



Mr. Uchytel said number nine listed on page 41 shows the request for CDD to examine restrictions for the easement and right-of-way. He is hopeful that is sufficient for Mr. Grant.

Mr. Becker said we owe it to the community to due this absolutely right.

**MOTION By MS. HART: TO SUBMIT AGENCY COMMENTS TO CDD AS AMENDED ON PAGE 41 OF THE PACKET WITH THE ADDITIONS OF REACHING OUT TO CCFR AND WITH GREATER CONSIDERATION FOR A SECOND ACCESS POINT AND ASK FOR UNANIMOUS CONSENT.**

**Motion passed with no objection.**

**VIII. New Business - None**

**IX. Items for Information/Discussion**

**1. [Blueprint Downtown Area Plan](#)**

Ms. McKibben shared a PowerPoint presentation on the Blueprint Downtown Area Plan. The presentation is at the end of these committee minutes. She welcomes comments from the Board or individual comments by members. Mr. Day is on the Steering Committee and Mr. Uchytel attended many of the meetings. The boundaries of this Blueprint extends from the Rock Dump to Norway Point.

**Committee Discussion**

Mr. Uchytel asked if all of the plans go through CDD for approval?

Ms. McKibben said she believes it is required by Title 49.

Mr. Uchytel asked if there was a difference between a study and a plan?

Ms. McKibben said this plan is considered a comprehensive plan and was required to be adopted by ordinance.

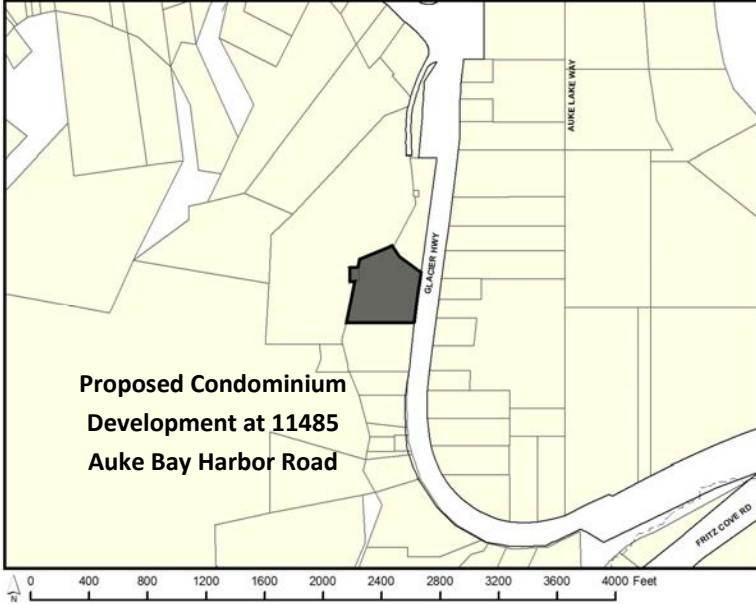
Ms. Derr asked about the housing plans included in this comprehensive plan. They seem to all be on land and not tidelands.

Ms. McKibben said the plan was focused on expansion of housing and some talk has been had about live-a-boards and float houses.

Mr. Grant asked if there are any issues in this plan affecting Docks & Harbors that we should be aware of?

# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
*Your Community, Your Voice*



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **development of condominiums with up to 21 dwelling units at 11485 Auke Bay Harbor Road** in a **Waterfront Commercial Zone**.

## PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

## PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, October 3, 2022** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

### Now through Sept. 19

Comments received during this period will be sent to the Planner, **Irene Gallion**, to be included as an attachment in the staff report.

### Sept. 20 — noon, Oct. 7

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

### HEARING DATE & TIME: 7:00 pm, October 11, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/85809309527> and use the Webinar ID: 858 0930 9527 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

### October 12

The results of the hearing will be posted online.

## FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4130 ♦

Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: USE2022 0011

Parcel No.: 4B2301050090

CBJ Parcel Viewer: <http://epv.juneau.org>

125







Attachment M - Public Notice Sign





## Juneau Commission on Aging

September 06, 2022

Irene Gallion  
Juneau Planning Commission

RE: Conditional Use Permit USE 2022 0011  
Up to 21 condominiums @ 11485 Auke Bay Harbor Road

The Juneau Commission on Aging would like to emphasize the federal/state/city ADA requirements to the applicant seeking a conditional use permit for a condominium complex in Auke Bay. We strongly encourage voluntary compliance with those requirements if this permit is granted.

29% of the Juneau population is over 55. Seniors have a strong desire to live in a home that would allow them to "age in place", as indicated in the 2020 "Juneau Senior Survey." <https://www.jedc.org/sites/default/files/2020%20Juneau%20Senior%20Survey.pdf>

However, older homes are not usually designed to be age friendly leading seniors to look for new residences that meet their needs, especially condos. Listed below are a few examples of senior friendly construction that are practical for a developer to do in new construction but hard if not impossible to retrofit into an existing home.

### **Building design needs to take into consideration mobility factors**

1. Provide, at a minimum, one elevator accessible from parking to all units
2. All doorways (interior/exterior) should be at least 3 ft. wide, enhanced dimensions
3. Design each unit to be single story or at least have one floor be senior friendly
4. One bathroom has a walk-in shower with a built-in bench seat and grab-bars
5. Zero step entrances/ramps into the building and zero step threshold entryways
6. If any incline into the building, provide a hand railing
7. Install phone jacks in master bedroom and kitchen
8. Raise electrical outlets (18") and lower light switches (below 48")
9. Slip resistant flooring

- 10. Awning type windows
- 11. Consider pocket doors for bathrooms

### **Choose age friendly hardware & options**

- 1. Select towel racks and toilet paper holders that serve dual purpose as grab bars
- 2. Choose easy grip drawer and doorknobs (lever)
- 3. Rocker or paddle style light switches
- 4. Install lever doorknobs instead of standard ones
- 5. Utilize raised or high-profile "comfort" toilets
- 6. Have an adjustable-height showerhead
- 7. Closet rods at two levels
- 8. LED lighting, including dimmers

These accessibility features are not onerous and can be used positively in marketing the property. We want the developers of this condo complex to appreciate that the time to install age friendly features in a home is when it's being built, regardless of the age of all potential residents.

The Juneau Commission on Aging supports housing of all types for seniors, including these condos that are proposed in Auke Bay if they are constructed to be age friendly as described in this letter and meet ADA requirements.

Sincerely,



Kathleen Samalon  
Juneau Commission on Aging, Commissioner

**Irene Gallion**

---

**From:** Irene Gallion  
**Sent:** Wednesday, September 14, 2022 1:13 PM  
**To:** 'Richard'  
**Subject:** RE: 21 units Auke Bay - USE2022-0011  
**Attachments:** D and H 8.19.2022.pdf

Hi Rich!

Hmm, not sure what web site you are looking at that says Glacier Highway for access. Here are all the deets:

<https://juneau.org/community-development/short-term-projects>

Scroll down to "USE2022 0011", toward the bottom, and hit the plus sign. The application materials are available in a link right below the picture.

The staff report will be out by October 3<sup>rd</sup>, and can be found here:

<https://juneau.org/assembly/assembly-minutes-and-agendas>

I'll be out of town when that happens otherwise I'd send you a heads up.

Specific to your questions:

- Parking is currently proposed to be a combination of basement parking and surface parking in a lot on the property.
- Access is currently proposed through the Statter Harbor parking lot. Docks and Harbors comments attached.
- Page 40 starts with another ROW, so scroll about half way down the page and that is where the easement begins. It is not complete, but the best info we have.
- Staff is recommending denial of the proposal, in large part due to ROW issues and safety concerns raised by CCFR and Docks and Harbors.

I don't anticipate we'll have new information coming out between now and when I get back (besides the staff report), I'll check in with you when I get back.

IMG

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**From:** Richard <rhdevelopment@gci.net>  
**Sent:** Wednesday, September 14, 2022 11:54 AM  
**To:** Irene Gallion <Irene.Gallion@juneau.org>  
**Subject:** 21 units Auke Bay - USE2022-0011

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hello Irene , I was looking at the information on line for the 21 unit condo project located in the Auke Bay Harbor Rd. . We own the property adjacent to this parcel and are wondering what the actual proposed access and parking will be. The information on the web says access will be from Glacier Hwy, yet the plans seem to show access from the harbor parking lot. Also I noticed the easement shown on Pg.40 of the online information is not correct for this property, it is



for a property located in Douglas. There has been some contention in past years regarding our easement State that the CBJ is currently using as Auke Bay Harbor Rd. , I would not think the CBJ Harbors Dept. would want all the added traffic down at the harbor. Please keep us informed with any further plans and information regarding this project.

Thank you,  
Rich Harris

Sent from [Mail](#) for Windows

**From:** Nathan Leigh <nleigh1@alaska.edu>  
**Sent:** Thursday, September 15, 2022 8:37 AM  
**To:** Irene Gallion  
**Cc:** PC\_Comments  
**Subject:** USE2022 0011: Conditional Use Permit for up to 21 Condominiums

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Irene

We received your invitation to comment mailer. Thank You.

I have reviewed the permit and we discussed this proposed development in our UAS Facilities Planning and Construction meeting.

Here are some of the comments we came up with:

- UAS has many students who walk from the main campus to the Anderson building along the same side of Glacier Highway as the proposed development. Please make sure that nothing is done to prevent snow removal operations on the sidewalk that many times includes moving snow behind the sidewalk.
- UAS is in full support of the proposed sea walk that would extend from Statter Harbor past the proposed development to UAS Anderson building and to Fritz Cove. Please make sure that nothing is done to prevent this future project.
- UAS is disappointed that commercial enterprises are being displaced for elite condominiums. Students, Staff and Faculty enjoy walking from campus down to the Auke Bay community for lunch at the Hot Bite and other commercial establishments. UAS recommends CBJ assist more commercial developments that support the Auke Bay community

Thank you for the opportunity to comment on this proposed development.

***Nathan Leigh, P.E.***

UAS Facilities – Director

Ph (907)-796-6487

e-mail: [nleigh1@alaska.edu](mailto:nleigh1@alaska.edu)

## Irene Gallion

---

**From:** rowcroft@gmail.com  
**Sent:** Friday, September 16, 2022 9:06 AM  
**To:** Irene Gallion  
**Subject:** Re: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

### EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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I'll follow up with them, thanks for the quick reply!

---

**From:** Irene Gallion <Irene.Gallion@juneau.org>  
**Date:** Friday, September 16, 2022 at 12:04 PM  
**To:** rowcroft@gmail.com <rowcroft@gmail.com>  
**Subject:** FW: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

Hi Eric,

Tree removal and viewshed in this particular area are not the purview of the Commission, so we do not have documents relating to these items.

It might be worth reaching out to the applicant for details – note he is out of town right now and expected back on the 22<sup>nd</sup>. I suspect it is too early in project development for him to have a solid idea of tree removal. Developers generally wait until the Commission's approval before spending relatively large amounts of money on designing the details of a project.

Thank you,

#### Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK  
 Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
 Office: 907.586.0753 X2



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---

**From:** PC\_Comments <PC\_Comments@juneau.org>  
**Sent:** Thursday, September 15, 2022 8:08 AM  
**To:** Irene Gallion <Irene.Gallion@juneau.org>

**Cc:** Jill Maclean <Jill.Maclean@juneau.org>; Breckan Hendricks <Breckan.Hendricks@juneau.org>; Lily Hagerup <Lily.Hagerup@juneau.org>

**Subject:** FW: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

Good morning Irene,

We just received this email with questions regarding USE2022 0011. Are you able to reach out to Eric?

Thank you!  
Chelsea

---

**From:** [rowcroft@gmail.com](mailto:rowcroft@gmail.com) <[rowcroft@gmail.com](mailto:rowcroft@gmail.com)>

**Sent:** Thursday, September 15, 2022 8:00 AM

**To:** PC\_Comments <[PC\\_Comments@juneau.org](mailto:PC_Comments@juneau.org)>

**Subject:** Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Can you tell me if any of the trees on the proposed development area are planned to be cut down? If there are, have they been identified?

Also, the plans show a height of 35' for the condo building- is it possible to show where that is relative to Glacier Highway? I'm trying to determine what the impact will be to the view from the other side of Glacier Highway.

Thanks,  
Eric Rowcroft



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

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** Buildings  
**STAFF PERSON/TITLE:** Charlie Ford  
**DATE:** 7/21/2022  
**APPLICANT:** Bayhouse Properties, LLC  
**TYPE OF APPLICATION:** Conditional Use Permit

**PROJECT DESCRIPTION:**  
Development of condominiums with up to 21 dwelling units.

**LEGAL DESCRIPTION:** USS 1504 TR F 1  
**PARCEL NUMBER(S):** 4B2301050090  
**PHYSICAL ADDRESS:** 11445 / 11645 Auke Bay Harbor Road

**SPECIFIC QUESTIONS FROM PLANNER:**

Access to the condominiums is proposed through the Docks and Harbors parking lot (same as currently provided). Are there any concerns with that?

Could/should a driveway off of Old Glacier Highway be provided?

**AGENCY COMMENTS:**

Buildings has no issues with this project at this time.  
Thanks,

**AGENCY COMMENTS (CONTINUED):**

5. Docks & Harbors expresses concern about condominium owners using harbor provided trash receptacles.
6. Docks & Harbors expresses concern about condominium owners using harbor parking as overflow parking or parking for large gatherings at the condominium.
7. Docks & Harbors expresses concern about future improvement required in the Statter parking lot should the Planning Commission or other judicial organization deem that the parking lot is now an access (or street) requiring CBJ to improve access, widen access lanes, reduce parking lot or mandate snow clearing responsibilities. This concern arises from observations at the Dunn Street development.
8. It is unclear what restrictions are in place since the 1994 Zoning Variance (VR-09-04) which appeared to have been recommended for disapproval at the Staff level but approved by the Planning Commission at its March 22nd, 1994 meeting. The Staff recommendation included language that "If the Planning Commission finds that the applicant's situation meets all grounds for a variance, we recommend that the variance include the following condition, and that the condition be noted on the plat: No further development shall be permitted on this property unless required access is provided in accordance with applicable subdivision standards}.
9. It is unclear to how the applicant's ownership of a portion of the Statter parking lot comports with restrictions within the ADOT ROW and any other State easement. Docks & Harbors requests CDD examine any restrictions. The current access road does not appear to be on a platted easement, what effect would that have on the developer or CBJ? Additionally, the Board requests a legal review of the continuing validity of the applicant's easement on CBJ property. The Board requests an answer to: whether an easement, used for purposes other than what it was originally intended for, would lose its validity?
10. In addition to the described easements, Docks & Harbors requests CCFR evaluate their ability for emergency vehicles to access through the CBJ owned Statter parking lot.
11. Docks & Harbors request an evaluation as to whether the applicant should/could functionally provide a second access/egress from the proposed development.



## Irene Gallion

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**From:** Dan Jager  
**Sent:** Thursday, August 18, 2022 2:35 PM  
**To:** Irene Gallion  
**Cc:** Rich Etheridge  
**Subject:** RE: USE22-11: Proposed Condominiums on Auke Bay Harbor Road

Hi Irene. I spoke to Chief Etheridge on this and our main concern with this as mentioned from the beginning is apparatus access. This project does not adequately provide any details as to how apparatus access would be maintained. This harbor is extremely busy in the April through September months with all of the normal harbor traffic. Then there is access issues with the existing condos next to former Hot Bite and their restaurant patrons and added parking congestion. At this time, the volume of traffic and unknown parking predicaments that could impede access are the main concerns.

Long story short, accessing this property through the harbor parking lot is not an option that we support for the above reasons. Sprinkler system installation may offer a slight advantage by helping keep a fire in check (although the type of system required is ONLY to safeguard egress not designed to actually extinguish) so I do not think there is much when it comes to access requirements being relaxed in such a busy location.

We are certainly open to ideas or ways to figure this concern out. Thanks for the opportunity to comment.

*Daniel M. Jager*

Fire Marshal



*Capital City Fire Rescue*  
 820 Glacier Avenue  
 Juneau, Alaska 99801  
 907-586-5322 Ext. 4323 (Office)  
 907-586-8323 (Fax)

*"If it is predictable, then it is preventable.  
 If it is preventable then it is not an accident".*

---

**From:** Irene Gallion <Irene.Gallion@juneau.org>  
**Sent:** Thursday, August 18, 2022 8:21 AM  
**To:** Dan Jager <Dan.Jager@juneau.org>  
**Subject:** FW: USE22-11: Proposed Condominiums on Auke Bay Harbor Road

Hi Dan,

I had not heard from you on this, so wanted to check in.

Usually I'd assume you have no comments, but at last night's Docks and Harbors Board they expressed concern about fire access through the D&H parking lot, and wondered about the need for a second access on a project like this. They may be reaching out to you to determine the impacts on D&H in particular – would it impact their parking lot geometry? Are there concerns about congestion at the driveway during skiff launch times? Happy to chat with you if you would like.

Thanks!

IMG

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**From:** Irene Gallion

**Sent:** Thursday, July 21, 2022 10:59 AM

**To:** Carl Uchytel <[Carl.Uchytel@juneau.org](mailto:Carl.Uchytel@juneau.org)>; General Engineering <[General\\_Engineering@juneau.org](mailto:General_Engineering@juneau.org)>; Charlie Ford <[Charlie.Ford@juneau.org](mailto:Charlie.Ford@juneau.org)>; Dan Jager <[Dan.Jager@juneau.org](mailto:Dan.Jager@juneau.org)>; Dan Bleidorn <[Dan.Bleidorn@juneau.org](mailto:Dan.Bleidorn@juneau.org)>; Sherri Layne <[Sherri.Layne@juneau.org](mailto:Sherri.Layne@juneau.org)>

**Cc:** Irene Gallion <[Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)>

**Subject:** USE22-11: Proposed Condominiums on Auke Bay Harbor Road

Greetings,

Attached is an application for proposed condominiums on the lot that currently houses Devil's Hideaway, previously the Hot Bite. If you have comments, we would appreciate those by **August 8<sup>th</sup>**, but if you need more time let us know, and we will work something out.

One thing of interest to CDD would be your ideas or concerns regarding access on "Auke Bay Harbor Road." To oversimplify a bit, this right-of-way easement currently appears to serve as harbor parking. Access to the proposed condos is through the parking lot (as it currently is for Devil's Hideaway/Hot Bite, and the Coast Guard).

Thanks!

Parcel Viewer:

Parcel ID: 4B2301050090

Address: 11445, 11465, 11485 Auke Bay Harbor Road



**Irene Gallion | Senior Planner**

Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 X2



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

**COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT**

**DEPARTMENT:** Buildings  
**STAFF PERSON/TITLE:** Charlie Ford  
**DATE:** 7/21/2022  
**APPLICANT:** Bayhouse Properties, LLC  
**TYPE OF APPLICATION:** Conditional Use Permit

**PROJECT DESCRIPTION:**  
Development of condominiums with up to 21 dwelling units.

**LEGAL DESCRIPTION:** USS 1504 TR F 1  
**PARCEL NUMBER(S):** 4B2301050090  
**PHYSICAL ADDRESS:** 11445 / 11645 Auke Bay Harbor Road

**SPECIFIC QUESTIONS FROM PLANNER:**

Access to the condominiums is proposed through the Docks and Harbors parking lot (same as currently provided). Are there any concerns with that?

Could/should a driveway off of Old Glacier Highway be provided?

**AGENCY COMMENTS:**

Buildings has no issues with this project at this time.  
Thanks,

**AGENCY COMMENTS (CONTINUED):**

5. Docks & Harbors expresses concern about condominium owners using harbor provided trash receptacles.
6. Docks & Harbors expresses concern about condominium owners using harbor parking as overflow parking or parking for large gatherings at the condominium.
7. Docks & Harbors expresses concern about future improvement required in the Statter parking lot should the Planning Commission or other judicial organization deem that the parking lot is now an access (or street) requiring CBJ to improve access, widen access lanes, reduce parking lot or mandate snow clearing responsibilities. This concern arises from observations at the Dunn Street development.
8. It is unclear what restrictions are in place since the 1994 Zoning Variance (VR-09-04) which appeared to have been recommended for disapproval at the Staff level but approved by the Planning Commission at its March 22nd, 1994 meeting. The Staff recommendation included language that "If the Planning Commission finds that the applicant's situation meets all grounds for a variance, we recommend that the variance include the following condition, and that the condition be noted on the plat: No further development shall be permitted on this property unless required access is provided in accordance with applicable subdivision standards}.
9. It is unclear to how the applicant's ownership of a portion of the Statter parking lot comports with restrictions within the ADOT ROW and any other State easement. Docks & Harbors requests CDD examine any restrictions. The current access road does not appear to be on a platted easement, what effect would that have on the developer or CBJ? Additionally, the Board requests a legal review of the continuing validity of the applicant's easement on CBJ property. The Board requests an answer to: whether an easement, used for purposes other than what it was originally intended for, would lose its validity?
10. In addition to the described easements, Docks & Harbors requests CCFR evaluate their ability for emergency vehicles to access through the CBJ owned Statter parking lot.
11. Docks & Harbors request an evaluation as to whether the applicant should/could functionally provide a second access/egress from the proposed development.



**Irene Gallion**

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**From:** Bizzarro, Caleb T (DOT) <caleb.bizzarro@alaska.gov>  
**Sent:** Thursday, July 28, 2022 12:03 PM  
**To:** Irene Gallion  
**Cc:** Schuler, Michael K (DOT); Harp, Kelly M (DOT); Weinert, Gregory A (DOT)  
**Subject:** RE: USE22-11: Proposed condominiums on Auke Bay Harbor Road  
**Attachments:** APP\_USE22-11.pdf; DOT&PF Comments.pdf

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Thank you Irene for the opportunity to provide comments on the possibility of creating an access onto Glacier Hwy for site address: 11445, 11465, 11485 Auke Bay Harbor Rd (USS 1504 TR F1).

After consultation within DOT&PF Traffic & Safety, there is a pathway forward to permit another approach within this corridor. This Traffic & Safety feedback is based upon the corridor's current and anticipated traffic volumes, current speed limit, and sight distance along the property boundary line.

While we cannot speak to the practicality (or cost) of such as development on the private property, from a driveway permitting standpoint; the lot could have a compliant designed approach, in accordance with the [Alaska Highway Preconstruction Manual](#). Please understand the limitations of these standard specifications as it certainly shapes what can and more importantly cannot be permitted by DOT&PF. This would hypothetically alter the lot's current proposal.

With all that being said; as a general principle and guiding force, the less points of access along a corridor the better as it reduces the opportunities for driver collisions.

Best Regards,

**Caleb Bizzarro**  
 Right Of Way Agent  
 Department of Transportation & Public Facilities  
 Southcoast Region Design & Engineering Services  
 Ph: (907) 465 4519  
 Email: [caleb.bizzarro@alaska.gov](mailto:caleb.bizzarro@alaska.gov)

**Telework:** Tuesday & Thursday, 7:30AM – 4:30PM  
**Office:** Monday, Wednesday, Friday, 7:30AM – 4:30PM

---

**From:** Irene Gallion <Irene.Gallion@juneau.org>  
**Sent:** Thursday, July 21, 2022 10:37 AM  
**To:** Bizzarro, Caleb T (DOT) <caleb.bizzarro@alaska.gov>  
**Subject:** USE22-11: Proposed condominiums on Auke Bay Harbor Road

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Caleb,



Attached is an application for proposed condominiums on the lot that currently houses Devil's Hideaway, Hot Bite. If ADOT&PF has comments, we would appreciate those by **August 8<sup>th</sup>**, but if you need more time let us know, and we will work something out.

One thing of interest to CBJ would be if the property owner could get a driveway permit on to Glacier Highway, or if there were other design or capacity issues that access might impact.

The current access to the lot is through CBJ property. An understanding of ADOT&PF's access concerns would help the Commission determine if eased access is still appropriate, or if direct access to the ROW should be established.

Thanks!

