



ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT AGENDA

December 02, 2024 at 5:00 PM

Zoom Webinar only

<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

[Clerk's Note: Due to road conditions and CBJ Office closures on 12/2/2024, all Assembly Standing Committee meetings will be held as Zoom only meetings.]

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES - November 4, 2024 Draft Minutes

1. November 4, 2024 Draft Minutes

F. AGENDA TOPICS

2. **Ordinance 2024-41 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Mendota Park Parcel 1B, Located on Davis Avenue, from D10 to D15.**

This rezone request would facilitate the addition of eleven (11) units to this lot. The neighboring Alaska Department of Corrections is concerned that increased density would result in development closer to the common lot line, for which mitigation would be challenging due to terrain. While rezone conditions are limited to health and safety, the development will require a new or updated Conditional Use Permit. The lot had been rezoned D15 but was downzoned due to intersection concerns at Davis Avenue and Glacier Highway. Since then the intersection has been signalized.

The Planning Commission heard this proposed rezone at their regular meeting on October 22, 2024; and recommends the Assembly approve the proposed rezone.

3. **CBJ Rezone Applications**

[Planning Commission Notice of Recommendations Zone Changes](#)

4. **Ivy Apartments Request for Temporary Use of CBJ Land**
5. **Baptiste Application to Purchase CBJ Property**
6. **Paden Application to Purchase CBJ Property at Pearl Harbor**
7. **Goldbelt Seadrome Building Request to Purchase CBJ property**

G. STAFF REPORTS

8. **CBJ Christmas Tree & Firewood Harvesting Policy**

H. COMMITTEE/ LIAISON COMMENTS & QUESTIONS

- Planning Commission Update

- Docks and Harbors Committee Update
- Parks and Recreation Advisory Committee (PRAC) Update

I. NEXT MEETING DATE - January 27, 2025

J. ADJOURNMENT

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

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

November 04, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

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

C. ROLL CALL

Members Present: Chair Wade Bryson, Paul Kelly, Ella Adkison, Neil Steininger

Members Absent: none

Liaisons Present: none

Liaisons Absent: PRAC liaison; Docks & Harbors Committee liaison; Planning Commission liaison

Staff Present: Dan Bleidorn, Lands Manager; Joseph Meyers, Senior Planner/Housing and Land Use Specialist; Alix Pierce, Tourism Manager

Staff Absent: Roxie Duckworth, Lands and Resources Specialist

Members of the Public Present: Susan Bell, VP Huna Totem

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. August 5, 2024 Draft Minutes – approved as presented

F. AGENDA TOPICS

2. Juneau Affordable Housing Fund – 2024 Funding Recommendations

Mr. Meyers discussed this topic.

Ms. Adkison asked about the recommendation to move forward the \$1 million instead of the \$1.1 million, because of the current amount in the Affordable Housing Fund, do we know what that \$100,000 they will do to this project, is it going to be a significant problem for them? Mr. Meyers replied that the project has indicated that the \$1 million is acceptable for their project. They have decided to downsize their project by 2 units to meet the \$50,000 per unit limit.

Chair Bryson asked if the intent of the Assembly was to pay out \$4 million of the \$4 and a half million that's in the Affordable Housing Fund somewhere around there. Mr. Meyers confirmed that was correct.

Mr. Steininger thought that he read that the \$50,000 per unit was for the per affordable unit or is it per unit in total? Mr. Meyers replied that it is per unit total. Mr. Steininger followed up to ask if the non-affordable or not classified as affordable units would also receive the \$50,000? Mr. Meyers confirmed.

Mr. Kelly appreciated Mr. Meyers correspondence with him, which identified some of the people who are involved who comprise the Tower Legacy II who have been recommended for the \$3 million project. Mr. Kelly remembered that one of those people is Wayne Coogan, and had heard that we had been encouraging him to reapply for this year. Is this a part of that reapplication? Mr. Meyers replied that to his knowledge, he doesn't believe that he is part of the Tower Legacy II team.

Ms. Adkison moved that the Lands, Housing, and Economic Development (LHED) Committee adopt the Juneau Affordable Housing Fund application review committee recommendations and forward the following requests to the Assembly for approval. Motion passed unanimously.

1. Funding of \$3 million to Tower Legacy II, LLC, for Creekside apartments with no additional conditions.
2. Funding of \$1 million to BroKo Holdings, LLC, for renovation of 220 Front Street with the following conditions:

- a. Prior to issuance of funds provide the following:
 - i. Plans showing all proposed units in the project
 - ii. A copy of in progress environmental report
 - iii. Provide documentation of ownership

3. Huna Totem Dock Public Process

Ms. Pierce and Ms. Bell from Huna Totem discussed this topic.

Ms. Adkison noted that the background information was helpful as a refresher and mentioned the seawalk, the cultural center, shore power, these are all things that we've been hearing about from the public and have been a part of the larger conversation. This is a limited amount of space and only so much is compatible with it, but things like housing, meeting space, downtown passenger center shuttle, and water access, things in our packet, are issues that have come up. What have you considered that's just not feasible versus maybe a possibility to be incorporated in the final plan. Ms. Bell replied that one thing that has been asked and was discussed more extensively with the Planning Commission was housing. Part of that is that it's not only looking at the economics of it, but also the compatibility with our adjacent secure site of the Coast Guard. That's one element where we know in this committee that is an important need and it's something that had been taken up. Other things include the way the facility is designed, particularly when you think about possible uses of the Indigenous Knowledge and Cultural and Science Center, that could be designed for compatible meeting spaces with the arts and culture facilities and hotel rooms that are in that area. Just two weeks ago our community hosted the Alaska Travel Industry Association. The opening reception was held at the State Museum and community night was at the Hangar on the Wharf. It's just a reminder of when we have some of these kinds of events, small or large, there's more than one venue. Ms. Pierce added that another element that was in her memo was a number of things that they had been working on together that are outstanding questions that the Tourism Department, Docks and Harbors, and Parks and Rec had submitted through the Planning Commission process that didn't fully get addressed. We're working on a response to those that considers some of the elements that Ms. Atkinson mentioned. We'll have that information for the Assembly at the Committee of the Whole. There will be more detail on some of the minor outstanding elements, so I had forgotten to mention that earlier.

Mr. Kelly asked about in the presentation with a few times that mentioned honoring both the 5 ship limit and the leases being that they are negotiated each year and include things besides the flagship limit. Could you offer specifics as to what you mean by that. Ms. Bell replied that was specifically the piece in those leases that resonated with the community in our discussion of this last year. The 5 ship limit was something that as our community was talking about the ballot initiative and what we voted on, there was a lot of discussion about limits and passenger caps, we have other things in place, let's see how they work. The main thing that I was trying to emphasize was to a large degree in the downtown core is the 5th and final dock, bringing ships from anchor to a dock, and addressing that significant vehicular congestion issue. Ms. Pierce added that the MOAs are not renegotiated annually, they're in place until one of the parties involved chooses to opt out and they were negotiated with the idea that we may have an additional large cruise ship dock in downtown Juneau in mind.