Parcel Viewer:

Parcel ID: 4B2301050090

Address: 11445, 11465, 11485 Auke Bay Harbor Road



**Irene Gallion | Senior Planner**  
Community Development Department | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 X2



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**Prop. 4**  
**for privacy!**  
**October 4**

Privacy and the Southeast Alaska Board of REALTORS®

**PUBLIC NOTICE**  
KONDOMINIUM  
DEVELOPMENT






PLANNING COMMISSION STAFF REPORT  
VAR2022 0002  
HEARING DATE: NOVEMBER 22, 2022

Section J, Item 3.

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

**DATE:** November 14, 2022  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Teri Camery, Senior Planner, CFM   
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** A Non-administrative Variance to remove vegetation within the Jordan Creek streamside setback to address public safety issues

**STAFF RECOMMENDATION:** Denial

**KEY CONSIDERATIONS FOR REVIEW:**

- The applicant has not demonstrated hardship; the Greenbelt Area is used for its intended purpose.
- The property has unusual or special conditions not caused by the owner.

**ALTERNATIVE ACTIONS:**

1. **Approve:** approve the permit and adopt new findings for items 1-2 below that support the approval. Approval may require conditions.
2. **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.

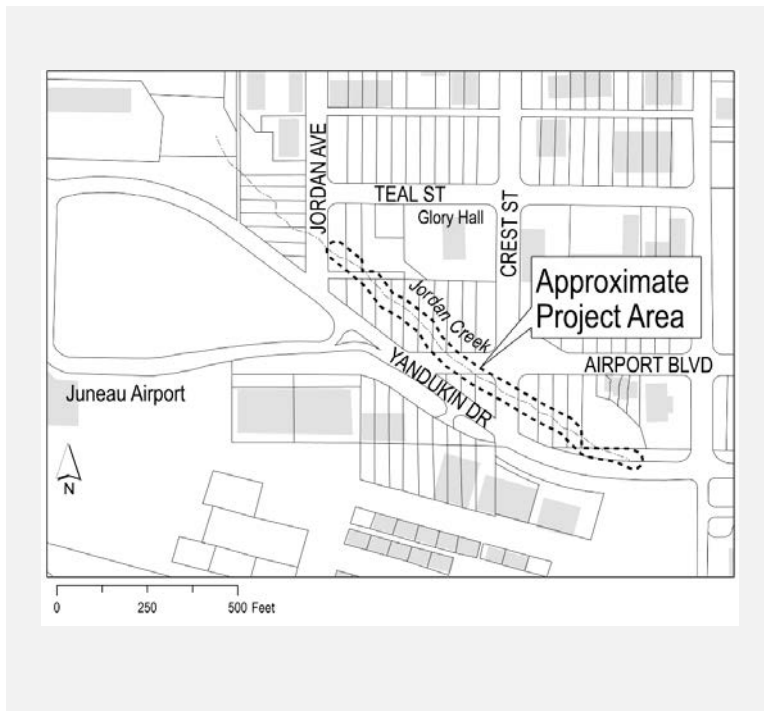
**STANDARD OF REVIEW:**

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.20.240
  - 49.20.250(b)
  - 49.20.260
  - 49.70.310
  - 49.80

GENERAL INFORMATION	
Property Owner	CBJ
Applicant	Juneau International Airport
Property Address	Juneau International Airport – 1873 Shell Simmons Dr. Space200
Legal Description	Valley Centre Block H Lot 1 & 2; Valley Centre Block K Lot 2-10; Valley Centre Block L Lots 1, 2, 3 & 4; Valley Centre Block H Lot 12-22; Airport Trail A & B
Parcel Number	5-B15-0-106-001-0; 5-B15-0-108-003-0; 5-B15-0-109-001-0; 5-B15-0-106-010-0
Zoning	Industrial and General Commercial
Lot Size	Site area 644.6 acres; project area 4.25 acres
Water/Sewer	Public water and sewer
Access	Yandukin Drive and Alpine Avenue

**The Commission shall hear and decide the case per 49.20.240. The Planning Commission shall hear all variance requests except administrative variances, and shall either approve, conditionally approve, modify or deny the request based on the criteria in section 49.20.250(b).**

## **SITE FEATURES AND ZONING**



<b>SURROUNDING ZONING AND LAND USES</b>	
<b>North (GC)</b>	Greenbelt, Assisted Living
<b>South (I)</b>	Vacant CBJ land
<b>East (GC)</b>	Mix of residential and commercial
<b>West (I)</b>	Juneau International Airport

<b>SITE FEATURES</b>	
<b>Anadromous</b>	Yes
<b>Flood Zone</b>	AE Special Flood Hazard Area
<b>Hazard</b>	No
<b>Hillside</b>	No
<b>Wetlands</b>	No
<b>Parking District</b>	No
<b>Historic District</b>	No
<b>Overlay Districts</b>	No

## **BACKGROUND INFORMATION**

### **Project Description –**

The applicant, Juneau International Airport (JIA), is seeking a variance to the anadromous stream setback [CBJ 49.70.310(a)(2) and (b)(1)]. The applicant proposes to limb trees within the 50-foot no-development setback of Jordan Creek, including the 0-25 foot no-disturbance zone, to improve lateral visibility and prevent the concealment of camping tents and structures. The map in Attachment F defines these two zones. Trees within the project area will be limbed up to eight-feet.

JIA has provided photos and letters of support from the Juneau Police Department (JPD), including a redacted Incident Report from the Yandukin Greenbelt with documentation regarding public safety threats and illicit activities within the project area. JPD has recommended cutting background vegetation to a height of eight-feet to improve visibility and reduce risks.

The project area, which is approximately 4.25 acres, is shown in bold yellow lines on the site plan below:



To grant a variance, the Planning Commission must determine that:

- (A) Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property;
- (B) The unusual or special conditions of the property are not caused by the person seeking the variance;
- (C) The grant of the variance is not detrimental to public health, safety, or welfare; and
- (D) The grant of the variance is narrowly tailored to relieve the hardship. [CBJ 49.20.250(b)]

The need for the variance must be based on a naturally-occurring peculiarity of the lot. A variance may be granted to provide an applicant relief from requirements of the Land Use code [49.20.250(b)(1)]. **Background –**

The Jordan Creek Greenbelt interpretive trail system was established as mitigation associated with U.S. Army Corps of Engineers Wetlands permitting in the late 1980's. The stream setback ordinance with development restrictions, including limbing, was established in CBJ Land Use Code in 1987. JIA has sought to modify the Greenbelt vegetation in a manner that complies with CBJ code and Army Corps requirements while addressing safety and security needs.



Illicit activity in proximity to the airport has been a concern for Airport Security since 2014, as described in the Application. Proven illegal activities in or adjacent to the Greenbelt include camping, vandalism, stolen luggage, littering, and drug use, as shown in photographs and the incident report. (Attachments A and B)

## **ANALYSIS**

### **Project Site –**

The site is located in the Industrial (I) and General Commercial (GC) zoning districts situated along Jordan Creek. The surrounding area contains commercial and residential developments. The project site is an anadromous stream corridor within a federally required greenbelt located between the airport terminal and airport parking lot.

Jordan Creek is an anadromous waterbody according to the 2013 Juneau Comprehensive Plan. Development buffers from anadromous waterbodies are required by CBJ Title 49.70.310:

(a) Development in the following areas is prohibited:

(1) On Benjamin Island within the Steller Sea Lion Habitat;

**(2) Within 50-feet of the banks of streams designated in Appendix B of the Comprehensive Plan of the City and Borough of Juneau, 2013 Update;** and

(3) Within 50-feet of lakeshores designated in Appendix B of the comprehensive plan of the City and Borough of Juneau, 2013 Update.

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

**(1) Within 25-feet of stream corridors designated in Appendix B of the Comprehensive Plan of the City and Borough of Juneau, 2013 Update;** and

(2) Within 25-feet of lakeshores designated in Appendix B of the Comprehensive Plan of the City and Borough of Juneau, 2013 Update.

**(Emphasis added)**

The CBJ 49.80 definition of development includes removal of substantial vegetative cover. The proposed development would involve removal of vegetation within the 0-25 foot no disturbance zone, and removal of substantial vegetative cover within the 25-50 foot setback, as shown in Attachment F.

### **Public Safety -**

The Project Narrative describes illegal camping, littering, and vandalism, supported by photographs. JIA's insurance company (referenced as CHUBB in the Project Narrative) noted in a 2022 report that homeless encampments in the area presented several security factors that impact airport operations including the welfare of airport patrons, the potential for wildfires (from the campfires in the wooded area), and the wildlife attractant from trash, which is violation of the FAA's Wildlife Hazard Management requirements. (Attachment A) JIA does not employ a security team and instead relies on JPD's division of Airport Police. In 2014, JPD sent a letter to the Deputy Airport Manager requesting that trees in the Greenbelt be limbed up to eight-feet to improve visibility, noting potential security threats to the airport. (Attachment C)

In a letter dated August 2, 2022, JPD expressed support for the variance and provided redacted incident reports for the area. In this letter JPD noted that "As a result of the Glory Hall moving, JPD has seen an increase in the overall number of calls for service in the area around Teal Street." JPD provided a chart showing an increase from 305 calls in the first six months of 2019 versus 517 calls in the first six months of 2022. JPD stated that, "...it

*is problematic to provide exact statistics to just the Greenbelt. However over the past three years, we have identified 48 incident reports for the Greenbelt. The main source of incident reports has been foot patrols and directed activity."*

Lastly, JPD stated:

*"As a result of the increased calls for service, JPD has modified the department's deployment of Patrol Officers. Downtown walking beat officers now spend approximately half of their time providing directed enforcement for the areas around Teal Street....However, increasing officer presence is not enough. JPD does not have enough staffing to provide 24-hour service to this area. Therefore, other approaches to reducing criminal activity must be employed."* The redacted incident reports shows the following:

- Five incidents of camping related activity;
- One incident of stolen (rifled) luggage;
- One man with a loaded crossbow;
- Criminal mischief to a sign;
- Other miscellaneous incidents related to persons of concerns.

#### **VARIANCE STANDARDS**

Per CBJ 49.20.250(b), a Non-administrative Variance may be granted to provide an applicant relief from requirements of this title after the prescribed hearing and after the Commission has determined that:

#### ***A. Enforcement of the ordinance would create an undue hardship resulting from the unusual or special conditions of the property.***

**Analysis:** The applicant must establish that adhering to the code creates a hardship that is distinct from similarly situated properties.

"Hardship" means that the land cannot be used as intended. Financial hardship is not considered.

The project area is a federally-established Greenbelt as required for airport mitigation, and an anadromous stream corridor. The applicant has demonstrated that the Greenbelt area has crime that is a security threat to the airport. However enforcement of the ordinance does not create an undue hardship, because it does not prohibit the land from being used as intended. The site has been fully developed as an airport and associated uses, including the Greenbelt, which was required for mitigation purposes. Specifically, enforcement of the ordinance would not prohibit the Airport Greenbelt Properties from being used as a Greenbelt, and therefore would not create an undue hardship.

Though there are unusual or special conditions of the property (as established in Criterion B), there is no hardship.

**Finding: No. This criterion has not been met.**

#### ***B. The unusual or special conditions of the property are not caused by the person seeking the variance.***

**Analysis:** Five percent of Borough parcels (707 parcels out of approximately 13,220 total) are within 50-feet of an anadromous stream. Therefore the properties within the Jordan Creek anadromous stream corridor may be considered to have an unusual or special condition.

The unusual or special condition is not caused by the property owner. The stream setback ordinance which

prohibits limbing was established in the Land Use Code in 1987, before the date that JIA accepted the Greenbelt as mitigation in the late 1980's. Though JIA accepted the Greenbelt, the Greenbelt does not prohibit limbing; the CBJ ordinance does.

**Finding: Yes. This criterion has been met.**

**C. *The grant of the variance is not detrimental to public health, safety, or welfare.***

**Analysis:** A grant of the variance will allow JIA to limb trees up to eight-feet to improve visibility. Improving visibility in the area may reduce illegal dumping in stream and stream buffer, and may improve the health of the anadromous stream. The Alaska Department of Fish and Game states that the proposal will not substantially impact the riparian function at the site, and will allow lower-growing vegetation to flourish, which are helpful sources of nutrients. Therefore a grant of the variance is not detrimental to public health, safety, or welfare.

**Finding: Yes. This criterion has been met.**

**D. *The grant of the variance is narrowly tailored to relieve the hardship.***

**Analysis:** Per Criterion A, the applicant has not demonstrated a hardship. Therefore, a grant of the variance cannot be narrowly tailored to relieve the hardship. Further, the applicant has not demonstrated that proposed activities have been narrowly tailored. Previously allowed limbing activities (in compliance with code and not requiring a variance) have not proven to be effective, and JIA has not described other security measures that have been evaluated.

**Finding: No. This criterion has not been met.**

Pursuant to CBJ 49.20.260, the Commission may attach to a non-administrative variance conditions regarding the location, character, and other features of the proposed structures or uses as it finds necessary to carry out the intent of this title and to protect the public interest.

**Condition:** None recommended.

**AGENCY REVIEW**

CDD conducted an agency review comment period between June 9 and June 17, 2022. Agency review comments can be found in Attachment H.

Agency	Summary
Alaska Department of Fish & Game	Limbing trees to head height should not substantially impact the riparian function at the site. Limbing will allow lower growing forbes and shrubs, which are helpful sources of nutrients, to flourish.

ADFG's comments refer to limbing trees to head height (generally six-feet), as noted in JIA's original proposal. JIA currently proposes limbing up to eight-feet. Staff followed up with ADFG, and ADFG replied, "...I don't think the increase to eight-feet will make a meaningful difference." (Attachment H)

## **PUBLIC COMMENTS**

CDD conducted a public comment period from June 21 through August 2, 2002 (before the case was rescheduled), and October 24 through November 22, 2022. In accordance with CBJ 49.20.230(b) public notice was mailed to property owners within 500-feet of the lot, a Public Notice Sign was posted on-site two (2) weeks prior to the hearing, and ads were placed in the Juneau Empire. Public comments may be found in Attachment I.

<b>Name</b>	<b>Summary</b>
Chris Heckler	Opposed: Troubled by airport policy of cutting up trees; wonders if low salmon numbers register with people who do damage near salmon spawning streams.

## **FINDINGS**

### **1. *Is the application for the requested variance complete?***

**Analysis:** No additional analysis required.

**Finding: Yes.** The application for the required variance is complete.

### **2. *Does the variance as requested meet the criteria of Section 49.20.250(b)(1), Non-Administrative Variances?***

**Analysis:** As discussed above, the criteria for a Non-Administrative Variance have been met.

**Finding: No.** The requested variance does not meet the criteria of Section 49.20.250(b)(1), Non-administrative Variances.

## **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **DENY** the requested Non-administrative Variance. The Non-administrative Variance would allow the JIA to remove vegetation within the Jordan Creek streamside setback to address public safety issues.

## **STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	8-2-22 JPD Letter and Redacted Incident Reports
<b>Attachment C</b>	8-23-14 JPD Letter
<b>Attachment D</b>	Airport Property Map
<b>Attachment E</b>	Variance Large Map Area
<b>Attachment F</b>	Variance Close-Up Area
<b>Attachment G</b>	Abutters Notice
<b>Attachment H</b>	Agency Comments
<b>Attachment I</b>	Public Comments



# DEVELOPMENT PERMIT APPLICATION

**NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.**

To be completed by Applicant	<b>PROPERTY LOCATION</b>		
	Physical Address <b>Juneau International Airport Tract 17 &amp; 18, Exhibit A, Airport Property Map</b>		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) Valley Centre (VC) Greenbelt BL D; VC BL H, Lts12-22; VC BL K Lts 2-10; VC BL L Lt 51		
	Parcel Number(s) <b>Parcels 5B1501060010, 5B1501060100, 5B1501080030, 5B1501090010, 3B1601000010</b>		
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____		
	<b>LANDOWNER/ LESSEE</b>		
	Property Owner	Contact Person	
	<b>CBJ / Juneau International Airport</b>		<b>Patty Wahto</b>
	Mailing Address	Phone Number(s)	
	<b>1873 Shell Simmons Dr. #200, Juneau, AK 99801</b>	<b>907-789-7821</b>	
E-mail Address			
<b>patty.wahto@jnuairport.com</b>			
<b>LANDOWNER/ LESSEE CONSENT</b>			
Required for Planning Permits, not needed on Building/ Engineering Permits. Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.			
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <b>Patricia K Wahto</b>            Landowner/Lessee (Printed Name)         </div> <div style="width: 45%;"> <b>Landowner/Mrg.</b>            Title (e.g.: Landowner, Lessee)         </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           X <u><i>Patricia K Wahto</i></u>            Landowner/Lessee (Signature)         </div> <div style="width: 45%;">           3/16/22 (update 10/19/22)            Date         </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           _____            Landowner/Lessee (Printed Name)         </div> <div style="width: 45%;">           _____            Title (e.g.: Landowner, Lessee)         </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           X _____            Landowner/Lessee (Signature)         </div> <div style="width: 45%;">           _____            Date         </div> </div>			
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.			
<b>APPLICANT</b>			
If same as LANDOWNER, write "SAME"			
Applicant (Printed Name)	Contact Person		
<b>SAME</b>			
Mailing Address	Phone Number(s)		
E-mail Address			
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">           X _____            Applicant's Signature         </div> <div style="width: 45%;">           _____            Date of Application         </div> </div>			

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

Intake Initials

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

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

Case Number

Date Received



## MEMORANDUM

**DATE:** October 5, 2022

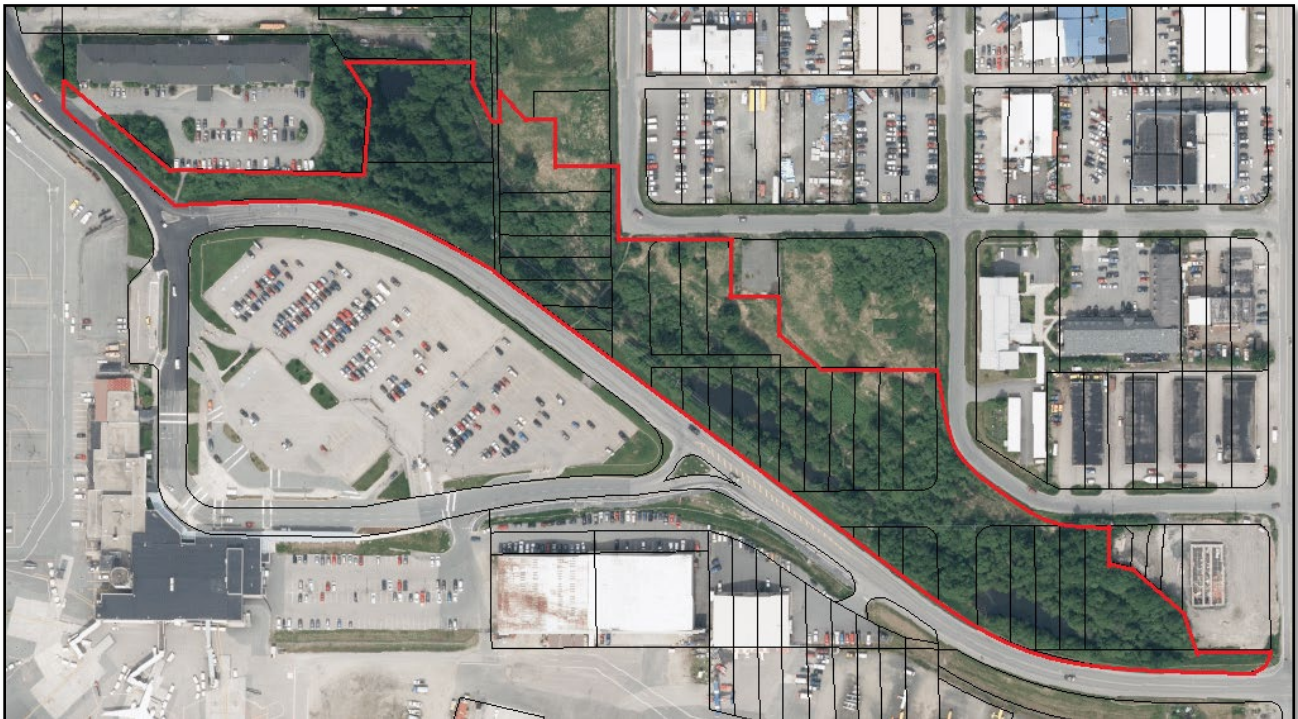
**TO:** CBJ Community Development Department

**FROM:** Patty Wahto, Airport Manager *pwahto*

**SUBJECT:** Variance Request, CBJ 49.70.310.(b)(1) – Jordan Creek Public Greenbelt

The Juneau International Airport owns and maintains a public greenbelt along Jordan Creek. A common misconception is that this track of land is listed as being owned by CBJ Lands and Resources. (See attached Airport Layout Plan, Page 11 – Exhibit A)

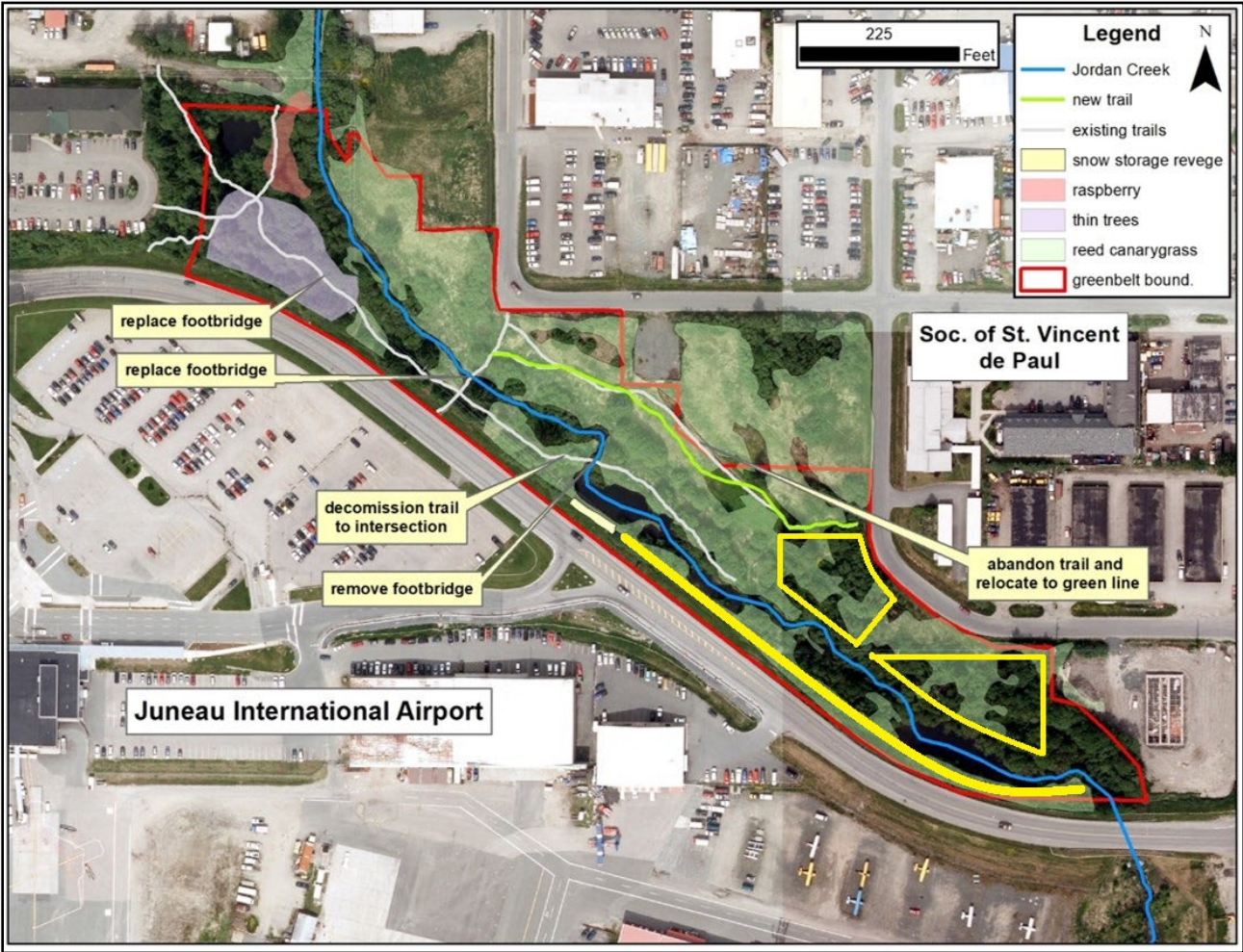
The below diagram illustrates the Jordan Creek Greenbelt that was established as an interpretive trail system as mitigation to U.S. Army Corps of Engineers permitting in the late 1980's. For the last several years, this area of the airport has fallen victim to unlawful camping and other illegal acts. The airport has been attempting for years to modify the vegetation to a condition that would make it less attractive to nefarious activities, which unfortunately is mostly committed by members of our unsheltered population.





The following diagram was created by John Hudson with the Southeast Alaska Watershed Coalition, which indicates the flow path of Jordan Creek along with the existing walking trail system. All of the foot bridges were removed and replaced. Additionally, one of the footpaths was realigned to contain it to airport property.

The Bold **YELLOW** lines indicated the areas of concern with regards to this variance. It is the intention of the airport to limb (not remove) tree branches to open-up lateral visibility to police and airport staff in an effort to prevent the concealment of camping tents and structures.



Replacement Bridge built by the Airport's Airfield Maintenance Division:





Attached is documentation from the Juneau Police Department. In July of 2014, now retired Lieutenant Kris Sell identified this area as a concern for illegal activity and as security risk for the airport. The situation changed in the nearly eight (8) years. Airport police (JPD) has documented a number of criminal acts and illegal activity in this area, and more in recent months (see updated JPD letter (2022)).

Section J, Item 3.

Although the Transportation Security Administration has only limited jurisdiction over this corner of the airport grounds, aviation security inspectors (including Federal Air Marshal) have voiced security concerns related to the airport terminal indirectly from this area.

The Airport's Airfield Maintenance Division is responsible for the upkeep of this area and frequently encounters people illegally camping. On occasion, lapped-together scrap wood or pallets structures are built inside the tree line and are intentionally camouflaged to prevent detection. Airport staff routinely patrol this area and nearly always discover litter and trash strewn about. Many times, this litter is found in the creek itself. Airfield Maintenance has removed tires, pallets, clothing and beer bottles/cans in the creek bed. On two isolated and separate occasions, Airfield Maintenance removed a dumped residential hot water heater and an old "LEAD ACID" car battery from the water of Jordan Creek.

Nearly weekly, the airport staff removes trash and debris from Jordan Creek waterway that is attributed to illegal camping – especially in the summer months. The replacement bridge pictured on Page One was built because the old bridge was "broke-apart" and used for firewood at many camp sites. On other occasions, airport staff has found stolen luggage from the airport terminal in this area or donation bags from the nearby thrift shops.

During a 2022 insurance risk survey, CHUBB noted in their report that the 'homeless encampments' on airport property across from the parking lots (Jordan Creek greenbelt) presented several security factors that directly impact airport operations including the welfare of airport patrons, the potential for wildfires (from the campfires in the wooded area) and the wildlife attractant from trash, which is in violation of the FAA's wildlife hazard management requirements.

Damaged and vandalized old foot bridge:





The following photographs is a snapshot of the discoveries that the airport staff finds only of many tent encampments. Also pictured below is a fire pit that was dug into the ground within a few feet of the creek bed.



Dumped clothing from a St. Vincent de Paul donation:





Hypodermic Syringes are a routine discovery:

Section J, Item 3.



Camping Litter at Tent Site:





In compliance with the 1980's mitigation from the U.S. Army Corps of Engineers permitting, the airport required to put in place and interpretative trail system for the Jordan Creek Greenbelt. With the collaborative partnership with the Southeast Alaska Watershed Coalition, the airport has made improvements to the bridges, trails along with the addition of trash bins and informational signage regarding the Jordan Creek watershed. The airport has serious concerns over public safety in this area due to the high amount of criminal activity along with the adverse environmental impact to the Jordan Creek watershed from illegal camping.

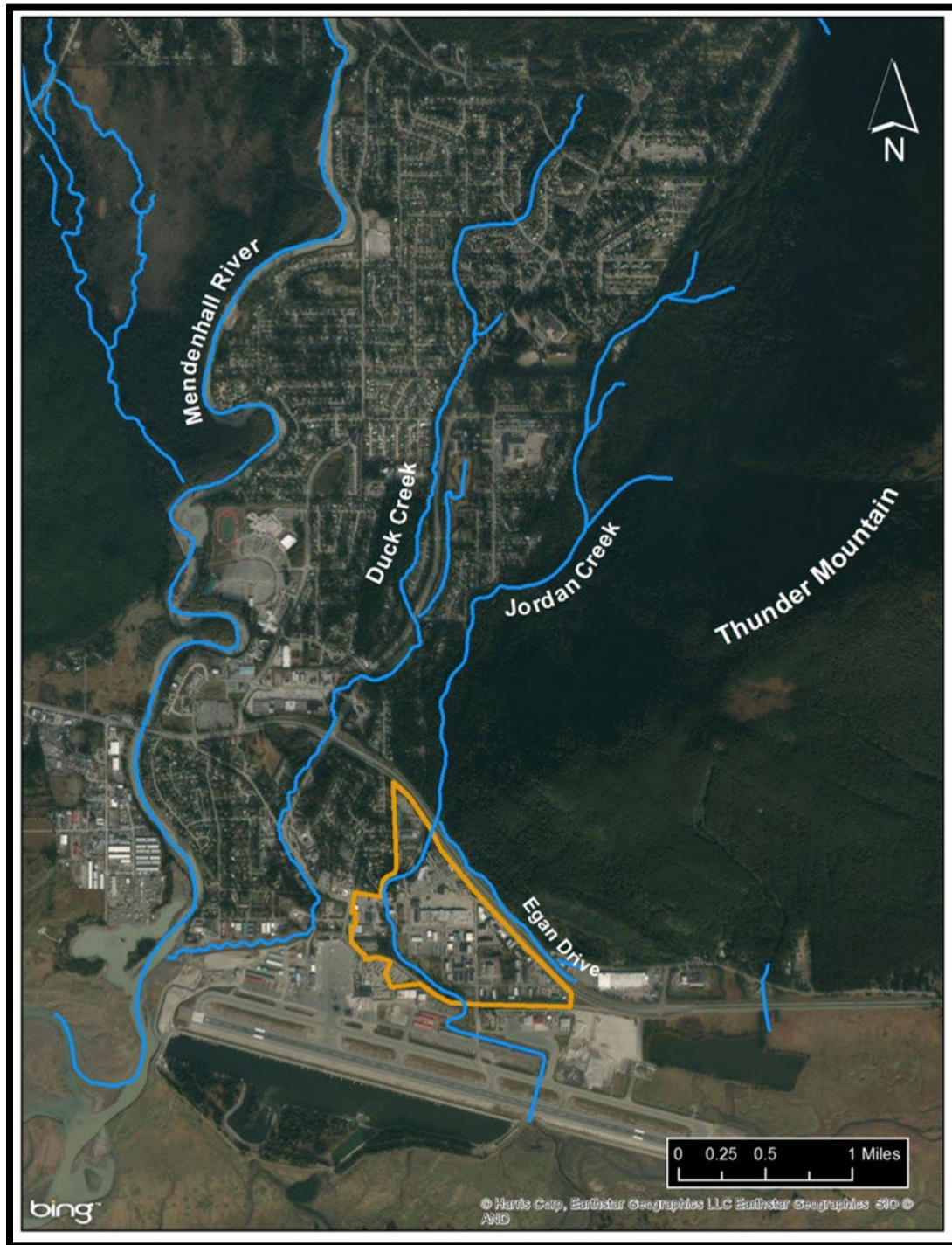




It is the airport's intention to maintain stewardship of the Jordan Creek Greenbelt, however it cannot be maintained and protected without this variance. If this request for a variance is denied it will cause unintentional damage to the environment then as to prevent it. The airport is the last land section that Jordan Creek crosses prior to entering the Mendenhall Wetlands and the Gastineau Channel. Therefore, the Airport inherits everything that flows down from upstream.

Section J, Item 3.

For reasons of safety, crime prevention and public sanitation and with regard to the requirements of the U.S. Army Corps of Engineers permit containing special conditions, the Juneau Airport requests consideration in granting a waiver (variance) for limbing of trees within the Airport owned area of the Jordan Creek Greenbelt within the 25 foot creek setback up to a height of 8 ft., as shown on the accompanying map and letter from Southeast Watershed Coalition.





INCIDENTS  
YANDU N NB LT  
SINCE 01 01 01

Section J, Item 3.

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PE [REDACTED]

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Landmark: YANBUKE GRE BELT  
NBH: EAST VALLEY - AIRPORTE  
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COMPB [REDACTED]



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Section J, Item 3.

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131

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[Cleared with unit T106]E

[11/12/2019 14:47:55 : posE : jathayer]E

NBH: EAST VALLEY - ABRPORTE

NBH: EAST VALLEY - ABRPORTE

Landmark: YANBUKE GRE BELTE

Cross Streets: CREST ST // SHELL SBMMONS DRE

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XP 2019 :: LL :: TAE 201E E SS PTH :: 5B1AR2MM8DC684959 ::

AKB FDTB

XP 2018 :: SE :: BLU 1996 SUBA LEG :: 4SEBG685ET7979872 ::

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12/11/19 9:0E				ReactivatedE
12/11/19 9:0E	T106	DES		9000 YANBUKE DR, EJE AU
12/11/19 9:10E	t106	REM		REM
12/11/19 9:22E	T106	OES		9000 YANBUKE DR, EJE AU
12/11/19 9:27E	T106	LEF		Left Scene, , EJE AU
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Section J, Item 3.

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NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

CALL LOG:

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OUT OF [REDACTED]

[9/19/2020 19:26:14 : pos4 : cnportinga]T  
[Cleared with unit 185]T

[9/19/2020 19:21:31 : pos4 : cnportinga]T  
Unit : 185T  
CODE 23 FOR CRTM MISCHTEF, [REDACTED] TS T NESST

[9/19/2020 18:58:04 : pos4 : cnportinga]T  
Unit : 185T  
OU H [REDACTED]

[9/19/2020 18:57:43 : pos1 : jathayer]T  
Unit : 185T  
OSSIBLE CRTMITAL MISCHTEF TO A STGNT

[9/19/2020 18:50:37 : pos1 : jathayer]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

SUBJECTB [REDACTED]

CALL LOG:B				
Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
9/19/20 18:50T	185	OTST		9000 YANDUKT DR, TUTEAUT
9/19/20 19:04T	185	ARRT		Assigned to 2020-031446, SET OR CET ER, TUTEAUT
9/19/20 19:26	185	COMT		COMT

2020-040

ASSIST

PHOE

hnnicholson/E

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Section J, Item 3.

C: [REDACTED] :: 9000 YANBUKE DR BLOCK :: [REDACTED]

164

OESE

LEFE

2B

Information OnlyE

Case Number

[12/1E/2020 17:19:01 : posE : hnnicholson]E  
INFORMATION E AS FORE ARDED TO THE OCS CALL OCS NUMBERS

[12/1E/2020 17:04:46 : MOB : 164]E  
[REDACTED] No crime committed Code 12, forward to OCS for informational purposes.E

[12/1E/2020 16:3E:50 : posE : hnnicholson]E  
Cross streets: CREST ST//SHELL SUMMONS DRE  
Landmark: YANBUKE GRE BELT  
NBH: EAST VALLEY - AIRPORTE  
C REQUESTS TO SPEAK E TH AE OFFIEER ABOUT A MINOR BE NG KECKED OUT OF HER HOUSE  
[REDACTED]

C DOB: [REDACTED]

COMPB [REDACTED]

SUBJECTB [REDACTED]

CALL LOG: B				
Date TimeE	UnitE	Ten StatusE	User StatusE	CommentsE
12/1E/20 16:E4E	164	DESE		9000 YANBUKE DR, EJE AUE
12/1E/20 17:19E	164	COME		COME

20200220OUTWITH

RadioT

cmsmith/4T

RECT 1:22:41T

DTS

ETR

OTST 1:22:46T

LEFT

Locatio : 9000 YANDUKT DR BLOCK :: YANDUKT GREETBELT :: 010301T

C: [ ] :: 9000 YANDUKT DR :: T

187

Section J, Item 3.

Case Num e

08

Service RenderedT

FITCard MadeT

[1/20/2021 01:28:05 : pos4 : cmsmith]T  
Unit : 187T  
T AS T THE DRTVER SEAT BUT THE VEHICLE T AS TOT MOVING. THEY ARE CLATMITG THEY ARE T AT NG FOR A DRTVER TO MOVE THE RVT

[1/20/2021 01:25:02 : pos4 : cmsmith]T  
Unit : 187T

[1/20/2021 01:24:36 : pos4 : cmsmith]T  
Unit : 187T  
AK LTC JPT526T

[1/20/2021 01:23:36 : pos4 : cmsmith]T  
Unit : 187T  
ATD

[1/20/2021 01:22:42 : pos4 : cmsmith]T  
NBH: EAST VALLEY - ATRTORT

NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL SIMMONS DRT

SUBJECT  
SUBJECT  
AK JET98 EXT 2020 :: 4D :: GRY 2006 VOLK :: T VT EK73C26T014433 ::  
AK JPP5 6 EXT 2021 :: MH :: WHIT1997 T NN REC :: 1GBKT37W5V3303275 ::

CALL LOG:				
Date TimeT	UnitT	en StatusT	User StatusT	CommentsT
1/20/21 1:22T	187	OTST		9000 YANDUKT DR, TUTEAUT
1/20/21 1:28T	187	REMT		REMT

2021-02

CAMP

RadioT

tlkurtz/4T

RECT 16:58:48T

DTST

ETRT

OTST 16:58:48T

LEFT

Section J, Item 3.

131

04

Verbal TrainingT

Case Number

[8/4/2021 17:00:14 : pos4 : tlkurtz]T  
Unit : 131T  
ART G: CAMPING. THEY`RE GOITG TO GET T`CLEANED UT.T

[8/4/2021 16:59:48 : pos4 : tlkurtz]T  
Unit : 131T  
[REDACTED]

[8/4/2021 16:58:48 : pos4 : tlkurtz]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

SUBJECT [REDACTED]  
SUBJECT [REDACTED]

CALL LOG:				
<u>Date Time</u>	<u>UnitT</u>	<u>en StatusT</u>	<u>User StatusT</u>	<u>CommentsT</u>
8/4/21 16:58T	131	OTST		9000 YANDUKT DR, TUTEAUT
8/4/21 17:00T	131	REMT		REMT



202 0 04 6

FOOT

RadioE

jathayer/E

RECE 20:37:13E

DS

Section J, Item 3.

9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

199

20:37:18E

LEFE

6

Unable to LocateE

Case Num e

[8/30/2021 20:41E:03 : posE : jathayer]E  
[Cleared with unit 199]E

[8/30/2021 20:37:13 : posE : jathayer]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

<u>Date Time</u> E	<u>Unit</u> E	<u>Ten Status</u> E	<u>User Status</u> E	<u>Comments</u> E
8/30/21 20:37E	199	OESE		9000 YANBUKE DR, EJE AUE
8/30/21 20:E1E	199	COME		COME

2021-030 10

FOOT

RadioE

hnnicholson/3E

RECE 11:3E:E1E

DS

Section J, Item 3.

C: [ ] :: 9000 YANBUKE DR :: E

131

OESE 11:3E:E1E

LEFE

08

Service RenderedE

Case Num e

[8/31/2021 12:39:16 : pos3 : hnnicholson]E  
ON LARGE CAMP HAS BE N CLEAE D UP AND TAKE TO THE DUMP [Cleared with unit 131]E

[8/31/2021 11:4E:E1 : posE : tlkurtz]E  
Unit : 131E  
[REDACTED]

[8/31/2021 11:3E:E1 : pos3 : hnnicholson]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMMONS DRE

SUBJECT [REDACTED]  
SUBJECT [REDACTED]  
SUBJECT [REDACTED]

CALL LOG:				
Date_TimeE	UnitE	Ten_StatusE	User_StatusE	CommentsE
8/31/21 11:3E	131	OESE		9000 YANBUKE DR, BJE AUE
8/31/21 12:39E	131	COME		COME

202 0 0 58

DIRACT

RadioT

hnnicholson/4T

RECT 15:50:45T

DTST

ETRT

OTST 15:50:45T

LEFT

Section J, Item 3.

119

08

Service RenderedT

Case Num e

[9/3/2021 15:58:13 : pos4 : hnnicholson]T  
[Cleared with unit 119]T

[9/3/2021 15:50:45 : pos4 : hnnicholson]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

CALL LOG:

<u>Date Time</u>	<u>Unit</u>	<u>en Status</u>	<u>User Status</u>	<u>Comments</u>
9/3/21 15:50T	119	OTST		9000 YANDUKT DR, TUTEAUT
9/3/21 15:58T	119	COMT		COMT



202 0

OUTWITH

RadioT

tlkurtz/1T

RECT 9:39:22T

DIS

ETR

OTST

LEFT

9:39:23T

Section J, Item 3.

125

Location : 9000 YANBUKT DR BLOCK :: YANBUKT GREETBELT :: 010301T

C: [ ] :: 9000 YANBUKT DR :: T

4

Verbal Training

1

Left on Request

Case Number

[9/7/2021 09:41:19 : pos1 : tlkurtz]T

[Cleared with unit 125]T

[9/7/2021 09:41:19 : pos1 : tlkurtz]T

Unit : 125T

HE WAS STRAY TAT NG AT ELECTRIC GUT AR.T

[9/7/2021 09:39:22 : pos1 : tlkurtz]T

NBH: EAST VALLEY - ATRTORT

NBH: EAST VALLEY - ATRTORT

Landmark: YANBUKT GREENBELT

Cross Streets: CREST ST // SHELL SIMMONS DRT

CALL LOG:

Date TimeT	UnitT	en StatusT	User StatusT	CommentsT
9/7/21 9:39T	125	OTST		9000 YANBUKT DR, TUTEAUT
9/7/21 9:41T	125	COMT		COMT

Attachment B - 8-2-22 JPD Letter and Redacted Incident Reports

a e of 49

CONFIDENTIAL

8/2/2022 8

173

2021-0313

UNK

RadioT

tlkurtz/1T

RECT 14:03:46T

DT

Section J, Item 3.

ET

125

OTST 14:07:06T

LEFT

Locatio : 9000 YANDUKT DR BLOCK :: YANDUKT GREETBELT :: 010301T

C: [ ] :: 9000 YANDUKT DR :: T

4

Verbal T arning

Case Num e

[9/7/2021 14:17:52 : pos1 : tlkurtz]T  
Unit : 125  
THEY`RE BOTH TET TO TOWN AND TRYING TO CUT THROUGH TOWT AND TRYT G TO SELL THE CROSSBOWIFOR MONEY.T

[9/7/2021 14:13:11 : pos1 : tlkurtz]T  
Unit : 125T  
OR

[9/7/2021 14:12:37 : pos1 : tlkurtz]T  
Unit : 210T

[9/7/2021 14:11:48 : pos1 : tlkurtz]T  
Unit : 125T  
OU T H T O.T

[9/7/2021 14:10:39 : pos1 : tlkurtz]T  
Unit : 125T  
HAVE HTM IT STGHT.T

[9/7/2021 14:05:21 : pos1 : tlkurtz]T  
Unit : 125T  
T AS TOLD HE T AS NEAR THE JORDAN CREEK E TRANCE AREA, SO ITLL START THERE.T

[9/7/2021 14:04:37 : pos1 : tlkurtz]T  
Unit : 125T  
HEADED TO THE ATRTOT GREETBELT FOR A RETORT OF A MAT TH A LOADED CROSSBOT DRIFT NG AROUND.T

[9/7/2021 14:03:46 : pos1 : tlkurtz]T  
NBH: EAST VALLEY - ATRTORT

NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

SUBJECT  
SUBJECT

CALL LOG:

Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
9/7/21 14:03T	125	ETRT		9000 YANDUKT DR, TUTEAUT
9/7/21 14:03T	119	ETRT		9000 YANDUKT DR, TUTEAUT
9/7/21 14:04T	204	ETRT		9000 YANDUKT DR, TUTEAUT
9/7/21 14:04T	210	ETRT		9000 YANDUKT DR, TUTEAUT
9/7/21 14:07T	125	OTST		9000 YANDUKT DR, TUTEAUT
9/7/21 14:09T	204	OTST		9000 YANDUKT DR, TUTEAUT
9/7/21 14:09T	210	OTST		9000 YANDUKT DR, TUTEAUT
9/7/21 14:10T	119	OTST		9000 YANDUKT DR, TUTEAUT
9/7/21 14:17T	125	REMT		REMT
9/7/21 14:17T	119	REMT		REMT
9/7/21 14:17T	204	REMT		REMT
9/7/21 14:17T	210	REMT		REMT

Locatio : 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

PE

1 Left on RequestE

RadioE

hnnicholson/E

RECE 13:E1:10E

DES Section J, Item 3.

125

OESE 13:E1:19E

LEFE

Case Num e

[9/10/2021 13:50:E0 : posE : hnnicholson]E  
[Cleared with unit 125]E

[9/10/2021 13:4E:1E : posE : hnnicholson]E  
Unit : 125E

[9/10/2021 13:4E:E8 : posE : hnnicholson]E  
Unit : 125E

[9/10/2021 13:4E:19 : posE : hnnicholson]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

SUBJECT  
SUBJECT  
SUBJECT

CALL LOG:

Date_TimeE	UnitE	Ten_StatusE	User_StatusE	CommentsE
9/10/21 13:E1E	125	OESE		9000 YANBUKE DR, BJE AUE
9/10/21 13:50E	125	COME		COME



2021-032 18

RadioT

cmsmith/4T

RECT 22:21:04T  
DTS  
ETR  
OTST 22:21:04T  
LEFT

Section J, Item 3.

Locatio : 9000 YANDUKT DR BLOCK :: YANDUKT GREETBELT :: 010301T  
C: [ ] :: 9000 YANDUKT DR :: T

8

Service RenderedT

Case Num e

[9/17/2021 22:31:16 : pos4 : cmsmith]T  
[Cleared with unit 185]T

[9/17/2021 22:23:57 : pos4 : cmsmith]T  
Unit : 185T  
[REDACTED]

[9/17/2021 22:21:04 : pos4 : cmsmith]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

SUBJECT [REDACTED]

CALL LOG:

Date TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
9/17/21 22:21T	185	OTST		9000 YANDUKT DR, TUTEAUT
9/17/21 22:31T	185	COMT		COMT

2021-03 3

FOOT

RadioG

mekbrownG

RECG 2:G4:10G

Section J, Item 3.

Locatio : 9000 YANBUKG DR BLOCK :: YANBUKG GREEGBELT :: 010G01G

DG

C: [ ] :: 9000 YANBUKG DR :: G

202

EGR

OGSG 2:G4:10G

LEFG

WPG

8

Service RenderedG

Case Num e

[10G2021 02:42:G2 : posG : mekbrown]G  
[Cleared with unit 202]G

[10G2021 02:3G:10 : posG : mekbrown]G  
NBH: EAST VALLEY - ACRPORTG  
NBH: EAST VALLEY - ACRPORTG  
Landmark: YANBUKG GREEGBELTG  
Cross Streets: CREST ST G SHELL COMMONS DRG

CALL LOG:

Date TimeG	UnitG	Ten StatusG	User StatusG	CommentsG
10G4G1 2:G4G	202	OGSG		9000 YANBUKG DR, GJGEAUG
10G4G1 2:42G	202	COMG		COMG

20200

DIRACT

Radio

sedallas/13

REC3 12:23:113

DIS

Section J, Item 3.