Ms. Adkison asked about one of the Visitor Industry Task Force recommendations that was included in the background was that the CBJ manages the dock to some extent through a public-private partnership or a management agreement, is that something being worked on? Does that look like Docks and Harbors providing security or is it something more involved than that? Ms. Bell replied that we still have the opportunity to shape that but in our opinion there are some things that are being agreed to, including the one large ship a day, no hot berthing, no anchoring, and some other things that will that are reflected already in the process, are a beginning of that and a unique relationship that is not the

same as the other 2 private docks in this community. There's an opportunity for both of us to interpret what does that mean and how do we make this functional. Ms. Pierce added that another element of that of the discussion at the VITF that is not reflected in the memo, because it was not a direct recommendation for this facility, was this concept of best ship – best dock, and that can mean whatever you want to interpret it. It could mean congestion, orientation, but I think it has evolved in my mind and other stakeholders, to mean maximizing time on shore power. That's something we'll plan to work closely with Huna Totem on and other private dock owners as we have more shore power enabled docks in Juneau We look forward to discussing that element of management with Huna Totem in more detail in the future. We don't have a clear picture of what that looks like today.

Chair Bryson asked for clarification on the part of development, are these later renditions? Some of that development came from the public comments, are you trying to use the information for the public to design maybe the final rendition. Ms. Bell replied that one of the things she hopes to have by the Committee the Whole meeting, is more of a summation of some of this public process, but certainly the seawalk, the underground parking, the public park, and the year-round usage, some of these things that we've embraced in the design have come from these different aspects of the public process, including conversations that originated when Norwegian Cruise Lines still own the property and hadn't deeded it. Chair Bryson followed up to ask if at one point you were looking at partnering with SHI for some of the cultural experiences, could you elaborate on that? Ms. Bell replied that with her newness in her roll she doesn't have the full extent of that, but SHI is a partner we work with on the Indigenous Knowledge, Science, and Cultural Center. We've also been talking with Tlingit and Haida about not only the Willoughby district development, but where there is synergies and how we might partner. The Sealaska Heritage Institute partnership is very clear on that facility, and we're excited about what that can mean, seeing what they've already done downtown with the Walter Soboleff Building and the Arts Plaza.

Chair Bryson asked Ms. Pierce what she would need from the Assembly moving forward to make this decision. If you need additional information from Huna Totem or from the Planning Commission, now would be the time to start digging in to see what you need and to give you enough information to decide. No other comments or discussion from the committee was presented on this topic.

G. STAFF REPORTS

4. Deputy Division of Lands and Resources Manager Vacancy

Mr. Bleidorn discussed this topic. No comments or discussion from the committee.

5. FAA Crazy Horse Drive Lease Renewal Verbal Update

Mr. Bleidorn discussed this topic. Chair Bryson asked about the lease site, it's about 400 square feet, and then the lease length, is this a renewal? Mr. Bleidorn replied that the final draft was for a 20 year lease, that's what they had requested, it shouldn't have to come back to committee for a while.

H. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Bleidorn wanted to thank a couple of JDHS government and civics students who attended this meeting. We always appreciate young faces here, and wanted to say you're welcome anytime.

- Planning Commission Update - no comments or discussions
- Docks and Harbors Committee Update - no comments or discussions
- Parks and Recreation Advisory Committee (PRAC) Update - no comments or discussions

I. STANDING COMMITTEE TOPICS – none discussed

J. NEXT MEETING DATE - December 2, 2024

K. ADJOURNMENT – 5:42pm

Presented by: The Manager
Presented: 11/18/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA
Serial No. 2024-41

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Mendota Park Parcel 1B, Located on Davis Avenue, from D10 to D15.

WHEREAS, the area of the proposed rezone consists of 2.3 acres, located at 1925 Davis Avenue, identified as Mendota Park Parcel B, is currently zoned as D10; and

WHEREAS, the land use maps of the 2013 Comprehensive Plan identify the subject lots as Medium Density Residential (MDR); and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

WHEREAS, the parcels to the North and West are zoned D5, D10, and D15; and

WHEREAS, currently 23 apartment units are constructed on the property and, if rezoned, an additional 11 units could be constructed on the lot; and

WHEREAS, in 2005 the lot was downzoned from D15 to D10 due to concerns about the performance of the Davis Avenue intersection with Glacier Highway; and

WHEREAS, a 2022 project by the Alaska Department of Transportation and Public Facilities installed a light at the intersection; and

WHEREAS, housing is the Assembly’s top priority; and

WHEREAS, the Planning Commission concluded that the change from D10 to D15 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of Mendota Park Lot 1B, located on Davis Avenue, from D10 to D15. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