E3R

184

O3S3

12:23:113

LEF3

Location : 90003YANBUKI3 DR3BLOCK3:3YANBUKI3 GREE3BELT3:30103013

C: [3]3:390003YANBUKI3 DR3::3

I3

8

Service3Rendered3

Case Num e

[10/16/2021312:23:113:pos13 Sedallas]3  
NBH: BAST VALLEY3AIR3ORT3  
NBH: BAST VALLEY3AIR3ORT3  
Landmark: 3ANBUKI3 GREE3BELT3  
Cross3Streets:3CREST ST 3SHELL3IMMONS3DR3

CALL LOG:

Date_Time3	Unit3	Ten_Status3	User_Status3	Comments3
10/16/21312:23	184	O3S3		90003YANBUKI3 DR,3 U3EAU3
10/16/21313:103	184	REM3		REM3



202 0 00

DIRACT

Radio

cmsmith/13

REC 7:40:53

DIS

Section J, Item 3.

E3R

7:40:53

O3S3

7:40:53

LEF3

197

13

8

Service Rendered

Case Number

[10/24/2021 07:41:04] : pos13 @msmith  
[Cleared with unit 197]

[10/24/2021 07:40:53] : pos13 @msmith  
NBH: EAST VALLEY AIRPORT  
NBH: EAST VALLEY AIRPORT  
Landmark: ANDUKI GREENBELT  
Cross Streets: CREST ST & SHELL SIMMONS DR

CALL LOG:

Date Time	Unit	Ten Status	User Status	Comments
10/24/213 7:403	197	O3S3		90003 ANDUKI3 DR, 3 U3 EAU3
10/24/213 7:413	197	COM3		COM3

2020

DIRACT

Radio

tlkurtz/13

REC20:02:193

DIS

Section J, Item 3.

E3R

20:02:193

O3S3

20:02:193

LEF3

Locatio : 90003YANBUK13 DR3BLOCK3:3YANBUK13 GREE3BELT3:30103013

C: [3]3:390003YANBUK13 DR3::3

I3

8

Service3Rendered3

Case Num e

[10/25/2021320:06:43 :p3s13 kurtz]3  
[Cleared3with3unit3199]3

[10/25/2021320:02:193:p3s13 kurtz]3  
NBH: BAST VALLEY3AIR3ORT3  
NBH: BAST VALLEY3AIR3ORT3  
Landmark: YANBUK13 GREEBELT3  
Cross3Streets:3CREST ST /3SHELL3IMMONS3DR3

CALL LOG:

Date_Time3	Unit3	Ten_Status3	User_Status3	Comments3
10/25/21320:023	199	O3S3		90003YANBUK13 DR,3 U3 EAU3
10/25/21320:063	199	COM3		COM3

[11/5/2021313:29:1833pos43 mekbrown]3  
[Cleared3with3unit3184]3

[11/5/2021313:24:3133pos43 mekbrown]3  
Unit3 1843  
[REDACTED]

[11/5/2021313:22:4533pos43 mekbrown]3  
Unit3 1843  
NO 3DE3TIFICATION 33 THE3ITEMS3

[11/5/2021313:22:0033pos43 mekbrown]3  
Unit3 1843  
LOCATED333 IECE3OF3BUGGAGE3THAT`S3BEE3 RIFLED3THROUGH3

[11/5/2021313:17:2933pos43 mekbrown]3  
NBH: 3AST 3ALLEY33AIR3ORT3  
NBH: 3AST 3ALLEY33AIR3ORT3  
Landmark: 3AN3DUK13 GREE3BELT3  
Cross3Streets:3CREST ST 3/3SHELL3SIMMONS3DR3

SUBJECT [REDACTED]  
SUBJECT [REDACTED]

CALL LOG:				
Date_Time3	Unit3	Ten_Status3	User_Status3	Comments3
11/5/21313:173	184	O3S3		90003YANBUK13 DR,3 U3EAU3
11/5/21313:293	184	COM3		COM3



2021-03 333

FOOT

RadioG

mekbrownG

RECG 1G:G :06G

DS

Section J, Item 3.

EGF

OGSG 1G:G :06G

LEFG

116

8

Service RenderedG

Case Num e

[11G 2021 1G:55:2G : posG : mekbrown]G  
[Cleared with unit 116]G

[11G 2021 1G:55:21 : posG : mekbrown]G  
Unit : 116G  
HE WAS TOLD TO MOVE HGE VEH. HE WASN'T TOO CLOSE TO ST VGNCEGTG

[11G 2021 1G:4G:59 : posG : mekbrown]G  
Unit : 116G  
OUT WGTG [REDACTED] G THAT VEHG

[11G 2021 1G:4G:06 : posG : mekbrown]G  
NBH: EAST VALLEY - AGRPORTG  
NBH: EAST VALLEY - AGRPORTG  
Landmark: YANBUKG GREEGBELTG  
Cross Streets: CREST ST G SHELL COMMONS DRG

SUBJECT [REDACTED]

AK 2559CM EXP 2021 :: PK :: WHG1989 CHEV :: 1GCFK2KGKE206617 :: [REDACTED]

CALL LOG:

Date_TimeG	UnitG	Ten_StatusG	User_StatusG	CommentsG
11G721 1G:G	116	OGSG		9000 YANBUKG DR, GJGEAUG
11G721 1G:55	116	COMG		COMG

2021-03 2 2

FOOT

RadioE

jathayer/E

RECE 9:18:55E

DBS

Section J, Item 3.

124

9:18:55E

LEFE

8

Service RenderedE

Case Num e

[11/1E/2021 09:28:01 : posE : jathayer]E  
[Cleared with unit 12E]E

[11/1E/2021 09:18:55 : posE : jathayer]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

Date TimeE	UnitE	Ten StatusE	User StatusE	CommentsE
11/1E/21 9:18E	12E	OESE		9000 YANBUKE DR, EJE AUE
11/1E/21 9:28E	12E	COME		COME

2021-03 30

FOOT

RadioE

jathayer/E

RECE 13:50:53E

DBS

Section J, Item 3.

164

OESE 13:50:5E

LEFE

Locatio : 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

PE

8

Service RenderedE

Case Num e

[11/1E/2021 1E:05:21 : posE : jathayer]E  
[Cleared with unit 16E]E

[11/1E/2021 13:50:53 : posE : jathayer]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

<u>Date Time</u> E	<u>Unit</u> E	<u>Ten Status</u> E	<u>User Status</u> E	<u>Comments</u> E
11/1E/21 13:50E	16E	OESE		9000 YANBUKE DR, BJE AUE
11/1E/21 1E:05E	16E	COME		COME



2021-03 375

ACT

RadioE

aacheeseman/3E

RECE 8:37:02E

DES

Section J, Item 3.

208

8:37:02E

LEFE

8

Service RenderedE

Case Num e

[11/15/2021 08:48:57 : posE : jathayer]E  
[Cleared with unit 208]E

[11/15/2021 08:37:02 : pos3 : aacheeseman]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

<u>Date</u>	<u>Time</u>	<u>Unit</u>	<u>Ten</u>	<u>Status</u>	<u>User</u>	<u>Status</u>	<u>Comments</u>
11/15/21	8:37E	208	OESE				9000 YANBUKE DR, EJE AUE
11/15/21	8:E3E	208	COME				COME

2021-03 20 FOOT

RadioE

aacheeseman/3E

RECE 13:03:57E

Locatio : 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

DBS

Section J, Item 3.

C: [ ] :: 9000 YANBUKE DR :: E

208

RE 13:03:57E

PE

OESE 13:03:57E

LEFE

8

Service RenderedE

Case Num e

[11/15/2021 13:29:11 : pos3 : aacheeseman]E  
[Cleared with unit 208]E

[11/15/2021 13:03:57 : pos3 : aacheeseman]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

<u>Date Time</u> E	<u>Unit</u> E	<u>Ten Status</u> E	<u>User Status</u> E	<u>Comments</u> E
11/15/21 13:03E	208	OESE		9000 YANBUKE DR, EJE AUE
11/15/21 13:29E	208	COME		COME

2021-04031

FOOT

RadioE

amstorbeck/2E

RECE 19:08:30E

DBS

Section J, Item 3.

9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

202

19:08:E1E

LEFE

PE

8

Service RenderedE

Case Num e

[11/23/2021 19:10:33 : pos2 : amstorbeck]E  
[Cleared with unit 202]E

[11/23/2021 19:08:39 : pos2 : amstorbeck]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELT  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

Date TimeE	UnitE	Ten StatusE	User StatusE	CommentsE
11/23/21 19:08E	202	OESE		9000 YANBUKE DR, EJE AUE
11/23/21 19:10E	202	COME		COME



2021-040

FOOT

RadioO

amstorbeO

RECO: 0:45:51O

DCS

Section J, Item 3.

ENR

NSO: 0:45:50

LEFO

Locatio : 9000 YANDUKON DR BLOCK :: YANDUKON GREENBELT :: 0103010

C: [ ] :: 9000 YANDUKON DR :: O

202

NJO

WPNO

8

Service@RenderedO

Case Num e

[110 40 001 00:47:08 : posO : amstorbeO ]O  
[Cleared with unit 200]O

[110 40 001 00:45:51 : posO : amstorbeO ]O  
NBH: EAST VALLEY - AORPORTO  
NBH: EAST VALLEY - AORPORTO  
LandmarQ: YANDUKON GREENBELTO  
Cross Streets: CREST ST O SHELL COMMONS DRO

CALL LOG:

Date_TimeO	UnitO	Ten_StatusO	User_StatusO	CommentsO
110 40 1 0:450	0C	NSO		9000 YANDUKON DR, JUNEAO
110 40 1 0:470	0C	COMO		COMO

2021-040 44

FOOT

RadioO

meCbrownO

RECO 7:39:59O

DCS

ENR

NSO

LEFO

Section J, Item 3.

7:39:59O

164

8

ServiceO RenderedO

Case Num e

[110 60 001 08:11:29 : pos4 : meCbrown]O  
[Cleared with unit 164]O

[110 60 001 07:39:59 : pos4 : meCbrown]O  
NBH: EAST VALLEY - AORPORTO  
NBH: EAST VALLEY - AORPORTO  
LandmarQ YANDUKON GREENBELTO  
Cross Streets: CREST ST O SHELL COMMONS DRO

CALL LOG:

Date_TimeO	UnitO	Ten_StatusO	User_StatusO	CommentsO
110 60 1 7:39O	164	NSO		9000 YANDUKON DR, JUNEAO
110 60 1 8:11O	164	COMO		COMO

2021-040 6

ACT

Radio

meCbrown

RECO 11:48:53

DCS

ENR

NSO

LEFO

Section J, Item 3.

201

11:48:53

8

Service

Rendered

Case Num e

[110 60 001 11:56:08 : pos4 : meCbrown]  
[Cleared with unit 201]  
[110 60 001 11:48:53 : pos4 : meCbrown]  
NBH: EAST VALLEY - ACRPORTO  
NBH: EAST VALLEY - ACRPORTO  
LandmarQ YANDUKON GREENBELTO  
Cross Streets: CREST ST O SHELL COMMONS DRO

CALL LOG:

Date Time	Unit	Ten Status	User Status	Comments
110 60 1 11:480	01	NSO		9000 YANDUKON DR, JUNEAUO
110 60 1 11:560	01	COMO		COMO



2021-0406 4CT

RadioO

sedallasO

RECO 11:01:45O

DO

ENR

NSO

LEFO

Section J, Item 3.

11:01:45O

197

8

ServiceO RenderedO

Case Num e

[110 70 001 11:04:06 : posO : sedallas]O  
Unit : 197O  
[REDACTED]

[110 70 001 11:01:45 : posO : sedallas]O  
NBH: EAST VALLEY - AORPORTO  
NBH: EAST VALLEY - AORPORTO  
LandmarO YANDUKON GREENBELTO  
Cross Streets: CREST ST O SHELL COMMONS DRO

SUBJECT [REDACTED]

CALL LOG:

Date_TimeO	UnitO	Ten_StatusO	User_StatusO	CommentsO
110 70 1 11:01O	197	NSO		9000 YANDUKON DR, JUNEAO
110 70 1 11:05O	197	COMO		COMO

202 0 0

DIRACT

Radio1

sedallas/21

REC1 6:33:461

DIS

Section J, Item 3.

EIR

O1S1 6:33:461

LEF1

C: [1]1:9000YANDUKI1 DR1::1

11

8

ServiceRendered1

Case Num e

[1 /27/2021 6:33:461:pos21: sedallas]1  
NBH: EAST VALLEY1 AIRPORT1  
NBH: EAST VALLEY1 AIRPORT1  
Landmark: YANDUKI1 GREENBELT1  
CrossStreets: CREST ST //SHELLSIMMONSIDR1

CALL LOG:

Date_Time1	Unit1	Ten_Status1	User_Status1	Comments1
/27/21 6:331	97	O1S1		9000YANDUKI1 DR,1 U1EAU1
/27/21 6:361	97	COM1		COM1

202028

DIRACT

Radio0

ajvicario/0

REC0:36:460

Section J, Item 3.

Locatio : 90 YANDUK0 DR BLOCK :: YANDUK0 GREE0BELT :: 0103010

C: [ ] :: 1873 SHELL SOMMO0S DR :: 0

204

PO

8

Service Rendered0

Case Num e

[10/18/0 1 20:37:10 : pos0 : ajvicario]0  
Cross streets: CREST ST//SHELL SOMMON0 DR0  
Landmark: YANDUK0 GREE0BELT0  
NBH: EAST VALLEY - AORPORT0

[10/18/0 1 20:36:46 : pos0 : ajvicario]0  
NBH: EAST VALLEY - AORPORT0  
NBH: EAST VALLEY - AORPORT0  
Landmark: OUNEAU IOTER0ATI00AL AORPORT0  
Cross Streets: YANDUK0N DR // BO0NETT 0 AYO

CALL LOG:

Date_Time	Unit0	Ten_Status0	User_Status0	Comments0
10/18/20 0 :360	4	OOS0		1873 SHELL SOMMO0S DR, OU0 EAU0
10/18/20 0 :410	4	COM0		COM0



202 0

DIRACT

Radio0

jathayer/30

REC0 19:58:0

0050 19:58:0

Section J, Item 3.

202

0050 19:58:0

LEF0

8

Service Rendered0

Case Num e

[10/06/0 1 20:51:19 : pos3 : jathayer]0  
[Cleared with unit 20 ]0

[10/06/0 1 19:58:20 : pos3 : jathayer]0  
NBH: EAST VALLEY - AORPORT0  
NBH: EAST VALLEY - AORPORT0  
Landmark: YANDUK0 GREENBELT0  
Cross Streets: CREST ST // SHELL COMMONS DR0

CALL LOG:

Date Time	Unit0	Ten Status0	User Status0	Comments0
10/20/20 19:580		0050		90 YANDUK0 DR, 0U0EAU0
10/20/20 0 :510		COM0		COM0

202009

DIRACT

Radio0

jathayer/30

REC0:46:40

Section J, Item 3.

Location : 90 YANDUKO DR BLOCK :: YANDUKO GREENBELT :: 0103010

C: [ ] :: 90 YANDUKO DR :: 0

213

PO

00S0:46:40

LEF0

8

Service Rendered0

Case Num e

[10/07/0 1 20:56:05 : pos3 : jathayer]0  
[Cleared with unit 203]0

[10/07/0 1 20:46:40 : pos3 : jathayer]0  
NBH: EAST VALLEY - AORPORT0  
NBH: EAST VALLEY - AORPORT0  
Landmark: YANDUKO GREENBELT0  
Cross Streets: CREST ST // SHELL COMMONS DR0

CALL LOG:

Date Time	Unit0	Ten Status0	User Status0	Comments0
10/20/20 0 :460	13	OOS0		90 YANDUKO DR, 0U0EAU0
10/20/20 0 :560	13	COM0		COM0

2022 002269

OUTWITH

Radio0

ajvicario/0

REC0 10:09:310

10:09:310

Section J, Item 3.

195

10:09:310

4

Verbal 0 arning0

Case Num e

[1/04/0 10:34:17 : pos0 : ajvicario]0  
CODE 4 TO HER FOR BE0NG ON THE PROPERTY [Cleared with unit 195]0

[1/04/0 10:29:31 : pos0 : ajvicario]0  
NBH: EAST VALLEY - A0RPORT0  
NBH: EAST VALLEY - A0RPORT0  
Landmark: YAN0DUK0 GREE0BELT0  
Cross Streets: CREST ST // SHELL S0MMONS DR0

SUBJECT

CALL LOG:

Date Time	Unit0	Ten Status0	User Status0	Comments0
1/20/20 10:090	195	O0S0		90 YANDUK0 DR, 0U0EAU0
1/20/20 10:340	195	COM0		COM0

2022 00

DIRACT

RadioE

ajvicario/E

RECE E:43:E4E

DES

Section J, Item 3.

9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

197

OESE E:43:E5E

LEFE

PE

8

Service RenderedE

Case Num e

[E/E1/E0E OE:43:E5 : posE : ajvicario]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SH LL SBMONS DRE

CALL LOG:

Date_TimeE	UnitE	Ten_StatusE	User_StatusE	CommentsE
/2E/2E E:43E	197	OESE		9000 YANBUKE DR, EJE AUE
/2E/2E E:44E	197	REME		REME



2022 00 20

DIRACT

RadioE

ajvicario/E

RECE 3:39:EE

DES

Section J, Item 3.

C: [ ] :: 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

197

OESE 3:39:EE

LEFE

8

Service RenderedE

Case Num e

[E/E1/E0E 03:49:55 : pos1 : amstorbeck]E  
[Cleared with unit 197]E

[E/E1/E0E 03:39:E5 : posE : ajvicario]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

Date TimeE	UnitE	Ten StatusE	User StatusE	CommentsE
/2E/2E 3:39E	197	OESE		9000 YANBUKE DR, EJE AUE
/2E/2E 3:49E	197	COME		COME

2022-0122CAMP

RadioE

hnnicholson/E

RECE 8:22:19E

Locatio : 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

PE

4

Verbal E arningE

213

Section J, Item 3.

OESE 8:22:19E

LEFE

Case Num e

[E/29/2022 08:29:31 : posE : hnnicholson]E  
CAMPENG [Cleared with unit 213]E

[E/29/2022 08:27:15 : posE : hnnicholson]E  
Unit : 213E  
ALL THRE ARE PACKE G UP EOWE

[E/29/2022 08:27:0E : posE : hnnicholson]E  
Unit : 213E  
ABD

[E/29/2022 08:2E:1E : posE : hnnicholson]E  
Unit : 213E

[E/29/2022 08:22:19 : posE : hnnicholson]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMMONS DRE

SUBJECT  
SUBJECT  
SUBJECT

CALL LOG:				
Date_TimeE	UnitE	Ten_StatusE	User_StatusE	CommentsE
/29/22 8:22E	213	OESE		9000 YANBUKE DR, BJE AUE
/29/22 8:29E	213	COME		COME

2022 0 48

CA

RadioG

mekbrownG

RECG 8:52:G6G

Location : 9000 YANBUKG DR BLOCK :: YANBUKG GREEGBELT :: 010301G

DG

Section J, Item 3.

C: [ ] :: 9000 YANBUKG DR :: G

EGR

184

OGSG 8:52:G6G

LEF

WPG

1

Left on RequestG

Case Num e

[5GG 2022 09:16:06 : pos1 : sedallas]G  
Unit : 18G  
HE PICKED UP HIS CAMPSITE AND HAS LEFTG

[5GG 2022 08:52:G6 : posG : mekbrown]G  
NBH: EAST VALLEY - AIRPORTG  
NBH: EAST VALLEY - AIRPORTG  
Landmark: YANBUKG GREEGBELTG  
Cross Streets: CREST ST G SHELL SUMMONS DRG

SUBJECT

CALL LOG:

Date_TimeG	UnitG	Ten_StatusG	User_StatusG	CommentsG
5G1Q22 8:52G	18G	OGSG		9000 YANBUKG DR, GJGEAUG
5G1Q22 9:16G	18G	REMG		REMG

2022-011CAMP

PHOGE

mekbrown

RECG 7:20:36G

Locatio : 9000 YANBUKG DR BLOCK :: YANBUKG GREEGBELT :: 010301G

C: [ ] :: 9000 YANBUKG DR BLOCK ::

WPG

8

Service RenderedG

176

Section J, Item 3.

OGSG 7:33:00G

LEFG

Case Num e

[6G2022 07:36:20 : posG : mekbrown]G  
SHE'S PACKING UP TO LEAVE [Cleared with unit 176]G

[6G2022 07:35:57 : posG : mekbrown]G  
Unit : 176G  
[REDACTED]

[6G2022 07:20:57 : posG : mekbrown]G  
Cross streets: CREST STGSHELL COMMONS DRG  
Landmark: YANBUKG GREEGBELTG  
NBH: EAST VALLEY - AIRPORTG  
C STATES THERE IS A PERSON CAMPING ON THE TRAILG

SUBJECT [REDACTED]

CALL LOG:				
Date_TimeG	UnitG	Ten_StatusG	User_StatusG	CommentsG
6G2022 7:33G	176	OGSG		9000 YANBUKG DR, GJGEAUG
6G2022 7:3G	201	OGSG		9000 YANBUKG DR, GJGEAUG
6G2022 7:36G	176	COMG		COMG
6G2022 7:36G	201	COMG		COMG

Attachment B - 8-2-22 JPD Letter and Redacted Incident Reports

a e 9 of 49

CONFIDENTIAL

8/2/2022 8

201



2022 020622

FOOT

RadioE

jathayer/E

RECE 1:37:3E

DBS

Section J, Item 3.

172

OESE 1:37:37E

LEFE

Locatio : 9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010301E

C: [ ] :: 9000 YANBUKE DR :: E

PE

8

Service RenderedE

Case Num e

[6/E4/E0E E1:39:45 : posE : jathayer]E  
[Cleared with unit 17E]E

[6/E4/E0E E1:37:3E : posE : jathayer]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

Date TimeE	UnitE	Ten StatusE	User StatusE	CommentsE
6/28/2E E1:37E	17E	OESE		9000 YANBUKE DR, BJE AUE
6/28/2E E1:39E	17E	COME		COME

2022-0212

CAMP

RadioG

mekbrownG

RECG 8:22:G2G

DS

Section J, Item 3.

EGR

OGSG 8:22:G2G

LEFG

Locatio : 9000 YANBUKG DR BLOCK :: YANBUKG GREEGBELT :: 010301G

C: [ ] :: 9000 YANBUKG DR :: G

WPG

4

Verbal WarningG

1

Left on RequestG

Case Num e

[630G2022 08:46:00 : posG : mekbrown]G

[Cleared with unit 199]G

[630G2022 08:4G:57 : posG : mekbrown]G

Unit : 199G

WAR G TO HQ, HE`S GETTI G READY TO LEAVEG

[630G2022 08:3G:G0 : posG : mekbrown]G

Unit : 199G

[630G2022 08:22:G2 : posG : mekbrown]G

NBH: EAST VALLEY - ACPORTG

NBH: EAST VALLEY - ACPORTG

Landmark: YANBUKG GREEGBELTG

Cross Streets: CREST ST G SHELL COMMONS DRG

SUBJECT

CALL LOG:

Date TimeG	UnitG	Ten StatusG	User StatusG	CommentsG
630/22 8:22G	199	OGSG		9000 YANBUKG DR, GJGEAUG
630/22 8:G5G	199	COMG		COMG

2022 022

OUTWITH

RadioT

cclopez/3T

RECT 13:57:44T

Section J, Item 3.

Location : 9000 YANDUKT DR BLOCK :: YANDUKT GREETBELT :: 010301T

C: [ ] :: 9000 YANDUKT DR :: T

125

OTST 13:57:44T

LEFT

0

Left on RequestT

Case Num e

[7/9/2022 13:57:44 : pos3 : cclopez]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT  
OUT T H T O HATGTNG OUT T THE GREENBELT.T

CALL LOG:

Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
7/9/22 13:57T	125	OTST		9000 YANDUKT DR, TUTEAUT
7/9/22 13:59T	125	COMT		COMT

2022-023055

FOOT

RadioG

mekbrownG

RECG 9:37:G7G

9000 YANBUKG DR BLOCK :: YANBUKG GREEGBELT :: 010301G

Section J, Item 3.

C: [ ] :: 9000 YANBUKG DR :: G

164

OGSG 9:37:G7G

LEFG

WPG

8

Service RenderedG

Case Num e

[07G2 2022 09:48:21 : pos1 : tlkurtz]G  
[Cleared with unit 16G]G

[7G2 2022 09:37:G7 : posG : mekbrown]G  
NBH: EAST VALLEY - ACRPORTG  
NBH: EAST VALLEY - ACRPORTG  
Landmark: YANBUKG GREEGBELTG  
Cross Streets: CREST ST G SHELL COMMONS DRG

CALL LOG:

<u>Date Time</u> G	<u>Unit</u> G	<u>Ten Status</u> G	<u>User Status</u> G	<u>Comments</u> G
7/2/22 9:37G	16G	OGSG		9000 YANBUKG DR, GJGEAUG
7/2/22 9:G3G	16G	COMG		COMG



2022-0230 2

CAMP

RadioT

tlkurtz/1T

RECT 10:40:29T

DTST

Section J, Item 3.

ETRT 10:40:30T

OTST 10:40:30T

LEFT

Locatio : 9000 YANBUKT DR BLOCK :: YANBUKT GREETBELT :: 010301T

C: [ ] :: 9000 YANBUKT DR :: T

8

Service RenderedT

Case Num e

[07/12/2022 11:11:34 : pos1 : tlkurtz]T  
[Cleared with unit 131]T

[07/12/2022 10:46:02 : pos1 : tlkurtz]T  
Unit : 131  
THERE`S NO ONE BACK HERE. THE CAMT ST E`S EMPTY.T

[07/12/2022 10:40:29 : pos1 : tlkurtz]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANBUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

CALL LOG:

Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
7/12/22 10:40T	131	OTST		9000 YANBUKT DR, TUTEAUT
7/12/22 10:45T	164	ETRT		9000 YANBUKT DR, TUTEAUT
7/12/22 10:47T	164	REMT		REMT
7/12/22 11:11T	131	COMT		COMT

2022 02 60

FOOT

RadioT

cmsmith/1T

RECT 12:59:14T

DTST

ETRT

OTST 12:59:31T

LEFT

Section J, Item 3.

131

8

Service RenderedT

Case Num e

[7/25/2022 13:09:37 : pos1 : cmsmith]T  
[Cleared with unit 131]T

[7/25/2022 12:59:14 : pos1 : cmsmith]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT

CALL LOG:

<u>Date_Time</u> T	<u>Unit</u> T	<u>en_Status</u> T	<u>User_Status</u> T	<u>Comments</u> T
7/25/22 12:59T	131	OTST		9000 YANDUKT DR, TUTEAUT
7/25/22 13:09T	131	COMT		COMT

2022-024

CAMP

RadioT

cmsmith/1T

RECT 8:38:31T

DTST

ETRT

OTST 8:38:31T

LEFT

Section J, Item 3.

131

6

Unable to LocateT

Case Num e

[7/26/2022 08:50:05 : pos1 : cmsmith]  
THE S TE IS CURRE TLY EMPTY [Cleared with unit 131]T

[7/26/2022 08:38:31 : pos1 : cmsmith]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DRT  
ALKT G THE TRTAL BEHTND THE GLORY HALL REFERETCTNG CAMPING TSUEST

CALL LOG:

Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
7/26/22 8:38T	131	OTST		9000 YANDUKT DR, TUTEAUT
7/26/22 8:50T	131	COMT		COMT

2022-024 24

CAMP

RadioT

cmsmith/1T

RECT 14:33:01T

DTST

ETRT

OTST 14:33:01T

LEFT

Section J, Item 3.

131

8

Service RenderedT

Case Num e

[7/26/2022 14:49:20 : pos1 : cmsmith]T  
ATRFIELD MAT ETANCE DISTOSED OF THE CAMP\$ TE BELONGITG TO [REDACTED] [REDACTED] AFTER MULT LE T ART NGS [Cleared with unit 131]T

[7/26/2022 14:33:01 : pos1 : cmsmith]T  
NBH: EAST VALLEY - ATRTORT  
NBH: EAST VALLEY - ATRTORT  
Landmark: YANDUKT GREENBELT  
Cross Streets: CREST ST // SHELL STIMMONS DR  
TH ATR FIELD MA TETANCE AT THE CAMP\$ TE BEHT D THE GLORY HALLT

CALL LOG:

Date_TimeT	UnitT	en_StatusT	User_StatusT	CommentsT
7/26/22 14:33T	131	OTST		9000 YANDUKT DR, TUTEAUT
7/26/22 14:49T	131	COMT		COMT



2022-025300

FOOT

RadioE

ajvicario/E

RECE 10:2E:4E

DES

Section J, Item 3.

9000 YANBUKE DR BLOCK :: YANBUKE GRE BELT :: 010E01E

C: [ ] :: 9000 YANBUKE DR :: E

164

OESE 10:2E:4E

LEFE

PE

8

Service RenderedE

Case Num e

[7/29/2022 10:38:20 : pos2 : aacheeseman]E  
[Cleared with unit 164]E

[7/29/2022 10:2E:4E : pos : ajvicario]E  
NBH: EAST VALLEY - ABRPORTE  
NBH: EAST VALLEY - ABRPORTE  
Landmark: YANBUKE GRE BELTE  
Cross Streets: CREST ST // SHELL SBMONS DRE

CALL LOG:

<u>Date Time</u> E	<u>Unit</u> E	<u>Ten Status</u>	<u>User Status</u>	<u>Comments</u>
7/29/22 10:2E	164	OESE		9000 YANBUKE DR, EJE AUE
7/29/22 10:E8E	164	COME		COME



## JUNEAU POLICE DEPARTMENT




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**MEMORANDUM**


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**TO:** JIA Manager Patty Wahto  
**FROM:** Chief Ed Mercer *Ed Mercer*  
**DATE:** 08/02/2022  
**RE:** Juneau International Airport VAR2022-0002 Application

---

This memo is in support of the Juneau International Airport seeking to trim vegetation adjacent to Jordan Creek outside the airport perimeter, as proposed for VAR2022-0002.

In the summer of 2021, the Glory Hall moved from the core downtown area of Juneau to a new location on Teal Street. The property being requested to trim vegetation is adjacent to both JIA and the new Glory Hall.

One good metric to review is the overall number of "calls for service" for a particular area. Calls for service is a broader metric than just reviewing crime statistics. Calls for service include JPD activities, CCFR activities, and citizen reports and requests.

As a result of the Glory Hall moving, JPD has seen an increase in the overall number of calls for service in the area around Teal Street. Comparing the first six months of the year, 2019 through 2021 saw an average monthly calls for service of approximately 300 calls per month. For the first six months of 2022, there were an average of 517 monthly calls for service.

	Jan	Feb	Mar	Apr	May	June	Average
2019	283	235	320	304	306	383	305
2020	388	318	295	207	252	273	289
2021	309	289	330	308	309	302	308
2022	475	403	555	559	556	552	517

The greenbelt area between the new Glory Hall and JIA has also seen an increase in activity. Unfortunately, given the limited size of the property and the way in which calls for service are assigned addresses, it is problematic to provide exact statistics to just the greenbelt. However, over the past three years, we have identified 48 incident reports for the greenbelt. The main

"In partnership with the people of Juneau, our mission is to make our city a place where people can live safely and without fear.

source of incident reports has been foot patrols and directed activity. It's notable that in 2021, there was one camping report, and there are already 7 camping reports for 2022.

The greenbelt area contains litter, camping remnants, and discarded drug paraphernalia. Dating back to 2014, JPD has advocated to clean up the greenbelt area and trim the vegetation.

As a result of the increased calls for service, JPD has modified the department's deployment of patrol officers. Downtown walking beat officers now spend approximately half of their time providing directed enforcement for the areas around Teal Street.

JPD has also received requests from employees and residents in the area for an increased enforcement presence. Per JPD Sergeant Shawn Phelps, who is assigned to work at JIA, employees of the airport often request assistance walking to their cars due to concerns with the areas between Teal Street and JIA.

However, increasing officer presence is not enough. JPD does not have enough staffing to provide 24-hour service to this area. Therefore, other approaches to reducing criminal activity must be employed.

One proven technique to address criminal activity is to employ tactics of Crime Prevention Through Environmental Design (CPTED). CPTED is a very well researched and documented strategy to reduce crime.

One of the core tenets of CPTED is to increase natural surveillance. People are less inclined to engage in criminal activity if there is a higher expectation of being seen. Opening up visible space by removing underbrush and trimming trees is a fundamental CPTED principle.

Therefore, based on increased calls for service in the greenbelt area between Teal Street and JIA, along with proven CPTED strategies of increasing natural surveillance, I fully support JIA's request to remove low vegetation as proposed in VAR2022-0002.



ATTACHMENT #5  
**JUNEAU POLICE DEPARTMENT**

Section J, Item 3.

6255 ALAWAY AVE. • JUNEAU, ALASKA 99801

BRYCE JOHNSON  
CHIEF OF POLICE

*Alaska's Capital City*

BUSINESS (907) 586-0600  
FAX (907) 586-4030

July 23, 2014

Marc Cheatham M.S.  
JIA Deputy Airport Manager  
1873 Shell Simmons Dr. Suite 200  
Juneau, AK 99801

Dear Mark,

Officers of the Juneau Police Department have recently become responsible for security at the Juneau International Airport. As the Lieutenant supervising those security efforts, I request that trees in the greenbelt across Yandukin Drive from the airport have branches trimmed to a height of eight feet above the ground. Often, elevated highways, parking structures, and secure parking lots limit how close someone can get to an airport with a weapon while being concealed from the view of others. This trimming would allow for increased visibility of pedestrians who use the well-worn walkways between the airport and various businesses. The trimming would also discourage transient camping in this area.


The lack of visibility creates several potential problems. The public and employee parking areas for the airport are not fenced, and a pedestrian can easily access those areas. There have been cases in other jurisdictions where explosives were placed under vehicles as a distraction or a tool to injure first responders in association with a larger incident. In the current physical environment, a potential suspect could move from dense cover, across the three-lane road, and into the parking lot with only a few seconds of exposure when someone could see the suspicious behavior.

Also, visitors cross this greenbelt on foot regularly and are currently in the position of entering transient camps or other dangers unaware. JPD has had a previous case of trying to contact a suicidal transient in that area, and the heavy plant growth made it more difficult to find the subject while at the same time allowed other people to come upon the situation without realizing the danger.

While I appreciate the privacy and attractiveness greenbelts provide, most airports have more barriers to public access than JIA which is why I am asking that this greenbelt have the branches trimmed to eight feet above the ground.

Sincerely,

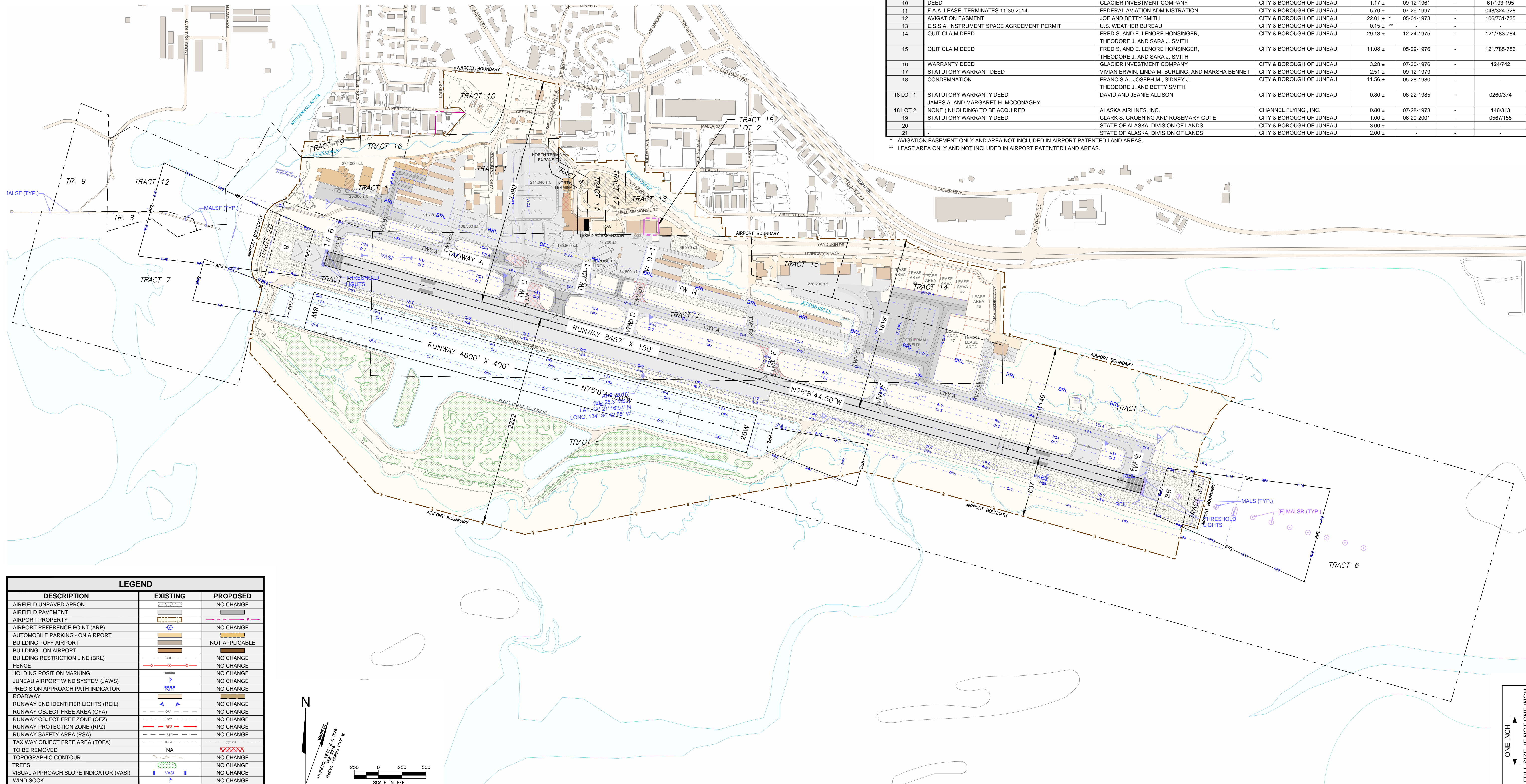
  
Bryce Johnson  
Chief of Police

  
Lt. Kris Sell  
Special Operations



## NOTES

1. THE BOUNDARY DATA SHOWN ON THIS MAP WAS COMPILED FROM RECORD DATA. NO BOUNDARY SURVEY WAS PERFORMED IN THE FIELD. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. ALL ACREAGE SHOWN ARE BASED ON THE RECORD DATA.



## LEGEND

DESCRIPTION	EXISTING	PROPOSED
AIRFIELD UNPAVED APRON		NO CHANGE
AIRFIELD PAVEMENT		NO CHANGE
AIRPORT PROPERTY		NO CHANGE
AIRPORT REFERENCE POINT (ARP)		NO CHANGE
AUTOMOBILE PARKING - ON AIRPORT		NO CHANGE
BUILDING - OFF AIRPORT		NOT APPLICABLE
BUILDING - ON AIRPORT		NOT APPLICABLE
BUILDING RESTRICTION LINE (BRL)		NO CHANGE
FENCE		NO CHANGE
HOLDING POSITION MARKING		NO CHANGE
JUNEAU AIRPORT WIND SYSTEM (JAWS)		NO CHANGE
PRECISION APPROACH PATH INDICATOR		NO CHANGE
ROADWAY		NO CHANGE
RUNWAY END IDENTIFIER LIGHTS (REIL)		NO CHANGE
RUNWAY OBJECT FREE AREA (OFA)		NO CHANGE
RUNWAY OBJECT FREE ZONE (OFZ)		NO CHANGE
RUNWAY PROTECTION ZONE (RPZ)		NO CHANGE
RUNWAY SAFETY AREA (RSA)		NO CHANGE
TAXIWAY OBJECT FREE AREA (TOFA)		NO CHANGE
TO BE REMOVED		NO CHANGE
TOPOGRAPHIC CONTOUR		NO CHANGE
TREES		NO CHANGE
VISUAL APPROACH SLOPE INDICATOR (VASI)		NO CHANGE
WIND SOCK		NO CHANGE

N

MADE TO ORDER  
JULY 11, 2013  
ALASKA CHART D17. W

250 0 250 500  
SCALE IN FEET

ONE INCH  
AT FULL SIZE IF NOT ONE INCH  
SCALE ACCORDINGLY

## PROPERTY STATUS

TRACT #	INTEREST	GRANTOR	GRANTEE	PARCEL SIZE (ACRES)	DATE ACQUIRED	AIP FUNDED	RECORDED BOOK/PAGE
1	QUIT CLAIM DEED	CIVIL AERONAUTICS ADMINISTRATION	CITY & BOROUGH OF JUNEAU	64.80 ±	10-28-1953	-	46/359-360
2	QUIT CLAIM DEED	CIVIL AERONAUTICS ADMINISTRATION	CITY & BOROUGH OF JUNEAU	7.28 ±	10-28-1953	-	38/509-510
3	QUIT CLAIM DEED	CIVIL AERONAUTICS ADMINISTRATION	CITY & BOROUGH OF JUNEAU	182.90 ±	10-28-1953	-	38/509-510
4	QUIT CLAIM DEED	FEDERAL AVIATION ADMINISTRATION	CITY & BOROUGH OF JUNEAU	2.61 ±	04-26-1967	-	36/210-214
5	PATENT	STATE OF ALASKA	CITY & BOROUGH OF JUNEAU	338.73 ±	11-30-1972	-	104/5
6	AVIGATION EASEMENT	STATE OF ALASKA, DIVISION OF LANDS	CITY & BOROUGH OF JUNEAU	22.15 ± *	11-31-1972	-	-
7	AVIGATION EASEMENT	STATE OF ALASKA, DIVISION OF LANDS	CITY & BOROUGH OF JUNEAU	91.88 ± *	11-31-1972	-	-
8	WARRANTY DEED	WILDE, GIBSON AND MAIER	CITY & BOROUGH OF JUNEAU	2.94 ± *	05-30-1967	-	89/75-80
9	AVIGATION EASEMENT	FILE AND AASA	CITY & BOROUGH OF JUNEAU	10.07 ± *	02-05-1965	-	75/293-297
10	DEED	GLACIER INVESTMENT COMPANY	CITY & BOROUGH OF JUNEAU	1.17 ±	09-12-1961	-	61/193-195
11	F.A.A. LEASE, TERMINATES 11-30-2014	FEDERAL AVIATION ADMINISTRATION	CITY & BOROUGH OF JUNEAU	5.70 ±	07-29-1997	-	048/324-328
12	AVIGATION EASEMENT	JOE AND BETTY SMITH	CITY & BOROUGH OF JUNEAU	22.01 ± *	05-01-1973	-	106/731-735
13	E.S.S.A. INSTRUMENT SPACE AGREEMENT PERMIT	U.S. WEATHER BUREAU	CITY & BOROUGH OF JUNEAU	0.15 ± **	-	-	-
14	QUIT CLAIM DEED	FRED S. AND E. LENORE HONSINGER, THEODORE J. AND SARA J. SMITH	CITY & BOROUGH OF JUNEAU	29.13 ±	12-24-1975	-	121/783-784
15	QUIT CLAIM DEED	FRED S. AND E. LENORE HONSINGER, THEODORE J. AND SARA J. SMITH	CITY & BOROUGH OF JUNEAU	11.08 ±	05-29-1976	-	121/785-786
16	WARRANTY DEED	THEODORE J. AND SARA J. SMITH	CITY & BOROUGH OF JUNEAU	3.28 ±	07-30-1976	-	124/742
17	STATUTORY WARRANT DEED	VIVIAN ERWIN, LINDA M. BURLING, AND MARSHA BENNETT	CITY & BOROUGH OF JUNEAU	2.51 ±	09-12-1979	-	-
18	CONDEMNATION	FRANCIS A., JOSEPH M., SIDNEY J., THEODORE J. AND BETTY SMITH	CITY & BOROUGH OF JUNEAU	11.56 ±	05-28-1980	-	-
18 LOT 1	STATUTORY WARRANTY DEED	DAVID AND JEANIE ALLISON	CITY & BOROUGH OF JUNEAU	0.80 ±	08-22-1985	-	0260/374
18 LOT 2	NONE (INHOLDING) TO BE ACQUIRED	ALASKA AIRLINES, INC.	CHANNEL FLYING, INC.	0.80 ±	07-28-1978	-	146/313
19	STATUTORY WARRANTY DEED	CLARK S. GROENING AND ROSEMARY GUTE	CITY & BOROUGH OF JUNEAU	1.00 ±	06-29-2001	-	0567/155
20	-	STATE OF ALASKA, DIVISION OF LANDS	CITY & BOROUGH OF JUNEAU	3.00 ±	-	-	-
21	-	STATE OF ALASKA, DIVISION OF LANDS	CITY & BOROUGH OF JUNEAU	2.00 ±	-	-	-

- \* AVIGATION EASEMENT ONLY AND AREA NOT INCLUDED IN AIRPORT PATENTED LAND AREAS.  
\*\* LEASE AREA ONLY AND NOT INCLUDED IN AIRPORT PATENTED LAND AREAS.

AECOM

1111 3rd AVENUE, SUITE 1600  
SEATTLE, WA 98101  
PHONE: 206-438-2700

PROJECT MANAGER: JJY  
DESIGNED BY: RLO

DRAFTED BY: RLO  
CHECKED BY: JJY

#	REVISION	COMPANY	BY	DATE

THE PREPARATION OF THIS AIRPORT LAYOUT PLAN (ALP) WAS FINANCED IN PART THROUGH A PLANNING GRANT FROM THE FEDERAL AVIATION ADMINISTRATION (FAA) AS PROVIDED UNDER SECTION 505 OF THE AIRPORT AND AIRWAY IMPROVEMENT ACT OF 1982. THE CONTENTS DO NOT NECESSARILY REFLECT THE OFFICIAL VIEWS OR POLICIES OF THE FAA. ACCEPTANCE OF THIS ALP BY THE FAA DOES NOT IN ANY WAY CONSTITUTE A COMMITMENT ON THE PART OF THE UNITED STATES TO PARTICIPATE IN ANY DEVELOPMENT DEPICTED THEREIN NOR DOES IT IMPLY THAT THE PROPOSED DEVELOPMENT IS ENVIRONMENTALLY ACCEPTABLE IN ACCORDANCE WITH APPROPRIATE PUBLIC LAWS.