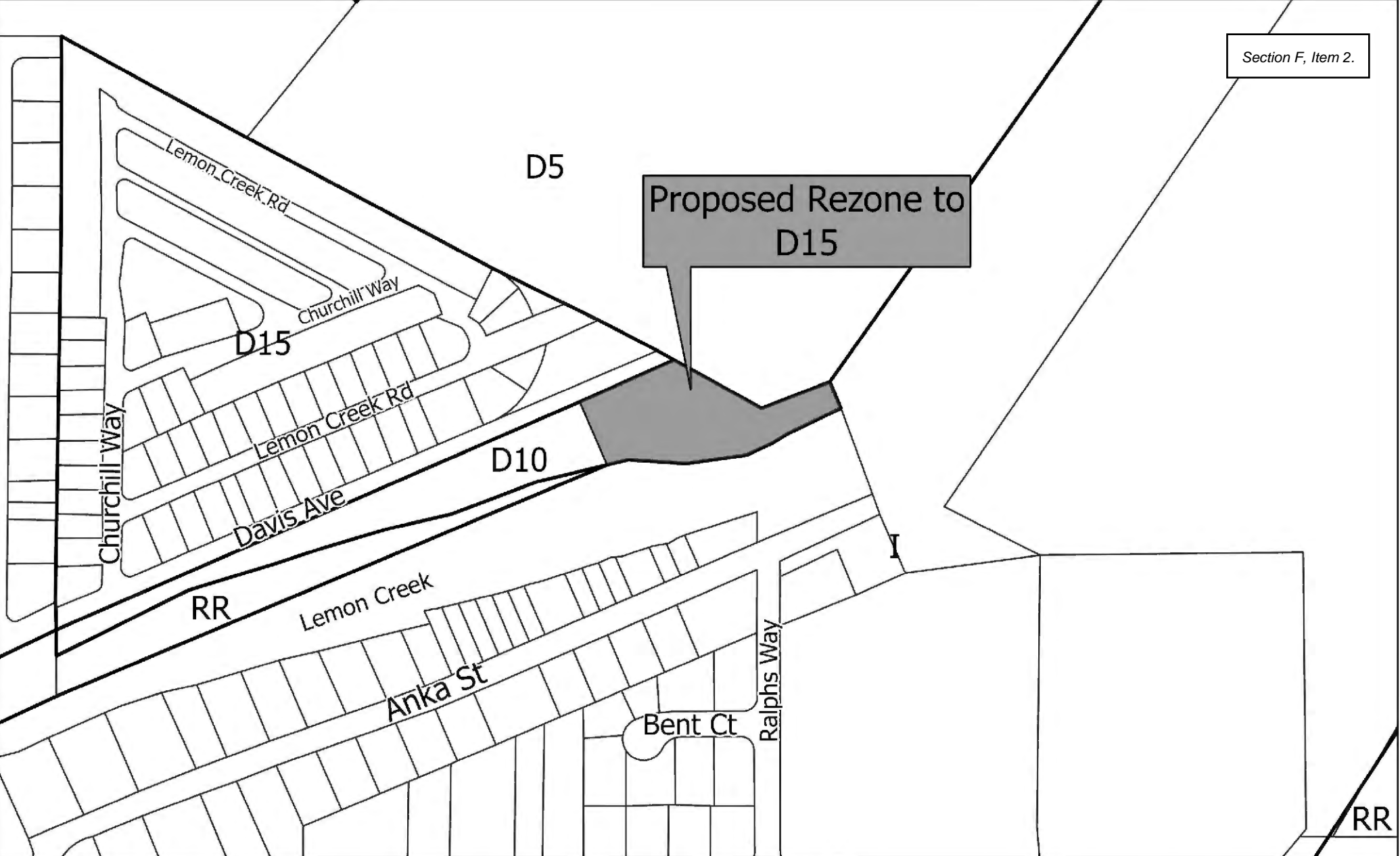
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth A. Weldon, Mayor

Attest:

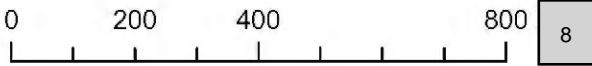
Elizabeth J. McEwen, Municipal Clerk



Zone changes to Mendota Park
Parcel 1B from D10 to D15



CDD Case: AME 2024 0003





Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024
Case No.: AME2024 0003

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

Property Address: 1925 Davis Avenue

Legal Description: MENDOTA PARK PARCEL 1B

Parcel Code Number: 5B1201070043

Hearing Date: October 22, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 9, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a rezone of 2.3 acres at the end of Davis Avenue from D10 to D15.

LINK TO: October 9, 2024, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding AME2024 0003.

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

City and Borough Assembly
Case No.: AME2024 0003
October 25, 2024
Page 2 of 2

acting chair for



Mandy Cole, Chair
Planning Commission

11/5/24

Date



Filed With City Clerk

11/6/2024

Date

cc: Plan Review

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

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: 2024 CBJ Rezone Applications
DATE: November 22, 2024

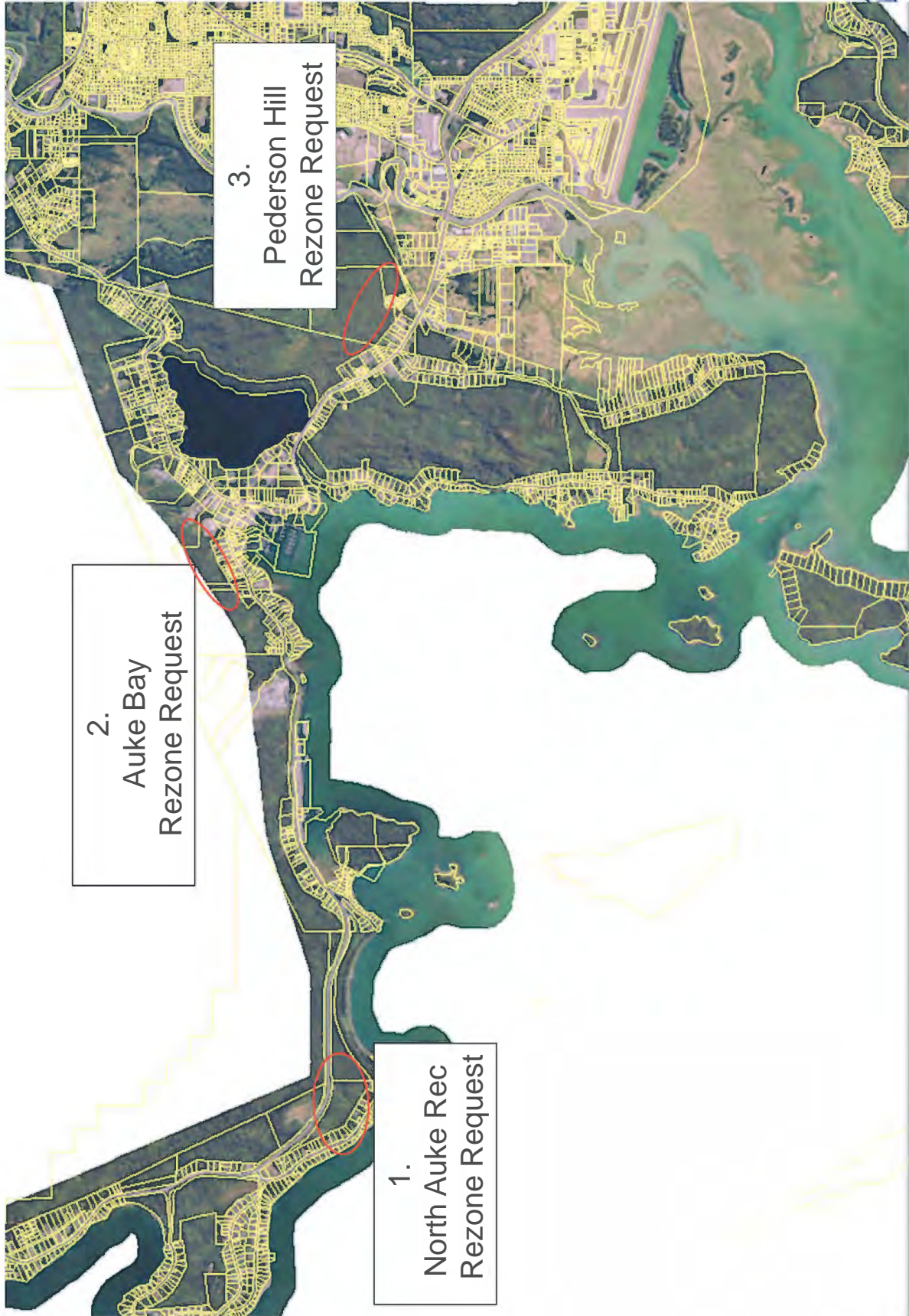
In July 2024, the Lands Office submitted seven (7) rezone applications to the Community Development Department. These seven CBJ properties were selected after thorough review of the CBJ land portfolio and the Land Management Plan, while considering the topography, access, road frontage, utilities, and wetlands. The seven properties represent a broad and equitable up-zoning across the borough.

The 2016 Housing Action Plan states that *"publicly owned land and assets can be one of the most powerful tools a local government has to address housing availability and affordability issues."* (p. 42) and that *"public land should be thought of not only as a means by which Juneau can encourage beneficial private economic activity and guide a rational growth pattern, but also, importantly, as a means by which Juneau can achieve key policy goals. These goals include filling key housing gaps"* (p. 43).

The Housing Action Plan's Implementation section states that CBJ would *"Ensure any CBJ-owned land slated for development is zoned for the least restrictive/highest density use, consistent with the Comprehensive Plan; rezone certain parcels as necessary."* (p. 45)

Increasing the density of CBJ properties is the first step in facilitating development or disposal. These rezone applications of CBJ property are the direct result of discussions with the Assembly at the 2023 Retreat. The Planning Commission reviewed these applications at the October 22, 2024, meeting and approved of six of the seven rezone requests. The one rezone that the Planning Commission denied of was the property located in the vicinity of Fish Creek on Douglas.

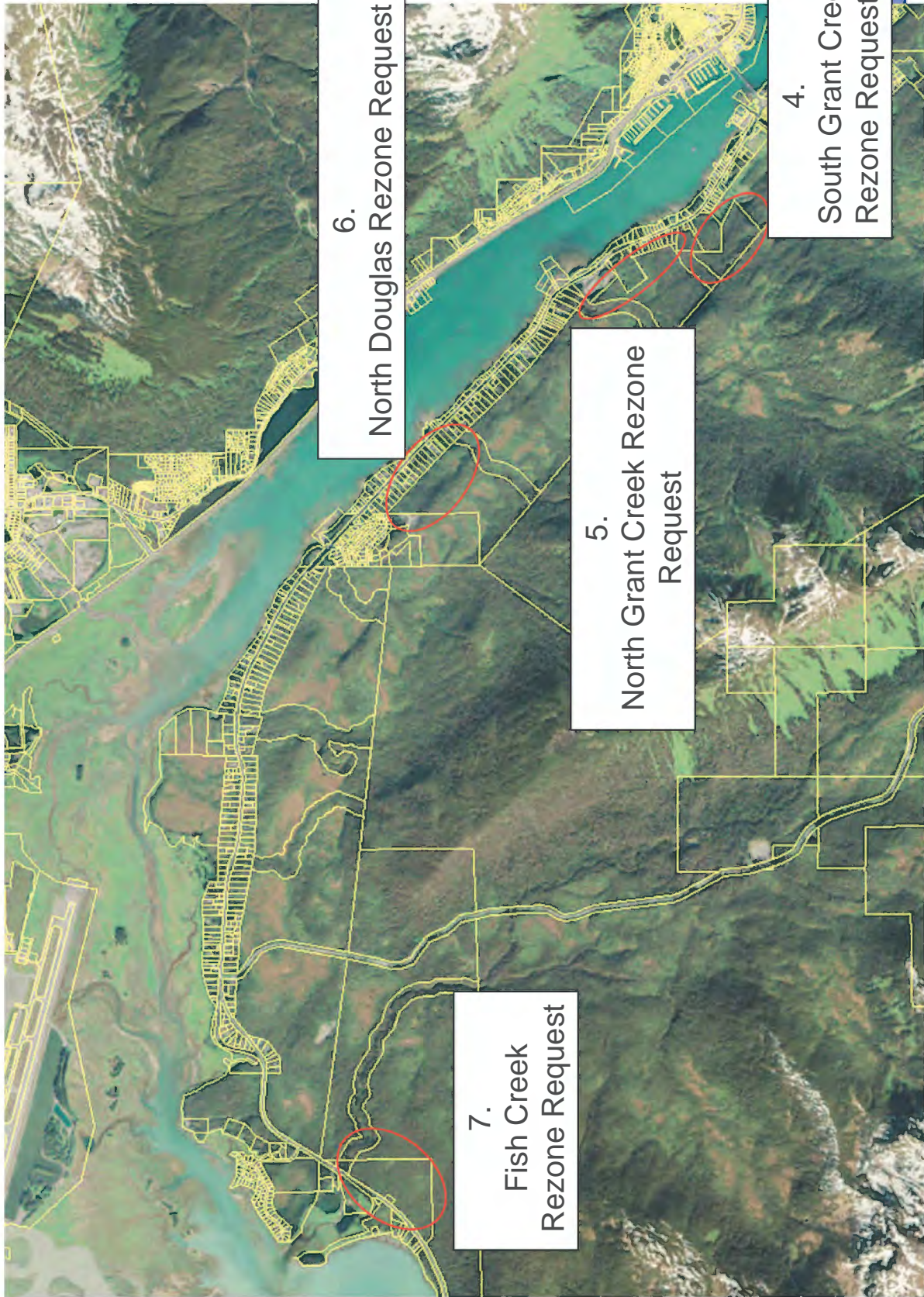
In accordance with 49.75.130, an ordinance will not be introduced for the Fish Creek rezone. The denial does not prevent the Assembly from developing this property with the existing zoning of RR which allows for more industrial and rural uses than the proposed residential D3. This property could be reevaluated during the land review for the upcoming 2026 Land Management Plan in order to determine if this property should be retained for public use rather than the current designation of retain/dispose.



1.
North Auke Rec
Rezoning Request

2.
Auke Bay
Rezoning Request

3.
Pederson Hill
Rezoning Request



City and Borough of Juneau

Land Management Plan

2016 Update

Point Lena

0157
P&R

0130
P&R

LENA COVE

0134
P&R

0149
L&R

0127
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Property #1.