APPROVAL: CITY/BOROUGH OF JUNEAU

Name / Title

Date

JUNEAU INTERNATIONAL AIRPORT  
AIRPORT MASTER PLANAIRPORT PROPERTY MAP  
EXHIBIT 'A'

SCALE: 1" = 500'

DATE: SEPTEMBER 2018

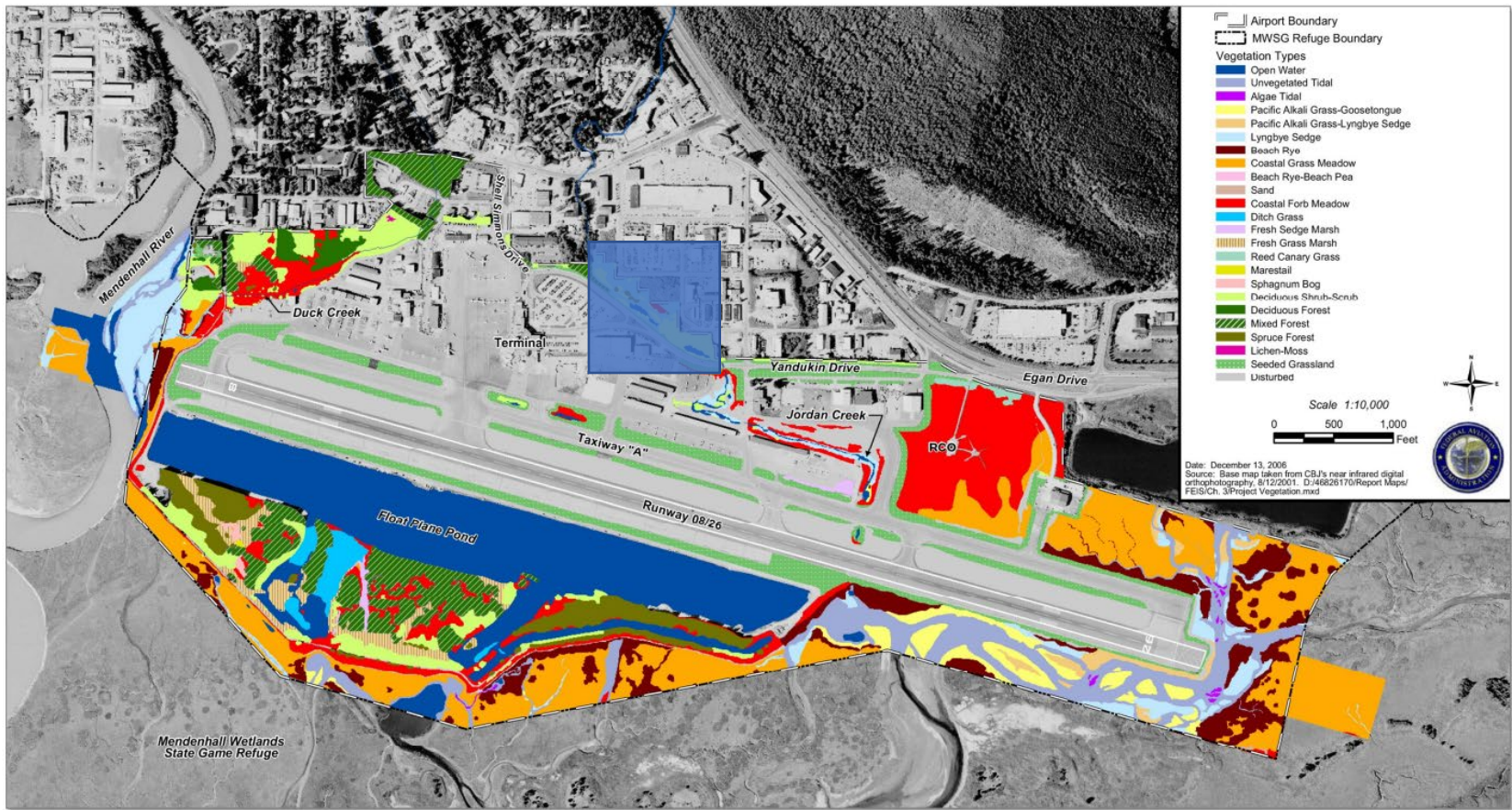
AIP NUMBER:  
3-16-0133-059-2013ASN:  
2017-AAL-190-NRA

SHEET NUMBER:

11 OF 11



Figure 4-1: Juneau International Airport Vegetation



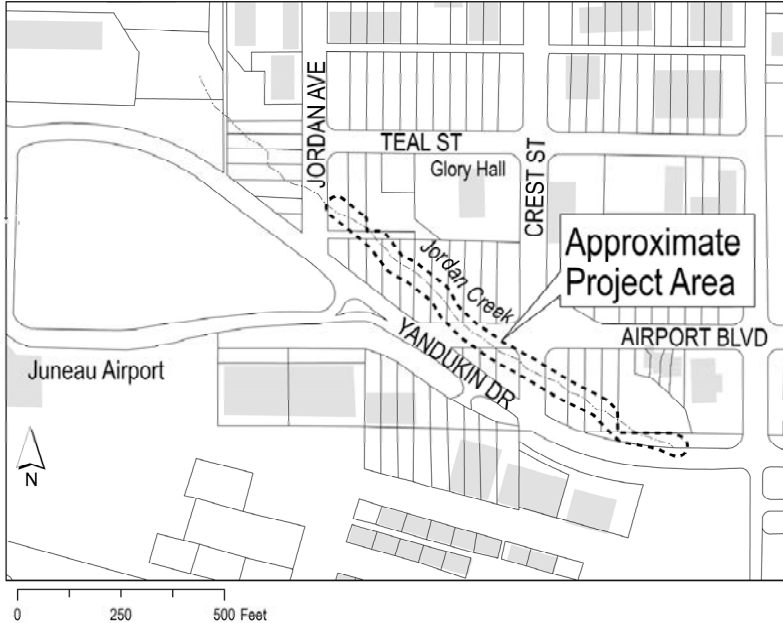
Source: CBJ 2009





# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission  
***Your Community, Your Voice***



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for **A Non-Administrative Variance to remove vegetation with the Jordan Creek streamside setback to address public safety issues at Teal Street in an Industrial Zone.**

## PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

## PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **Monday, November 14, 2022** at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes, and more here, as well.

### Now through Oct. 24

Comments received during this period will be sent to the Planner, **Teri Camery**, to be included as an attachment in the staff report.

### Oct. 25 — noon, Nov. 18

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

### HEARING DATE & TIME: 7:00 pm, Nov. 22, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/87456889190> and use the Webinar ID: 874 5688 9190 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

### Nov. 23

The results of the hearing will be posted online.

## FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4129 ♦

Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: VAR2022 0002

Parcel No.: 5B1501060010, 5B1501060100,  
5B1501080030, 5B1501090010, 3B16010000

CBJ Parcel Viewer: <http://epv.juneau.org>

**From:** [Albrecht, Gregory T \(DFG\)](#)  
**To:** [Teri Camery](#)  
**Cc:** [Brody, Matthew T CIV USARMY CEPOA \(US\)](#); [Augat, Gretchen M \(DEC\)](#)  
**Subject:** RE: Agency comments requested for VAR22-0002, Juneau International Airport  
**Date:** Thursday, June 9, 2022 1:23:16 PM  
**Attachments:** [2015-08-28 Jordan Creek Greenbelt TR.pdf](#)

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Hi Teri,

I looked at this area years ago when a similar request to limb trees for safety and discouragement of criminal activity was brought forth by the airport (see attached report). Riparian vegetation, especially the overhanging trees and woody shrubs, provide habitat elements important to the life history of the fish present at this site. Those elements include refuge from predators, nutrient input, bank stability, and shade (to name a few). Limbing trees up to head height should not substantially impact the riparian function at this site. The bulk of the tree canopy would remain in place and deflect high angle solar radiation. Arguably only the lowest angle sunlight (dawn, dusk and winter) could come through to the creek, which at those times/seasons would not create an overwarming issue. I expect most other benefits of riparian vegetation to remain in place. Additionally, this slight opening of the forest floor will allow lower-growing forbes and shrubs, which are helpful sources of nutrients, to flourish.

Thank you for the opportunity to comment.

Greg Albrecht  
 ADF&G Habitat Biologist  
 802 3<sup>rd</sup> Street  
 Douglas, AK 99824  
 465-6384

---

**From:** Teri Camery <[Teri.Camery@juneau.org](mailto:Teri.Camery@juneau.org)>  
**Sent:** Thursday, June 9, 2022 9:20 AM  
**To:** Kanouse, Kate M (DFG) <[kate.kanouse@alaska.gov](mailto:kate.kanouse@alaska.gov)>; 'Brody, Matthew T CIV USARMY CEPOA (US)' <[Matthew.T.Brody@usace.army.mil](mailto:Matthew.T.Brody@usace.army.mil)>; Charlie Ford <[Charlie.Ford@juneau.org](mailto:Charlie.Ford@juneau.org)>; Dan Bleidorn <[Dan.Bleidorn@juneau.org](mailto:Dan.Bleidorn@juneau.org)>; 'darrell.wetherall@aelp.com' <[darrell.wetherall@aelp.com](mailto:darrell.wetherall@aelp.com)>; Dan Jager <[Dan.Jager@juneau.org](mailto:Dan.Jager@juneau.org)>; Augat, Gretchen M (DEC) <[Gretchen.augat@alaska.gov](mailto:Gretchen.augat@alaska.gov)>  
**Subject:** Agency comments requested for VAR22-0002, Juneau International Airport

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

CDD has received a Variance application for trimming trees within the 50-foot buffer of Jordan Creek to reduce threats to public safety. The applicant is the Juneau International Airport. Please review the attached application and provide your comments using the attached Agency Comments form. Please provide comments no later than Friday June 17, 2022.

Please let me know if you have questions or need additional information, and thanks very much for your time.

Kind regards,  
Teri Camery

**Teri Camery | Senior Planner, CFM**

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 extension 4129



**From:** [Albrecht, Gregory T. \(DFG\)](#)  
**To:** [Teri Camery](#)  
**Subject:** RE: Agency comments requested for VAR22-0002, Juneau International Airport  
**Date:** Thursday, November 3, 2022 1:43:49 PM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

Hi Teri,

No I don't think the increase to 8 ft will make a meaningful difference. Thanks for following up!

Greg Albrecht  
ADF&G Habitat Biologist  
802 3<sup>rd</sup> Street  
Douglas, AK 99824  
465-6384

---

**From:** Teri Camery <Teri.Camery@juneau.org>  
**Sent:** Thursday, November 3, 2022 12:55 PM  
**To:** Albrecht, Gregory T (DFG) <greg.albrecht@alaska.gov>  
**Subject:** RE: Agency comments requested for VAR22-0002, Juneau International Airport

Hello Greg,

This application has been delayed, and I am wrapping up my staff report. I have a question for you. In your comments below, you refer to limbing trees to head height, presumably six feet. JIA has since modified their application to limb up to eight feet. Would limbing to eight feet change any of your comments below?

Thanks very much,  
Teri

**Teri Camery | Senior Planner, CFM**

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 extension 4129





**From:** Albrecht, Gregory T (DFG) <[greg.albrecht@alaska.gov](mailto:greg.albrecht@alaska.gov)>  
**Sent:** Thursday, June 9, 2022 1:23 PM  
**To:** Teri Camery <[Teri.Camery@juneau.org](mailto:Teri.Camery@juneau.org)>  
**Cc:** Brody, Matthew T CIV USARMY CEPOA (US) <[Matthew.T.Brody@usace.army.mil](mailto:Matthew.T.Brody@usace.army.mil)>; Augat, Gretchen M (DEC) <[Gretchen.augat@alaska.gov](mailto:Gretchen.augat@alaska.gov)>  
**Subject:** RE: Agency comments requested for VAR22-0002, Juneau International Airport

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

Hi Teri,

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 ADF&G Habitat Biologist  
 802 3<sup>rd</sup> Street  
 Douglas, AK 99824  
 465-6384

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**Sent:** Thursday, June 9, 2022 9:20 AM  
**To:** Kanouse, Kate M (DFG) <[kate.kanouse@alaska.gov](mailto:kate.kanouse@alaska.gov)>; 'Brody, Matthew T CIV USARMY CEPOA (US)' <[Matthew.T.Brody@usace.army.mil](mailto:Matthew.T.Brody@usace.army.mil)>; Charlie Ford <[Charlie.Ford@juneau.org](mailto:Charlie.Ford@juneau.org)>; Dan Bleidorn

<[Dan.Bleidorn@juneau.org](mailto:Dan.Bleidorn@juneau.org)>; 'darrell.wetherall@aelp.com' <[darrell.wetherall@aelp.com](mailto:darrell.wetherall@aelp.com)>; Dan Jager  
<[Dan.Jager@juneau.org](mailto:Dan.Jager@juneau.org)>; Augat, Gretchen M (DEC) <[Gretchen.augat@alaska.gov](mailto:Gretchen.augat@alaska.gov)>

**Subject:** Agency comments requested for VAR22-0002, Juneau International Airport

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Please let me know if you have questions or need additional information, and thanks very much for your time.

Kind regards,  
Teri Camery

**Teri Camery | Senior Planner, CFM**

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Office: 907.586.0753 extension 4129



# MEMORANDUM

## State of Alaska

Department of Fish and Game  
Division of Habitat

TO: Jackie Timothy  
Southeast Regional Supervisor

DATE: August 28, 2015

FILE NO: 58.3600 N, 134.5780 W

SUBJECT: Jordan Creek greenbelt  
Trip Report  
August 21, 2015

FROM: Greg Albrecht   
Habitat Biologist

PHONE NO: (907) 465-6384

### Background

The Juneau Police Department and Transportation Safety Administration requested Juneau International Airport (JNU) staff remove limbs from the bottom 8 ft of trees in the Jordan Creek greenbelt parallel to Yandukin Drive to discourage illegal activity, camping, and dumping and reduce the need for regular foot patrols along the trail<sup>1</sup>. JNU staff contacted Habitat Division to determine if a fish habitat permit was needed to limb trees adjacent to Jordan Creek. Fish habitat permits are not required to limb trees adjacent to anadromous water bodies.

City and Borough of Juneau (CBJ) code 49.70.310(b)(1) prohibits disturbance within 25 feet of an anadromous fish stream unless a variance is granted. JNU staff began tree trimming prior to obtaining a variance and the CBJ Community Development Department (CDD) issued a notice of violation requiring mitigation. CDD has also verbally requested a scientific study to determine if the trimming has negatively affected fish.

USDA airport Wildlife Biologist Tyler Adams requested I assess how tree pruning and remaining brush piles would affect anadromous fish in Jordan Creek.

### Observations

I visited the site on August 21, 2015 with Tyler, Scott Rinkenberger (airport maintenance and operations superintendent) and several JNU maintenance staff members. The trail through the Jordan Creek greenbelt is surrounded by dense second growth conifers at the north end transitioning to larger old growth trees and patchy grass meadows to the south. Staff did not cut, and do not propose to cut, limbs hanging over the main channel of Jordan Creek. I observed the limbing did not change the amount of light contacting the creek as the canopy above 8 ft remains intact and the summer sun is at a high angle. In the winter, when the angle of the sun is lower from the S SW direction, more light may penetrate to the creek.

<sup>1</sup> Trail and bridges were constructed by JIA as mitigation for the taxiway extension in the early 1990s.

**Discussion**

Opening the forest floor near the creek will promote forb, shrub, and berry growth on and around the streambank; a benefit to fish and wildlife. Streamside alder limbing will result in new leafy growth that provides shade and allochthonous input.

A 25 ft no disturbance zone is valuable for maintaining ecological functions of streams such as large woody debris input, bank stability, channel morphology, water temperatures, shading, stream flow, water quality, nutrient cycling, food sources, and clean spawning gravels. At this location on Jordan Creek, these stream functions will be maintained by the limbing to 8 ft.

**Recommendations**

A study to determine impacts from limbing is unnecessary. The brush piles are not impacting fish habitat and JNU proposes to remove the limbs once they receive a CBJ variation.

On the north end of the trail, I recommend thinning the stand to promote growth of the strongest spruce trees and return the corridor to a characteristic old growth state, a commonly used stream restoration technique on the Tongass National Forest. Selecting dominant spruce and removing all trees within an 8 ft radius will accelerate growth, reduce the number of trees to be limbed and maintained in the future, and increase low growing forbs and shrubs. At the southern end of the trail and downstream from the trail end, replacing reed canary grass infestations with native grass and alders staked along the banks would benefit the stream.

If JNU is granted a variance and wishes to pursue thinning, I am available to help with tree selection.



Figure 1.–Streamside alder limbing along the main channel.





Figure 2.—Limbs from this tree previously overhung the trail and concealed a campsite. Creek remains shaded in the background.





Figure 3.—Picture showing trail limbing (foreground) and the removal of three spruce trees by Alaska Energy, Light, and Power to maintain power line easement. Creek is immediately to the left.



Figure 4.—Limbing along the dense second growth stand on the elevated portion of the trail at the north end. Main channel is below the path at photo right.

## Email cc:

Al Ott, ADF&G Habitat, Fairbanks  
ADF&G Habitat Staff, Douglas  
Dan Teske, ADF&G SF, Juneau  
Dave Harris, ADF&G CF, Juneau  
Stephanie Sell, ADF&G WC, Juneau  
Teri Camery, CBJ CDD, Juneau  
Patty DeLaBruere, JNU Manager, Juneau  
Tyler Adams, USDA JNU, Juneau  
Linda Speerstra, USACE, Sitka  
Steve Brockmann, USFWS, Juneau  
Cindy Hartmann-Moore, NMFS, Juneau

**From:** Chris Heckler <chrs@ptialaska.net>  
**Sent:** Friday, July 8, 2022 3:48 PM  
**To:** PC\_Comments  
**Subject:** Jordan Creek Streamside Setback

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

---

I am opposed to this.

I live around the corner from Alpine and Airport Blvd. and it is really troubling that Airport has a policy of cutting up all the trees in this area. They slashed up the recent work down by volunteers to restore Jordan Creek and I just noticed not to long ago they cut up the trees between Glacier Fire Station and the Seaplane Maint. hanger. Makes me wonder if the low salmon numbers register with people who do damage near Salmon spawning streams.





# MEMORANDUM

**DATE:** September 26, 2022  
**TO:** CBJ Boards and Commissions  
**FROM:** Katie Koester, Engineering and Public Works Director  
**THROUGH:** CBJ Public Works and Facilities Committee  
**SUBJECT:** DRAFT FY2024 Legislative Capital Priority List

---

The purpose of this memo is to provide information on the FY 2024 City and Borough of Juneau Legislative Capital Priorities process and solicit the input of CBJ boards and commissions in the process. It is important to note that Legislative Capital Priorities are not a funding request, it is a way to articulate larger or more complicated funding needs to the Legislature, the federal delegation, and the public. This is not a comprehensive list. Rather it represents the CBJ Assembly large scale priorities for a given year. The 6-year CIP is still the principal vehicle for capital budget planning and funding.

The state legislative delegation deadline for submitting CBJ capital priorities to the Alaska State Legislature is February 1 of 2023. Last year, CBJ put together a list with input from 7 different boards and commissions. However, as the list has gained traction, there has been increased interest from many of the 40 CBJ boards and commissions to have an opportunity to weigh in. Because of this, PWFC initiated the Legislative Capital Priority list earlier this cycle to give boards and commissions a full 2 months to provide input.

CBJ boards and commissions are being invited to nominate a project that the Committee would like to see on the list and/or provide input on project priorities. This information, in conjunction with inputs from other CBJ boards and commissions, will be used by the Assembly to amend and reprioritize the list.

## **Guidelines and recommendations for input:**

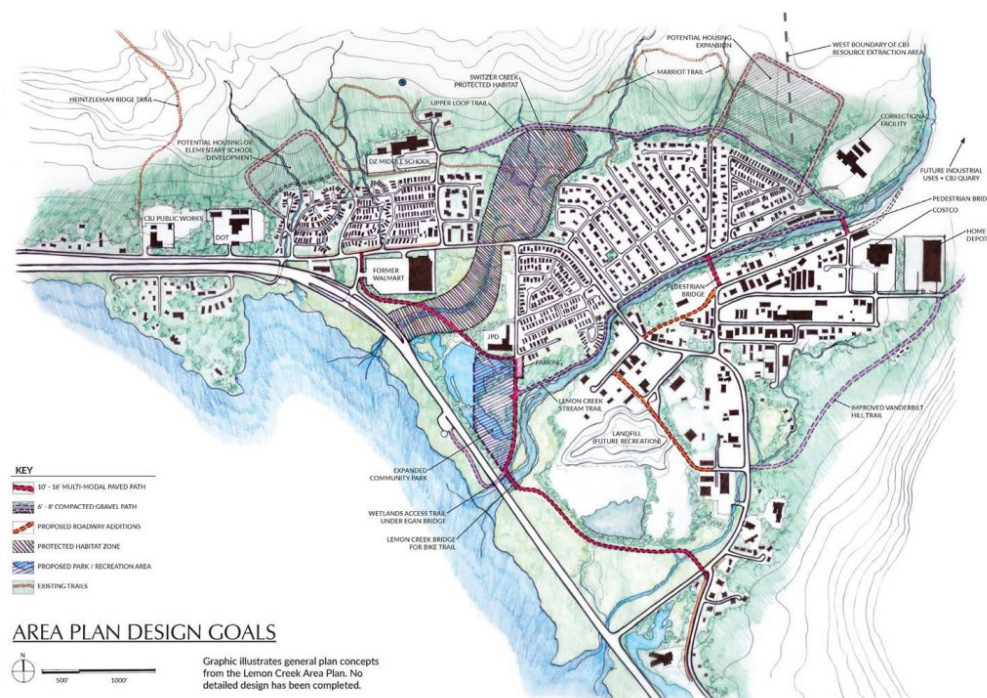
- A prioritized list is only useful if there is the discipline to keep in manageable and relevant. Please keep that in mind when making your recommendations.
- Please limit your recommendations to nominating your top two projects. This will make your input more actionable for the Assembly.
- If your body would like to propose a new project, please use the Legislative Priorities Project Nomination form provided.
- To be eligible a project needs to provide a capital asset with a life of more than 20 years and have a total project cost over \$1 million (review the appendix of the draft list, 'Everything you wanted to know about the CBJ Legislative Capital Priorities' for more information).

- Comments should be addressed to the Assembly and are due to [Katie.koester@juneau.org](mailto:Katie.koester@juneau.org) no later than December 1, 2022

Recommendations will be forwarded to the full Assembly for consideration no later than January 2023. See the schedule included in the draft FY 2024 Legislative Capital Priorities for more information. Thank you for your time and participation in this important planning process.

ENC:

City and Borough of Juneau DRAFT FY2024 Legislative Capital Priorities  
City and Borough of Juneau Legislative Capital Priorities Project Nomination Form



Credit: MRV Architects (2017) *Area Plan Design Goals*, February 4, 2017

# City & Borough of Juneau

Legislative Capital  
Priorities FY2024

9.30.22 DRAFT (un-adopted)



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CBJ lists, plans and priorities graphic: Page 25

# DRAFT

Will be updated after adoption of list.




January 31, 2022

To The Honorable State and Federal Delegation:

This document presents the City and Borough of Juneau’s Fiscal Year 2023 Legislative Capital Priority List. The Legislative priority list provides information on long range capital projects identified as priorities for the community of Juneau. Descriptions of projects include cost and schedule information, a designation of who will be responsible for operating and maintaining the infrastructure, and what goals the project is advancing.

The projects included in the Legislative Priority List were compiled over many months with input from CBJ Boards and Commissions. The Legislative Priorities will be used to inform requests to State Legislature, Federal Delegation and granting agencies.

It is the intent of the City and Borough of Juneau to update the Legislative Priority list annually to ensure the long-range capital improvement planning stays current, as well as to determine annual legislative priorities and assist with budget development. Please don’t hesitate to reach out with any questions

Sincerely,  
  
Rorie Watt  
City Manager

DRAFT

Will be updated after adoption of list.