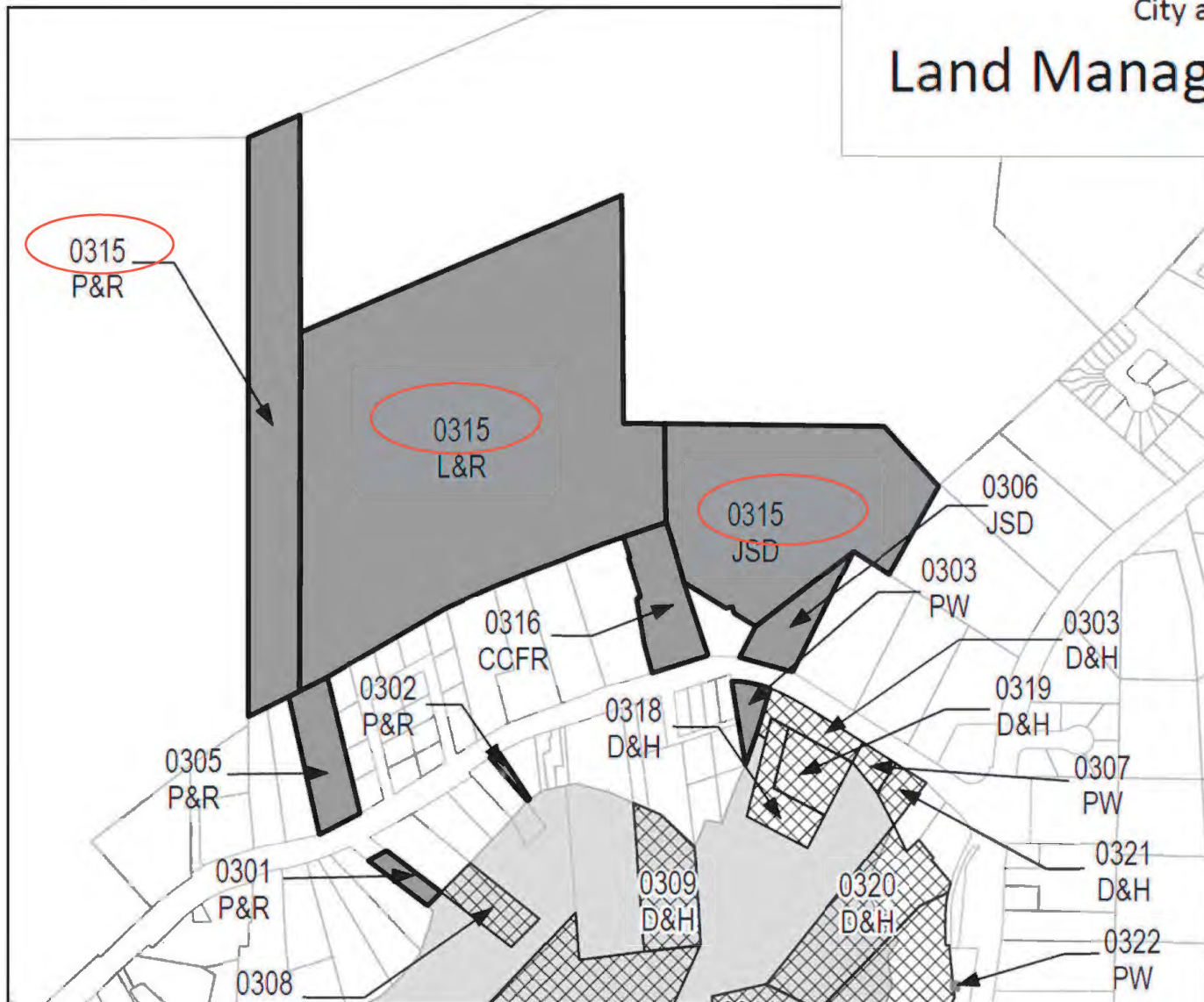




1. North Auke Rec Rezone
Request Proposed Zoning



City and Borough of Juneau
Land Management Plan
2016 Update

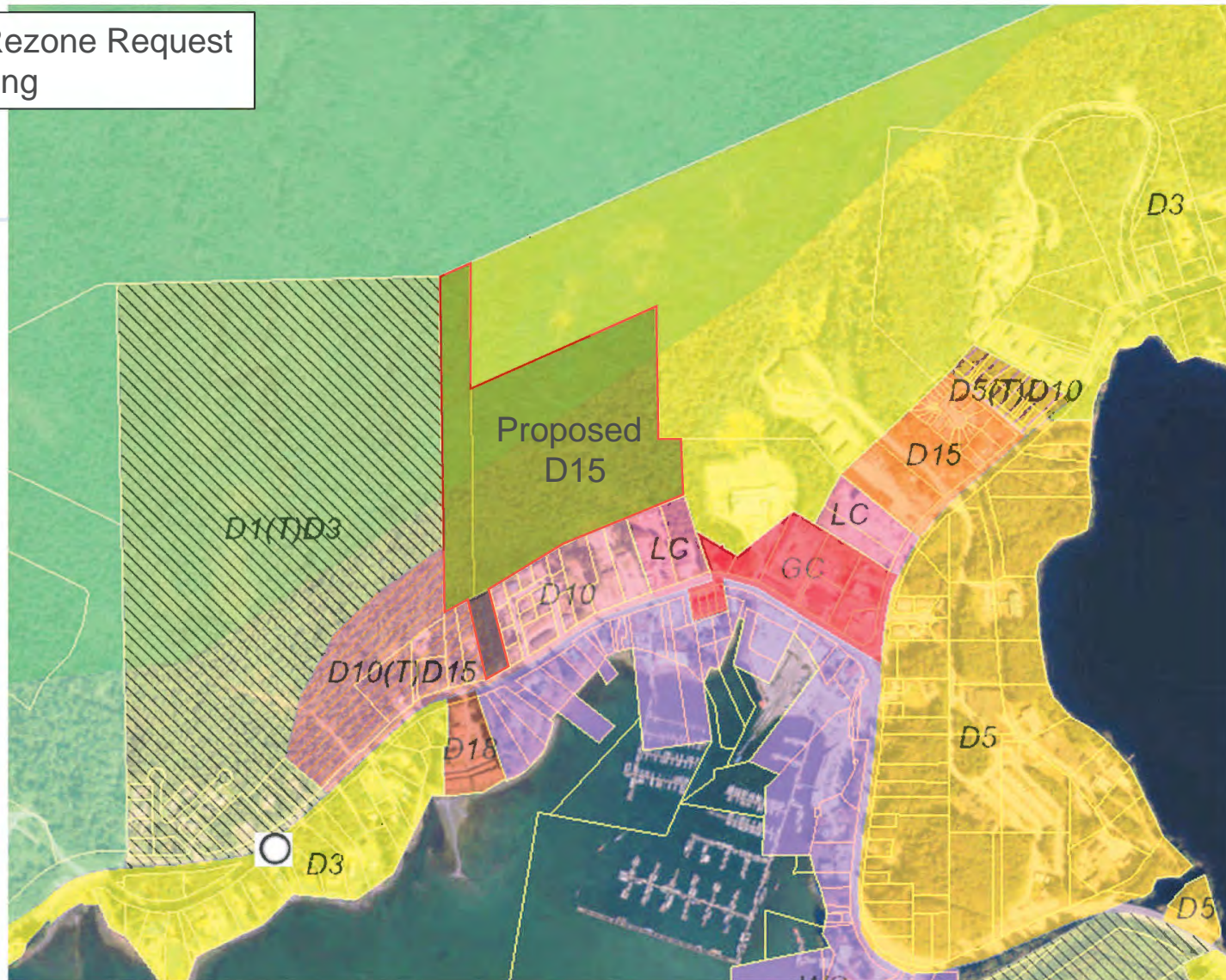


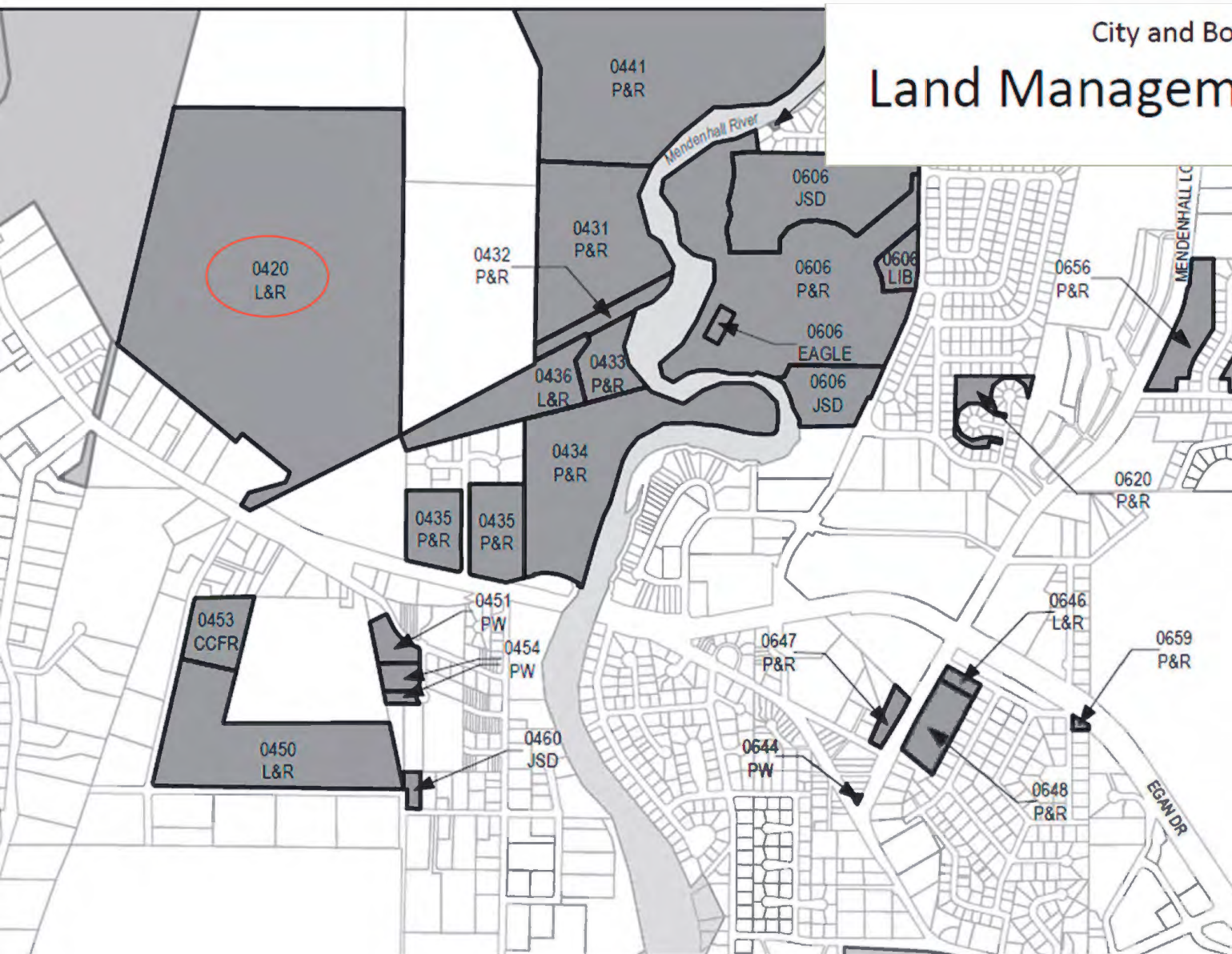
 Submerged Tideland

Property #2