City and Borough of Juneau  
FY2024 LEGISLATIVE CAPITAL PRIORITIES DEVELOPMENT SCHEDULE

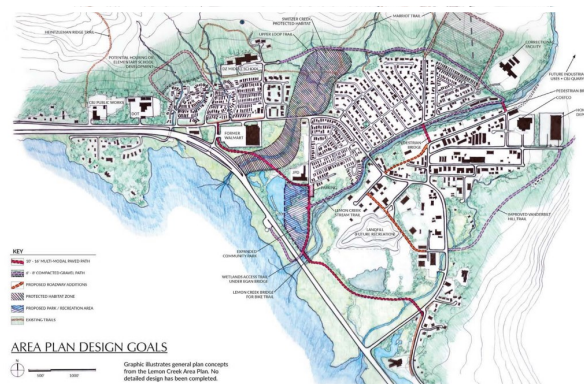
ACTION	TIME FRAME
PWFC approval of schedule & process	September 26, 2022
Issue solicitation for input from CBJ Advisory Boards and Commissions with clear instructions, including on how to propose new projects.	October, 2022
Input for new draft requested by	December 1, 2022
Presentations to Boards and Commissions	
	Planning Commission Introduction October 25, 2022; Planning Commission Final Approval November 8, 2022
	Systemic Racism Review Committee 1 <sup>st</sup> Review: November 22, 2022
Administrative review and compilation	December 1- 9, 2022
SRRC 2 <sup>nd</sup> Review (with board/commission input and new projects)	December 13, 2022
PWFC for review	December 19, 2022
Homework: Assembly ranks priorities	Due December 29, 2022
Finance Committee	January 4, 2022
Assembly Adoption (COW)	January 23, 2023
CAPSIS Deadline	February 1, 2023
Distribution of Priorities	February

# Adopted FY2023 Legislative Capital Priority List

Rank	Project Name:	Purpose:	Amount:	Goal:	Page #
1	Lemon Creek Multimodal Path	Design, Permitting, Property	\$2M	Advance Long-term Goal of a New Non-Motorized Route	6
2	Second Channel Crossing	Economic Impact Analysis and/or PEL Study	\$7M	Economic Development	7
3	Pederson Hill Development	Development	\$3M	Increase housing and development opportunities	8
4	New City Hall	Partial Funding	\$5M	Reduce CBJ Operating Cost, Free up/create housing	9
5	Shore Power at Dock 16B	Final design and construction	\$25M	Reduce emissions, improve air quality and economic development.	10
6	Capital Civic Center	Partial Funding	\$5M/\$30M	Support Convention and Visitor Economy	11
7	West Douglas Extension	Future Development	\$3M	Long Term Development Support	12
8	Eaglecrest Expansion and Summer Operations Development	Phase one construction of new Gondola	\$6.5M	Economic development/tourism diversification.	13
9	Telephone Hill	Site work	\$2M	Prepare for Redevelopment	14
10	North State Office Building Parking	Partial Funding	\$5M	State/legislative Parking, Auke District infill Development	15
11	Mendenhall River Community School Renovation	Major Renovation	\$21M	Renovate to facilitate delivery of high quality education	16
12	Marie Drake Renovation	Major Renovation	\$31M	Renovate to facilitate delivery of high quality education	17
13	Aurora Harbor Phase III	Design, Permitting	\$250K	Replace critical infrastructure and support maritime economy	18
14	Auke Bay New Breakwater	Match Potential Federal Funding	\$5M	Increase Moorage and Renovate old Economic Development	19
15	North Douglas Boat Ramp Expansion	Planning, research, permitting	\$250K	Improve safety and expand boating access and transportation	20
16	Waterfront Juneau Douglas City Museum	Partial Funding	\$1M	Reduce CBJ Operating Cost, Expand Capital Campus	21
17	Trail Maintenance and Development	Improve trail network in CBJ	\$5M	Support health and wellness with local recreation for trails community connection.	22
18	Auke Bay Seawalk	Design, Permitting, Property	\$250K	Improve Non-Motorized Route	23

**DRAFT**

Will be updated after adoption of list



# LEMON CREEK MULTIMODAL PATH

**AMOUNT REQUESTED: \$8M**

**AMOUNT SECURED: \$250,000; \$1.5M pending voter approval of Special 1% Sales Tax**

**TOTAL PROJECT COST: \$10M**

**PROJECT DESCRIPTION & UPDATE:**

The requested funding would construct a multimodal path in Lemon Creek that connects residents to schools, shopping, jobs and services. CBJ is pursuing a Reconnecting Communities grant for FY23 that will include robust public engagement, route selection and preliminary design. Sales tax funding going before the voters in October of 2022 will allow for further design of the project as well as potential match for construction grant opportunities. The potential route will to extend from Glacier Highway at Vanderbilt Hill, across wetlands, then extend parallel to Egan to reach the Lemon Creek area.

**PUBLIC PROCESS:**

Project has been identified as a priority by the 2017 Lemon Creek Plan adopted into the Comprehensive Plan.

**TIMELINE:**

CBJ is applying for a Reconnecting Communities Planning Grant in October of 2022. Public outreach and alternatives analysis will begin in 2023. Once full funding is secured, 18-24 months for design and construction.

**WHO WILL MAINTAIN AND OPERATE? TBD**

**GOAL OF PROJECT: Advance Long term goal of a new non- motorized route.**



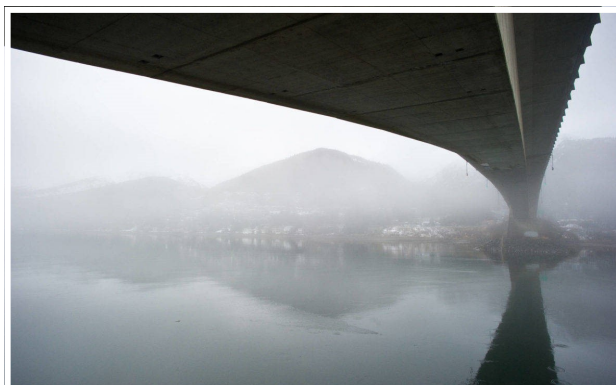


Photo Credit: Juneau Empire

## JUNEAU NORTH DOUGLAS CROSSING

**AMOUNT REQUESTED:** \$13M

**AMOUNT SECURED:** \$2M for PEL; \$250,000 CBJ; \$7M pending approval

**TOTAL PROJECT COST:** \$100M-\$200M (depending on alternative)

**PROJECT DESCRIPTION & UPDATE:** A second crossing from Juneau to Douglas Island has been a priority for the community since the early 80s. An alternate access to the heavily populated Douglas Island will increase safety; if the only bridge now were to fail residents would be stranded and emergency services would be limited. It will reduce transportation times and open up new land to development.

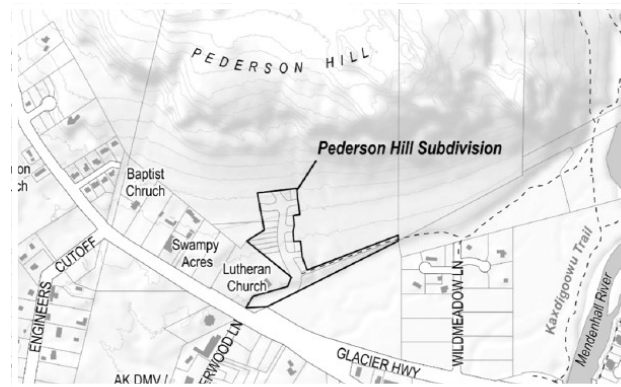
If approved, \$7M currently in the Senate Transportation will be used to build on the economic analysis and environmental work underway through the Planning and Environmental Linkages (PEL) Study to perform a robust cost benefit analysis, select a preferred alternative, and complete the environmental analysis to National Environmental Policy Act (NEPA) standards. Funding is being requested to bring the project to 100% design and bid ready for Federal Highway Funding under the Infrastructure Investment and Jobs Act.

**PUBLIC PROCESS:** Through the PEL process ADOT, under the stewardship of DOWL engineering, has engaged in multiple stakeholder and public meetings to identify both public sentiment on the project and potential alternatives. The most recent listening session was held in North Douglas September 26th to incorporate local neighborhood feedback.

**TIMELINE:** The PEL study is expected to be complete by spring of 2023. Building on the work of the PEL, NEPA should take 12-18 months. This will put the project in a excellent place to apply for a RAISE or INFRA grant in the 2024 funding cycle.

**WHO WILL MAINTAIN AND OPERATE?** State of Alaska.

**GOAL OF PROJECT:** Community safety and economic development.



# PEDERSON HILL HOUSING DEVELOPMENT

**AMOUNT REQUESTED: \$3M**

**AMOUNT SECURED: 2.3 Million**

**TOTAL PROJECT COST: \$10M**

**PROJECT DESCRIPTION & UPDATE:**

The requested funding would provide for the construction of street lighting, water and waste water lines, streets and sidewalks for Phase 1B of Pederson Hill Subdivision development.

**PUBLIC PROCESS:** The 86 lot preliminary plat was approved by the Planning Commission in October of 2017. The first phase was completed in 2019. There will be an opportunity for public comment to the Planning Commission during the final plat approval process and an opportunity to comment to the Assembly during the land disposal process. Once a final plat is approved the disposal of municipal land will be authorized by the Assembly through the adoption of an ordinance which sets the terms and conditions of the sale.

**TIMELINE:**

Once funding is secured, design can be complete within 9 months from start and construction complete within 28 months from start.

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT:** Increase housing.



# NEW CITY HALL

**AMOUNT REQUESTED:**

**TOTAL PROJECT COST: \$42.3M**

**AMOUNT SECURED: \$6.3M**

**PROJECT DESCRIPTION & UPDATE:** This project will relocate City Hall to a new location on CBJ land in the Aak’w Village District at 450 Whittier. The new facility will consolidate city employees, eliminate the cost of rental office space for over two-thirds of CBJ downtown employees, and eliminate the use of the current aging, undersized city hall facility. The elimination of leased space will reduce CBJ operating expense by \$820,000 a year and free up rental space for conversion to much needed downtown housing. A space needs analysis in 2019 determined CBJ needs 46,000 square feet for modest offices and public meeting space.

**PUBLIC PROCESS:** A conceptual design and economic feasibility analysis was performed in 2018. A winter of 2021 online survey showed that 76% of almost 1400 respondents were supportive of a new city hall. The feedback from the survey has been used to design a public process with a selection of a preferred alternative in April 2022 and a public vote on a bond proposition for funding scheduled for October 2022.

**TIMELINE:** Site selection and conceptual design complete Summer of 2022; design 11/2022-11/2024; bid construction end of 2023; 18 month construction schedule puts project completion in fall of 2025.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Consolidate CBJ offices, reduce CBJ operating cost in the

**DRAFT**

Will be updated after OCT election.



## SHORE POWER AT DOCK 16B

**AMOUNT REQUESTED: \$22.5M**

**TOTAL PROJECT COST: \$25M**

**PROJECT DESCRIPTION & UPDATE:** The project would provide the final design and construct the electrical infrastructure (substation, load tap changer transformer, feeder cables, etc.) and shore power infrastructure (submarine cables, power connection floats, cable positioning devices) at the two CBJ-owned cruise ship docks. The electrical infrastructure could also service ground transportation as it transitions to electric vehicles.

The project benefits the community by improving air quality and reducing noise pollution from cruise ships that connect to shore power while hoteling in port, and by upgrading the electrical infrastructure at Juneau's waterfront. The elimination of ship GHG emissions furthers the community's climate action goals of switching from fossil fuels to renewable hydropower as well as enables the cruise lines to better meet their sustainability goals. The project benefits the tourism sector of the community.

**TIMELINE:** CBJ has appropriated \$2.64M in FY2023 to this project. Docks & Harbor applied for a FY22 RAISE grant which was unsuccessful. Grant results for the FY22 Port Infrastructure Development Program (PIDP) have not yet been released. Docks & Harbors will pursue other grant opportunities under the Inflation Reduction Act as appropriate. Construction phase to be completed by 5/2027.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Reduce emissions, improve air quality and economic development.





## CAPITAL CIVIC CENTER

**AMOUNT REQUESTED:** Federal Delegation—\$30M; State of Alaska—\$5M

**AMOUNT SECURED:** CBJ- \$2M design; \$7M upgrades to centennial hall; \$10M commitment from CLIA for MPFs

**TOTAL PROJECT COST:** \$65M

**PROJECT DESCRIPTION:** This project will construct a new and renovated convention and performance center in Juneau Alaska. This project expands the current Centennial Hall and merges a new performing arts center with an expanded convention center to support the convention and visitor economy.

**PUBLIC PROCESS:** Conceptual studies of convention center elements (Centennial Hall) were performed in June of 2019 with several public meetings and upgrades to the ballroom will be complete in 2023. The performing arts campus (new JACC) also received public input throughout the development of design for a stand alone facility. Merging the two facilities into a large, single, facility was presented to the Assembly by stakeholder organizations in 2020. The Assembly funded conceptual design to build on previous design work and in late 2021 appropriated \$2m to bring the project to 65% design. NorthWind, JYW, and Hacker Architects have teamed up to provide design services and have worked with stakeholders to consolidate space and find design efficiencies.

**TIMELINE:** Once funding is secured, 3-3.5 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Support convention, arts and visitor economy.



## WEST DOUGLAS EXTENSION

**AMOUNT REQUESTED: \$4M**

**TOTAL PROJECT COST: \$5M**

**PROJECT DESCRIPTION:**

This project will continue construction of the gravel surface pioneer road from near the current end of the Douglas Highway to Hilda Point. The road will promote development, increase opportunities for recreational access to public lands, and enable closer access to new growth development areas that are identified in the CBJ Comprehensive Plan. Road access will assist land owners in their on-the-ground investigations required for formulating future development plans.

**PUBLIC PROCESS:**

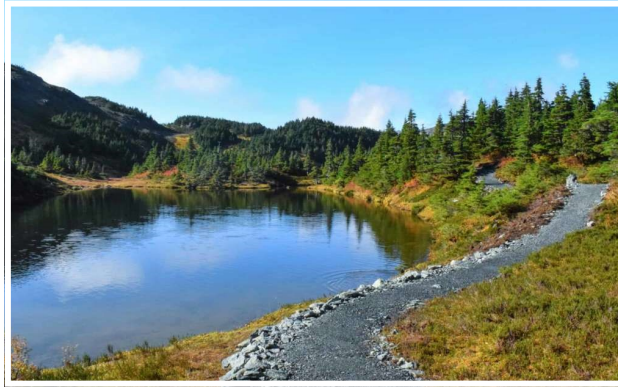
West Douglas Roadway corridor alignment has been approved by Assembly and Planning Commission. This project has been identified as priority 'New Growth Area' by CBJ Comprehensive Plan and West Douglas Conceptual Plan.

**TIMELINE:**

Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT:** Support long-term development.



## EAGLECREST EXPANSION AND SUMMER OPERATIONS DEVELOPMENT

**AMOUNT REQUESTED: \$0**

**AMOUNT SECURED: CBJ—\$2.5M; working on revenue sharing agreement for remaining costs**

**TOTAL PROJECT COST: \$12.5M**

**PROJECT DESCRIPTION & UPDATE:**

Eaglecrest has been working on plans to expand operations into the summer season since early 2019 to create new visitor experiences for cruise and independent travelers. In 2021, CBJ purchased a used gondola to open up additional mountain attractions to visitors and facilitate mountain bike activities. The Gondola is on site and installation is scheduled to begin next construction season once full funding is secured. This project is supported by the Juneau Economic Plan, the Southeast Conference Comprehensive Economic Development Strategy, Juneau Economic Development Council, and Travel Juneau.

**PUBLIC PROCESS:**

Extensive community engagement took place directly prior to the onset of the COVID 19 Pandemic in the summer of 2019 with over 20 public outreach meetings, work sessions, and online public surveys. In 2021, there was extensive public debate on the purchase of a used gondola to advance Eaglecrest long term summer operations goals. The Eaglecrest Summer Operations Task Force is tasked with continuing development of that vision.

**TIMELINE:** Update pending.

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT:** Simulate regional economic development through diversification of the summer tourism economy and expansion of the winter visitor industry.



## TELEPHONE HILL RE-DEVELOPMENT

**AMOUNT REQUESTED: \$2M**

**AMOUNT SECURED: \$100,000**

**TOTAL PROJECT COST: unknown**

**PROJECT DESCRIPTION:** Surveying costs, hazardous materials study, removal of hazardous materials and environment cleanup, demolition of existing structures, a redevelopment study and site preparation and re-subdivision.

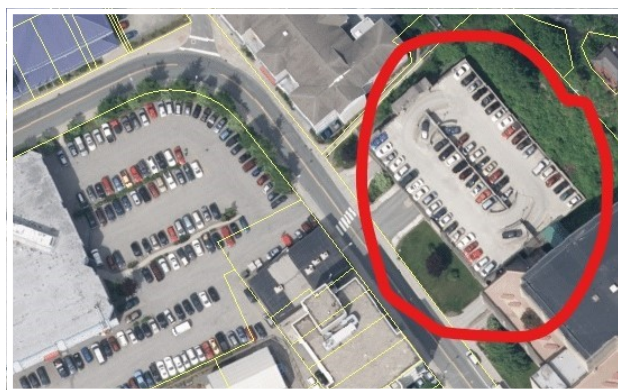
**PUBLIC PROCESS:** In 2020, CBJ applied to acquire the Telephone Hill properties from the State of Alaska. In June 2022, the Legislature directed the Department of Natural Resources to convey Telephone Hill to CBJ at no cost (HB349). In August 2022 the CBJ Assembly adopted a resolution accepting Telephone Hill at no cost from the State of Alaska. In September, the Assembly appropriated \$100,000 to the Manager for the Telephone Hill Redevelopment CIP.

**TIMELINE:** CBJ ownership in January of 2023 with implementation beginning as soon as funds are available.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Redevelop over 3 acres of property in downtown Juneau for the best and highest use.





## NORTH STATE OFFICE BUILDING PARKING

**AMOUNT REQUESTED: \$30M**

**AMOUNT SECURED: \$5M in FY2023 State Capital Budget; \$5M request in 1%**

**TOTAL PROJECT COST: \$40M**

### **PROJECT DESCRIPTION:**

This parking garage provides parking for the State just North of the State Office Building. The current garage is old and in need of major repairs. Building a garage with greater capacity would expand parking for state employees, the Legislature, and the Aak'w Village District freeing up current parking lots for development and infill. This project would be 7 stories, creating a total of 466 parking spaces, with a total net increase of 323 new parking spaces.

**PUBLIC PROCESS:** Designated as Legislative Priority in 2021 & 2022.

### **TIMELINE:**

Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** TBD

**GOAL OF PROJECT:** State/legislative parking, Aak'w Village District infill development.



## MENDENHALL RIVER COMMUNITY SCHOOL RENOVATION

**AMOUNT REQUESTED: \$21M**

**TOTAL PROJECT COST: \$21M**

**PROJECT DESCRIPTION:**

Mendenhall River Community School is a 58,000 sq. ft. structure built in 1983. This construction would replace “end of life cycle” issues including electrical, plumbing, exterior envelop and sidewalks. A crucial need is the dining space; currently the gym is used for dining which limits the ability to comply with recent physical activity legislation. Board specifications call for a separate dining space. This will benefit the families of Juneau.

**PUBLIC PROCESS:**

This project is currently listed in the Juneau School District’s 6-year Construction-in-Process that has been submitted to the State of Alaska, Department of Education and Early Development.

**TIMELINE:**

Once funding is secured, 3 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE? CBJ/JSD**

**GOAL OF PROJECT:** Efficiently renovate a facility to deliver high quality education to Juneau students.



## MARIE DRAKE RENOVATION

**AMOUNT REQUESTED: \$31M**

**TOTAL PROJECT COST: \$31M**

### **PROJECT DESCRIPTION & UPDATE:**

Marie Drake School was originally construction in 1965. It was used as a middle school until 1994. Since then, the facility has housed multiple school district programs, serving an essential function during overcrowding at Juneau Douglas (JD) High School several years ago. The facility is wedged between 2 existing schools: Harborview Elementary and JD High School. The land area is limited because the building footprint takes up over half of the site. Adjacent playgrounds and open spaces provide limited opportunities for shared use.

### **PUBLIC PROCESS:**

This project is currently listed in the Juneau School District's 6-year Construction-In-Process that has been submitted to the State of Alaska, Department of Education and Early Development.

### **TIMELINE:**

Once funding is secured, 3 year design and construction timeline.

### **WHO WILL MAINTAIN AND OPERATE? CBJ/JSD**

**GOAL OF PROJECT:** Efficiently renovate and re-align Marie Drake to appropriately support the Yaakoosge Daakahidi High School and Montessori School, as well as other district programs and activities, for the long term.



## AURORA HARBOR PHASE 4

**AMOUNT REQUESTED: \$1M**

**AMOUNT SECURED: \$0**

**TOTAL PROJECT COST: \$7M**

**PROJECT DESCRIPTION:**

Request for funding to continue the reconstruction of the Aurora Harbor Facility. Past work has been divided into segments. This request would continue preliminary design and begin permitting tasks.

**PUBLIC PROCESS:**

The project has been through a long term planning process with community outreach. It is the 4th phase of the larger reconstruction plans.

**TIMELINE:**

Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT:** Replace critical infrastructure and support maritime economy.





Photo Credit: Cathy Mahnke

## AUKE BAY NEW BREAKWATER

**AMOUNT REQUESTED: \$5M**

**AMOUNT SECURED: \$0**

**TOTAL PROJECT COST: unknown**

### **PROJECT DESCRIPTION:**

The requested funding would allow for the preliminary planning and design phases, including permit acquisition. This opens the opportunity for the construction of a new breakwater at the end of the Statter Harbor. The current facility has reached it's useful life and needs to be replaced. The new facility would allow for more moorage and provide economic stimulus to the community. CBJ would be the local sponsor for the US Army Corps of Engineers, who is federally responsible for the feasibility analysis, design and construction of the breakwater. Local match is required under federal law.

**PUBLIC PROCESS:** Identified as a Legislative Priority for FY2022

### **TIMELINE:**

Once funding is secured, 3 year design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Increase Moorage and recapitalization of aging infrastructure.



# NORTH DOUGLAS BOAT RAMP EXPANSION

**AMOUNT REQUESTED: \$250,000**

**TOTAL PROJECT COST: \$20M**

**PROJECT DESCRIPTION:**

Requested funding would accomplish the first steps to expanding the North Douglas Launch Ramp Facility. These include planning, research and permitting to initiate the project.

**PUBLIC PROCESS:** Docks and Harbors has solicited public input on the concept.

**TIMELINE:**

Once funding is secured, 18-24 month design and construction timeline.

**WHO WILL MAINTAIN AND OPERATE?** CBJ

**GOAL OF PROJECT:** Improve safety and expand boating access & transportation.



## WATERFRONT JUNEAU DOUGLAS CITY MUSEUM

**AMOUNT REQUESTED: \$1M**

**AMOUNT SECURED: \$2M in 1%**

**TOTAL PROJECT COST: \$12M**

**PROJECT TYPE: Planning & Design**

**PROJECT DESCRIPTION:**

This project will construct a new museum on the waterfront to house art and other local collections. The museum will leverage its waterfront location to become a destination for visitors and locals.

**PUBLIC PROCESS: Identified as Legislative Priority in FY2023**

**TIMELINE: Once funding is secured, 2-3 year design and construction timeline.**

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT: Expand Capital Campus.**



# TRAIL MAINTENANCE AND DEVELOPMENT

**AMOUNT REQUESTED: \$5M**

**TOTAL PROJECT COST: \$20M**

**PROJECT DESCRIPTION:**

This project will support the development and maintenance of trails within the City and Borough of Juneau (CBJ). An update of the 1992 Trails Plan will be presented to the Assembly for adoption in Summer 2023, which will address community vision, goals and strategies for trail development and maintenance. The public feedback has focused on trails connecting neighborhoods, schools, recreation areas, work places and communities that are accessible, safe, and multi-modal. Trails that interconnect and loop, accessing scenic areas, cabins and shelters, and provide access to hunting, fishing and wildlife viewing.

**PUBLIC PROCESS:**

The United States Forest Service Juneau Ranger District, the Alaska State Parks Division, Trail Mix and CBJ are leading the planning effort. Multiple public meetings were held in 2019. Public participated in a survey. 89% of respondents report using trails in the past 12 months. The Juneau Comprehensive Plan and Alternative Transportation Plan identify trail development and connecting neighborhoods and communities as very important.

**TIMELINE:**

Construction could begin in 2023 and continue through 2026

**WHO WILL MAINTAIN AND OPERATE?** Trail Mix and CBJ





# AUKE BAY BAYWALK

**AMOUNT REQUESTED: \$250,000**

**TOTAL PROJECT COST: \$30M**

**PROJECT DESCRIPTION:**

The requested funding would accomplish the initial steps to build a Baywalk in Auke Bay. These include planning, research and property identification and examining the potential of providing a non-motorized link from the Auke Bay Ferry Terminal to the Auke Bay Harbor or the center of the Auke Bay Planning Area.

**PUBLIC PROCESS:**

These items were identified during the creation of the 2015 Auke Bay Area Plan adopted into the Comprehensive Plan.

**TIMELINE:**

Once funding is secured, within 24 months of start date.