2. Auke Bay Rezone Request
Requested Zoning

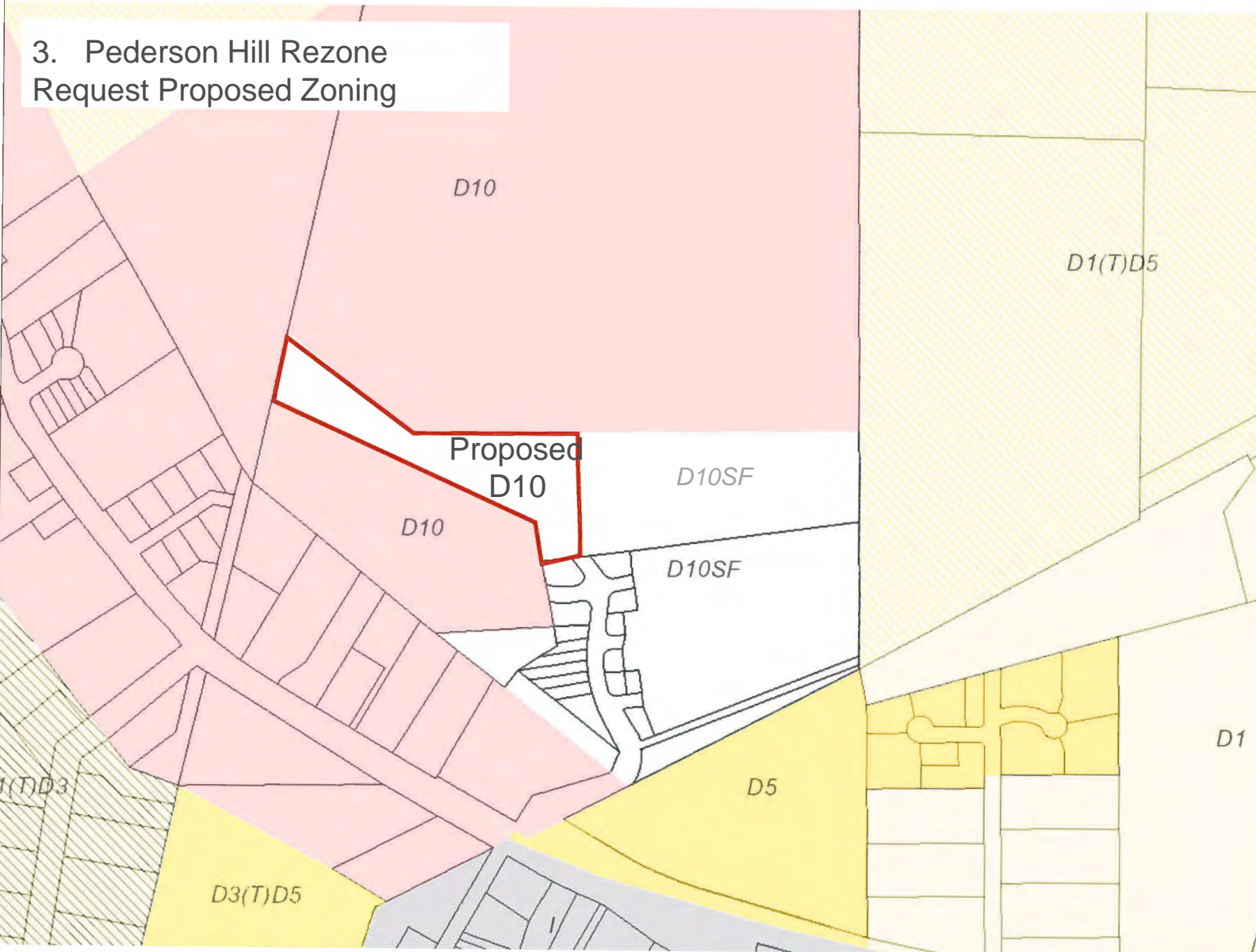


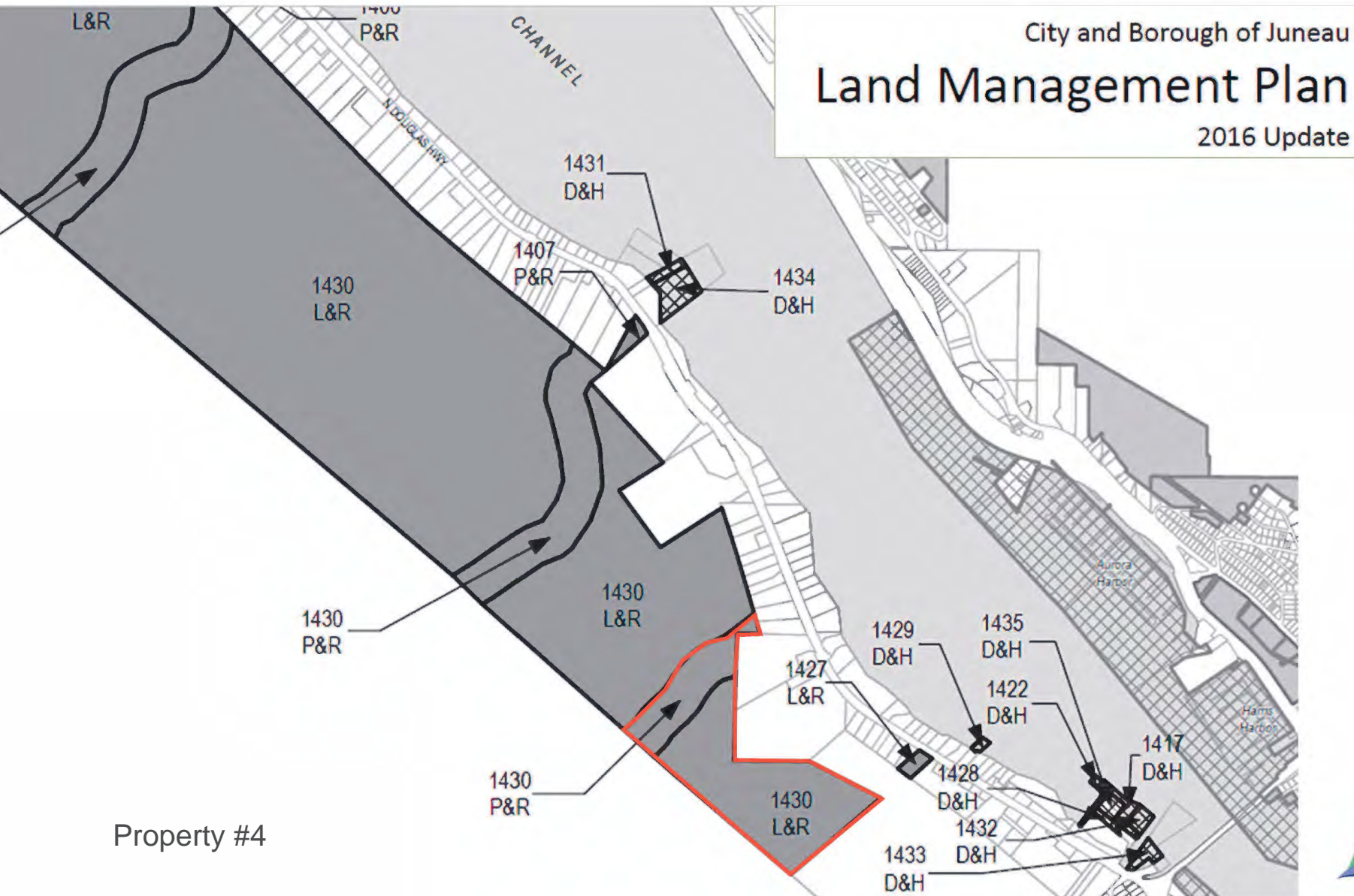