**WHO WILL MAINTAIN AND OPERATE? CBJ**

**GOAL OF PROJECT: Improve Non-Motorized Route**

# APPENDIX

## EVERYTHING YOU ALWAYS WANTED TO KNOW ABOUT THE CBJ LEGISLATIVE CAPITAL PRIORITIES LIST

by Katie Koester, Engineering and Public Works Director

### Q: What are the Legislative Capital Priorities?

**A:** The CBJ Legislative Capital Priorities (LCP) is a document that lays out community priorities for capital projects, including a project description, rationale for why it's needed (benefits to the community), description of progress to date (money raised, plans drawn up, etc.), and estimated total cost. For CBJ projects, additional information is provided on the timeline for completion. Facilities that have alternative funding streams are not included on this list: for example, the Airport, Bartlett or projects that can be funded through Passenger Fees. See graphic on the following page for a diagram of how the different plans and lists relate to each other.

**NOTE:** Inclusion on the Legislative Capital Priorities is not a funding request. From CBJ's standpoint, it is a mechanism to prioritize projects and raise awareness of a needed project to increase chances of funding from various sources. Nominating a project for inclusion in the LCP should not be thought of as a request for municipal funding.

### Q: Are the "legislative priorities" the same as the Capital Improvement Plan?

**A:** No, they are a prioritized list of projects that are pulled from various CBJ plans, including the Comprehensive Plan, Area Plans, and the Six-year Capital Improvement Plan. The Legislative Priorities are "short list" of projects on which CBJ will focus particular attention during the upcoming legislative session and with the federal delegation. (The goal is to get at least partial funding for a project included in the state capital budget or federal earmark.)

CBJ's "short list" of Legislative Priorities should have a limited number of projects on it. An attempt is made to phase projects so that funding requests range in size depending on available funds and objective. For the State Legislature, project descriptions are inputted into an online system lawmakers use to prioritize funding requests (CAPSIS). These are due in February.

Federal priorities are also solicited by the delegation through an online platform. The Assembly will designate projects that have a nexus with federal funding opportunities for submission to the delegation through the Legislative Priority process.

### Q: What is a capital project?

**A:** A capital project is a major, non-recurring budget item that results in a fixed asset (like a building, road, parcel of land, or major piece of equipment) with a useful life of 20-50 years. Designing and building a new library is a capital project. Planning and implementing an after-school reading program is not a capital project. Most of the projects in the LCP are CBJ projects, but some are community projects spearheaded by a non-profit organization or state or federal agency (e.g., Alaska DOT). To be included on the LCP projects must have an estimated total project cost of at least \$1,000,000.

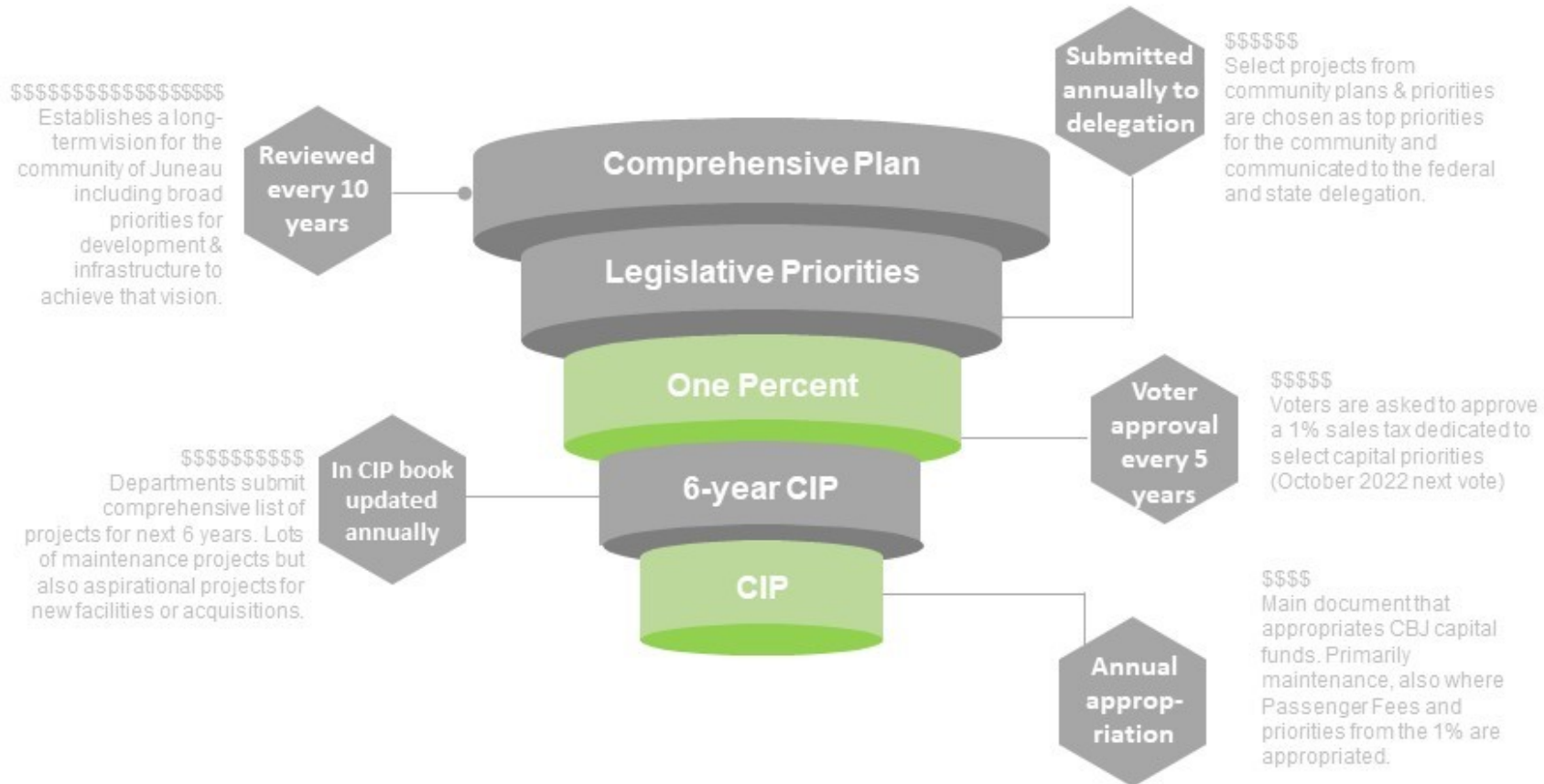
### Q: Is the Legislative Capital Priorities list just "wish list," and if so, what's the point of writing up a "wish list"?

**A:** The Legislative Priorities list does include projects that are aspirational, and as such may have items that are so large or expensive, that it is hard to imagine completion in the near future. However, articulating these priorities helps guide the Assembly and the community through small steps that lead up to the larger goal and advocate towards a common goal. It will take time and discipline to keep the list an accurate and living document.

There are several reasons to include longer term projects on the Legislative Priority List, even when it seems like little progress is being made in accomplishing projects: 1) It helps focus attention on community needs. 2) It helps groups raise money for projects if the sponsor can say that the project has been identified as a community priority in the CIP. 3) Typically the more priority a municipality places on a project, the greater the chances it for a legislative appropriation.

# CBJ lists, plans and priorities

How do the many CBJ lists of projects, plans and priorities relate to each other? This diagram shows how each document informs the one below it. The dollar signs represents the general volume of funds needed, but only the green rings are lists that come with the commitment of actual dollars.



# City & Borough of Juneau Legislative Priorities Project Nomination Form

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Section K, Item 4.

## Project eligibility

- A. Does the proposed project represent a major, nonrecurring expense with a total project cost over \$1M  
YES      NO
- B. Will the proposed project result in a fixed asset (e.g., land, major equipment, building or other structure, road or trail) with an anticipated life of at least two years?      YES      NO
- C. Will the project provide broad community benefit?      YES      NO
- 

*If you were able to answer YES to all three questions, please provide additional information:*

1. Project title (Suggested heading):
  
2. Project description and benefit. Describe the project (in half a page or less), including specific features, stages of construction, etc. Explain how the project will benefit the community. Are there any green or sustainability elements to the project? What sector/s of the community will this project benefit?
  
3. Plans and progress. Describe (in one or two paragraphs) what has been accomplished so far (if anything). This may include feasibility study, conceptual design, final design/engineering/permitting, fundraising activity, and total funds raised to date.
  
4. Project support. Is the project supported in CBJ or other Area plans (List where the project is mentioned in planning documents. This could include CBJ plans such as the Comprehensive Plan, or regional planning documents like the Comprehensive Economic Development Strategy).
  
5. Goal of project. In one sentence or less, state the goal of the project. For example “economic development” or “improve non-motorized transportation routes.”
  
6. O&M. Who is responsible for operations and maintenance upon completion of the project?

*For more information, call Katie Koester at 907.586.0800 or [Katie.Koester@juneau.org](mailto:Katie.Koester@juneau.org)*



4. Project cost:

A. TOTAL COST (including funds already secured) = \$\_\_\_\_\_

B. AMOUNT SECURED (include funding source) = \$\_\_\_\_\_

B. For construction projects, break out preconstruction costs (feasibility/design/permitting):

Preconstruction costs = \$\_\_\_\_\_ Construction costs = \$\_\_\_\_\_

5. Timeline: Indicate when you hope to complete each phase of the project. Keep in mind that the Legislative Priorities will not be published until February. Legislative funding from the state would not be available until the start of the following fiscal year (July).

A. For projects that consist of land or equipment purchase only, state when the purchase would be made:

For construction projects:

B. Preconstruction phase to be completed by \_\_\_\_\_.

C. Construction phase to be completed by \_\_\_\_\_.

6. Physical Location. Please provide the address or physical description of where the project is located.

7. Please provide a photo, drawing, map, or other graphic image if possible.

8. Contact Information

For more information, call Katie Koester at 907.586.0800 or [Katie.Koester@juneau.org](mailto:Katie.Koester@juneau.org)

November \_\_, 2022

Dear Mayor Weldon, Deputy Mayor Gladziszewski, and Assembly Members:

Thank you for the productive Joint Meeting in August. The Planning Commission appreciates the exchange of ideas and commitment to ongoing dialogue. We look forward to working collaboratively to advance community priorities that fall within the Commission's purview.

This letter is ~~intended to~~ summarize ~~some of the~~ priorities that were identified during the Joint Meeting. We hope it will be useful as you set Assembly goals and priorities during your annual retreat. We welcome feedback ~~and questions~~ and look forward to discussing the outcomes of that retreat at our next Joint Meeting in early 2023.

The substantive areas are outlined in bullet form below. We feel ~~that two related~~ overarching issues warrant specific attention. First, we were encouraged by your desire to "think big." The Commission will continue to emphasize updates and improvements to Title 49 that can avoid unnecessary complications while protecting general community welfare. At the same time, the Commission would like to explore broader opportunities, including those identified in the *Housing Action Plan*, to create meaningful opportunities. We welcome collaboration with the Assembly to communicate the opportunities for positive change in Juneau and to identify pathways to engage the community in establishing priorities and a vision.

Second, and perhaps more fundamentally, ~~meaningful change~~ <sup>steps.</sup> will require meaningful investment from the City to support needed ~~process~~. As discussed in detail during the Joint Meeting, the Commission depends on Community Development Department staff for analyses and support. Likewise, both the Commission and CDD depend on the Law Department for guidance and review. Understandably, the priority for the Assembly has been to expedite permitting. As a result, however, staffing ~~and capacity~~ constraints have slowed our ability to advance changes to Title 49 that would help advance Assembly priorities. Ensuring that CDD and Law have the capacity to support Commission and Assembly priorities, including by increasing retention and creating pathways to advancement, is integral to advancing shared priorities.

The bullets below highlight the priorities discussed during the Joint Meeting. We hope that these summaries are useful during your priority-setting conversations.

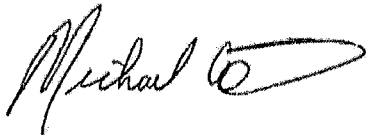
- Increased Juneau Housing: Increased housing development is a clear priority. The Commission supports the ideas expressed in the *Housing Action Plan* and believes there are opportunities to increase density. Additional efforts could focus on infill, particularly in the downtown core, which may require density and height bonuses, as well as expanded grant assistance for targeted housing types. Changes to Title 49, alone, will not address these issues, and we believe that both "carrots" and "sticks" may be necessary.
- New Comprehensive Plan: A new comprehensive plan is needed to help advance a community vision for Juneau. A new plan would focus on brevity, clarity, and action steps, and it would clarify the interplay between comprehensive ~~planning~~ <sup>the</sup> and the recently ~~planning~~ <sup>(?)</sup>

completed Area Plans so that specific community input is captured and implemented through Borough policies, such as the CIP process.

- Avalanche and Landslide Mapping: A path forward is needed to complete the process related to hazard mapping. The Commission supports taking the needed steps to ensure that the study reflects all necessary information needed for realistic and defensible maps.
- Energy Issues: The Commission supports taking steps to advance clean energy initiatives, including changes to building codes to meet improved overall thermal standards and provisions for heat pumps and EV charging stations. The Assembly can initiate needed long-range investments in these areas.

Again, thank you for engaging with the Commission to discuss priorities for the coming year. We look forward to continuing the conversation and to working together to ensure a safe and resilient future for Juneau.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael LeVine". The signature is fluid and cursive, with a large, sweeping loop at the end.

Michael LeVine  
Chair, Juneau Planning Commission

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers

7:00pm

Meeting Date: November 22, 2022

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**1. USE2022 0011:**

- a. Public Comment - JCOA, received 9-6-2022
- b. Public Comment - Leigh, received 9-15-2022
- c. Public Comment – Rowcroft, received 9-16-2022
- d. Public Comment – McPherson, received 9-18-2022
- e. Public Comment – Harris, received 11-6-2022

**2. VAR2022 0002:**

- a. Public Comment – Heckler, received 7-8-2022
- b. Public Comment – Wilson, received 11-11-2022





## Juneau Commission on Aging

September 06, 2022

Irene Gallion  
Juneau Planning Commission

RE: Conditional Use Permit USE 2022 0011  
Up to 21 condominiums @ 11485 Auke Bay Harbor Road

The Juneau Commission on Aging would like to emphasize the federal/state/city ADA requirements to the applicant seeking a conditional use permit for a condominium complex in Auke Bay. We strongly encourage voluntary compliance with those requirements if this permit is granted.

29% of the Juneau population is over 55. Seniors have a strong desire to live in a home that would allow them to "age in place", as indicated in the 2020 "Juneau Senior Survey." <https://www.jedc.org/sites/default/files/2020%20Juneau%20Senior%20Survey.pdf>

However, older homes are not usually designed to be age friendly leading seniors to look for new residences that meet their needs, especially condos. Listed below are a few examples of senior friendly construction that are practical for a developer to do in new construction but hard if not impossible to retrofit into an existing home.

### **Building design needs to take into consideration mobility factors**

1. Provide, at a minimum, one elevator accessible from parking to all units
2. All doorways (interior/exterior) should be at least 3 ft. wide, enhanced dimensions
3. Design each unit to be single story or at least have one floor be senior friendly
4. One bathroom has a walk-in shower with a built-in bench seat and grab-bars
5. Zero step entrances/ramps into the building and zero step threshold entryways
6. If any incline into the building, provide a hand railing
7. Install phone jacks in master bedroom and kitchen
8. Raise electrical outlets (18") and lower light switches (below 48")
9. Slip resistant flooring

- 10. Awning type windows
- 11. Consider pocket doors for bathrooms

### **Choose age friendly hardware & options**

- 1. Select towel racks and toilet paper holders that serve dual purpose as grab bars
- 2. Choose easy grip drawer and doorknobs (lever)
- 3. Rocker or paddle style light switches
- 4. Install lever doorknobs instead of standard ones
- 5. Utilize raised or high-profile "comfort" toilets
- 6. Have an adjustable-height showerhead
- 7. Closet rods at two levels
- 8. LED lighting, including dimmers

These accessibility features are not onerous and can be used positively in marketing the property. We want the developers of this condo complex to appreciate that the time to install age friendly features in a home is when it's being built, regardless of the age of all potential residents.

The Juneau Commission on Aging supports housing of all types for seniors, including these condos that are proposed in Auke Bay if they are constructed to be age friendly as described in this letter and meet ADA requirements.

Sincerely,



Kathleen Samalon  
Juneau Commission on Aging, Commissioner

**From:** Nathan Leigh <nleigh1@alaska.edu>  
**Sent:** Thursday, September 15, 2022 8:37 AM  
**To:** Irene Gallion  
**Cc:** PC\_Comments  
**Subject:** USE2022 0011: Conditional Use Permit for up to 21 Condominiums

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Irene

We received your invitation to comment mailer. Thank You.

I have reviewed the permit and we discussed this proposed development in our UAS Facilities Planning and Construction meeting.

Here are some of the comments we came up with:

- UAS has many students who walk from the main campus to the Anderson building along the same side of Glacier Highway as the proposed development. Please make sure that nothing is done to prevent snow removal operations on the sidewalk that many times includes moving snow behind the sidewalk.
- UAS is in full support of the proposed sea walk that would extend from Statter Harbor past the proposed development to UAS Anderson building and to Fritz Cove. Please make sure that nothing is done to prevent this future project.
- UAS is disappointed that commercial enterprises are being displaced for elite condominiums. Students, Staff and Faculty enjoy walking from campus down to the Auke Bay community for lunch at the Hot Bite and other commercial establishments. UAS recommends CBJ assist more commercial developments that support the Auke Bay community

Thank you for the opportunity to comment on this proposed development.

***Nathan Leigh, P.E.***

UAS Facilities – Director

Ph (907)-796-6487

e-mail: [nleigh1@alaska.edu](mailto:nleigh1@alaska.edu)

## Irene Gallion

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**From:** rowcroft@gmail.com  
**Sent:** Friday, September 16, 2022 9:06 AM  
**To:** Irene Gallion  
**Subject:** Re: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

### EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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I'll follow up with them, thanks for the quick reply!

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**From:** Irene Gallion <Irene.Gallion@juneau.org>  
**Date:** Friday, September 16, 2022 at 12:04 PM  
**To:** rowcroft@gmail.com <rowcroft@gmail.com>  
**Subject:** FW: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

Hi Eric,

Tree removal and viewshed in this particular area are not the purview of the Commission, so we do not have documents relating to these items.

It might be worth reaching out to the applicant for details – note he is out of town right now and expected back on the 22<sup>nd</sup>. I suspect it is too early in project development for him to have a solid idea of tree removal. Developers generally wait until the Commission's approval before spending relatively large amounts of money on designing the details of a project.

Thank you,

#### Irene Gallion | Senior Planner

[Community Development Department](#) | City & Borough of Juneau, AK  
 Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
 Office: 907.586.0753 X2



*Fostering excellence in development for this generation and the next.*

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**From:** PC\_Comments <PC\_Comments@juneau.org>  
**Sent:** Thursday, September 15, 2022 8:08 AM  
**To:** Irene Gallion <Irene.Gallion@juneau.org>



**Cc:** Jill Maclean <Jill.Maclean@juneau.org>; Breckan Hendricks <Breckan.Hendricks@juneau.org>; Lily Hagerup <Lily.Hagerup@juneau.org>

**Subject:** FW: Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

Good morning Irene,

We just received this email with questions regarding USE2022 0011. Are you able to reach out to Eric?

Thank you!  
Chelsea

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**From:** [rowcroft@gmail.com](mailto:rowcroft@gmail.com) <[rowcroft@gmail.com](mailto:rowcroft@gmail.com)>

**Sent:** Thursday, September 15, 2022 8:00 AM

**To:** PC\_Comments <[PC\\_Comments@juneau.org](mailto:PC_Comments@juneau.org)>

**Subject:** Question on USE2022 0011: Development of condominiums with up to 21 dwelling units

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Can you tell me if any of the trees on the proposed development area are planned to be cut down? If there are, have they been identified?

Also, the plans show a height of 35' for the condo building- is it possible to show where that is relative to Glacier Highway? I'm trying to determine what the impact will be to the view from the other side of Glacier Highway.

Thanks,  
Eric Rowcroft

**From:** Denice McPherson <dsamac@ak.net>  
**Sent:** Sunday, September 18, 2022 3:12 PM  
**To:** PC\_Comments  
**Subject:** Conditional Use Permit 21 Condos 11485 Auke Bay Harbor Road

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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As a long term Juneau resident and a part of the Auke Bay community, I think this project could be a positive development if the following things are addressed:

- 1) The additional traffic into the immediate Statter Harbor area and into the Auke Bay Area. Presently there is very little vehicle traffic into the property occupied by the Coast Guard and Auke Bay Adventures and only seasonal traffic into the Hot Bite/Devil's Hideaway eatery. The condos would bring year round vehicle traffic of 21-42 vehicles and possibly more if visitors to the condos are included. April-Sept there is significant difficulty driving/parking in the Statter Harbor parking adjacent to the harbor office. During the winter months how will snow removal be addressed?
- 2) Change in hydrology from the steep hillside that may compromise the Glacier Highway and bank above the property and harbor. This can be addressed by property engineering (see mitigation efforts on adjacent property at Cannery Cove Condos), but it will be extraordinarily expensive.
- 3) The floor plan submitted is very vague. Our elderly population is growing and the floor plan submitted demonstrates no evidence of true accessibility considerations. Please encourage the building of units that are not just accessible to enter (Class D), but are accessible throughout.
- 4) There does not appear to be any diagrams about the underground/first level parking that is mentioned in the plan. Is there 1 level of parking and 3 levels of living space or 3 levels total? How is the building accessed—multiple stairwells will be required for this many units (see Cannery Cove Condos where 2 stairwells were required for 13 units) Hopefully the planning commission will STRONGLY encourage inclusion of an elevator to address our growing aging and disabled population.

Thank you for the opportunity to comment and many thanks to the planning commission for all their hard work.  
 Denice McPherson

**From:** [Chelsie Harris](#)  
**To:** [PC Comments](#)  
**Subject:** Concern about Auke Bay condos  
**Date:** Sunday, November 6, 2022 12:44:50 PM

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EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

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Hello,

I am writing with a concern around the proposed development of condos in the Auke Bay/Statter Harbor. Is the planning commission aware there is an active bald Eagle nest currently on the property? It is located in the tree by the highway next to where the power lines cross the road. This is the second summer this nest has been active that I know of. This last summer, three baby eagles hatched in this nest.

I know the Bald and Golden Eagle Protection Act has wording around residential development near an active nest that could result in an abandoned nest and/or harm to the eaglets. I hope the planning commission is aware of this and taking it into account when considering approval of this building proposal. I am concerned that the increase in noise and traffic to this area during construction could disturb the reproduction cycle of the bald eagles currently using the nest. Has the developer had an environmental impact survey completed? Could the development plan be altered to ensure the safety of these birds?

Thank you for taking the time to consider my comment and ensure that all steps moving forward maintain respect and preservation of the nest.

Chelsie

**From:** [Mike Wilson](#)  
**To:** [PC Comments](#)  
**Subject:** VAR2022 0002  
**Date:** Friday, November 11, 2022 2:50:28 PM

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**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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We received this card to comment on this project and I have visited the CBJ website a few times to comment and this project is not on the site, so I know nothing more about the project than the information on the card.

Briefly we support the project to remove vegetation inside the Jordan Creek streamside setback. Since the Glory Hall has been in this area there has been lots of questionable activity in the brush by the creek and a number of interactions between company personnel and the tenants or tenant acquaintances. So far we have been lucky they have not been violent interactions and we hope it never happens, but as long as the facility is there and there are hiding places in the brush by the creek...

Mike

Michael Wilson  
General Manager  
Coastal Helicopters  
907-789-5600  
907-209-0845 cell  
[www.coastalhelicopters.com](http://www.coastalhelicopters.com)  
[mwilson@coastalhelicopters.com](mailto:mwilson@coastalhelicopters.com)



**From:** Chris Heckler <chrs@ptialaska.net>  
**Sent:** Friday, July 8, 2022 3:48 PM  
**To:** PC\_Comments  
**Subject:** Jordan Creek Streamside Setback

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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I am opposed to this.

I live around the corner from Alpine and Airport Blvd. and it is really troubling that Airport has a policy of cutting up all the trees in this area. They slashed up the recent work down by volunteers to restore Jordan Creek and I just noticed not to long ago they cut up the trees between Glacier Fire Station and the Seaplane Maint. hanger. Makes me wonder if the low salmon numbers register with people who do damage near Salmon spawning streams.