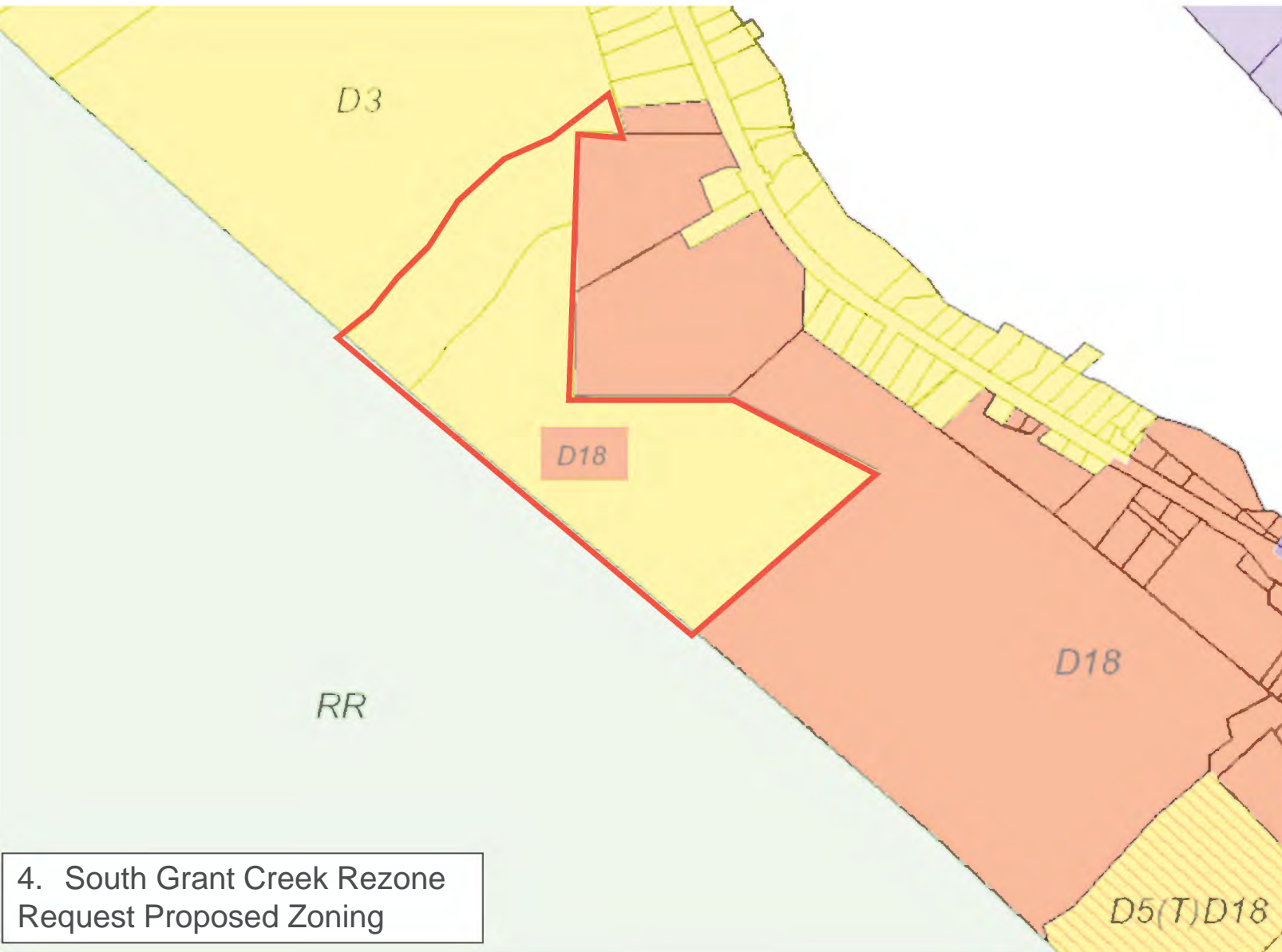
Property #3



3. Pederson Hill Rezone
Request Proposed Zoning

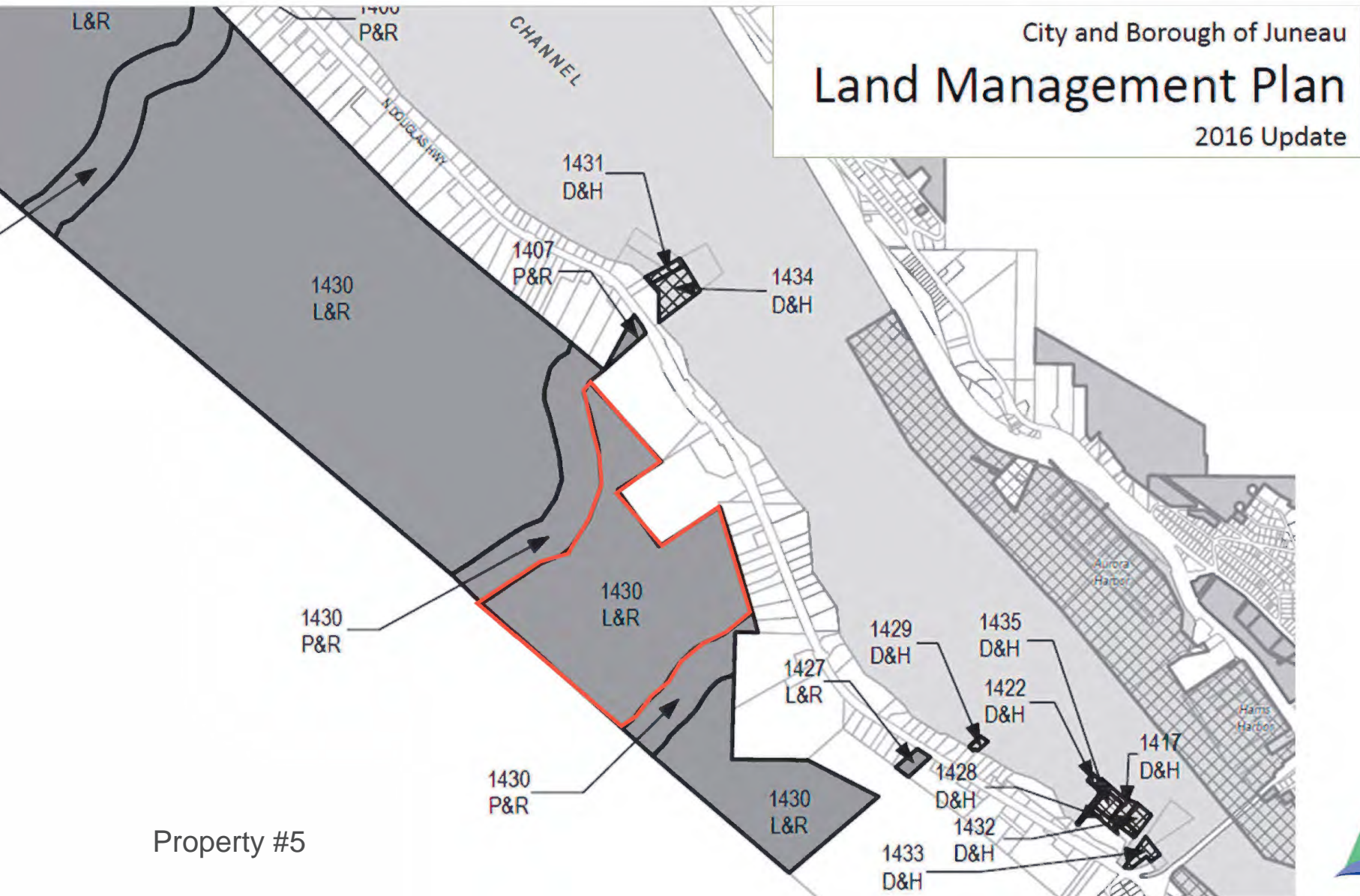


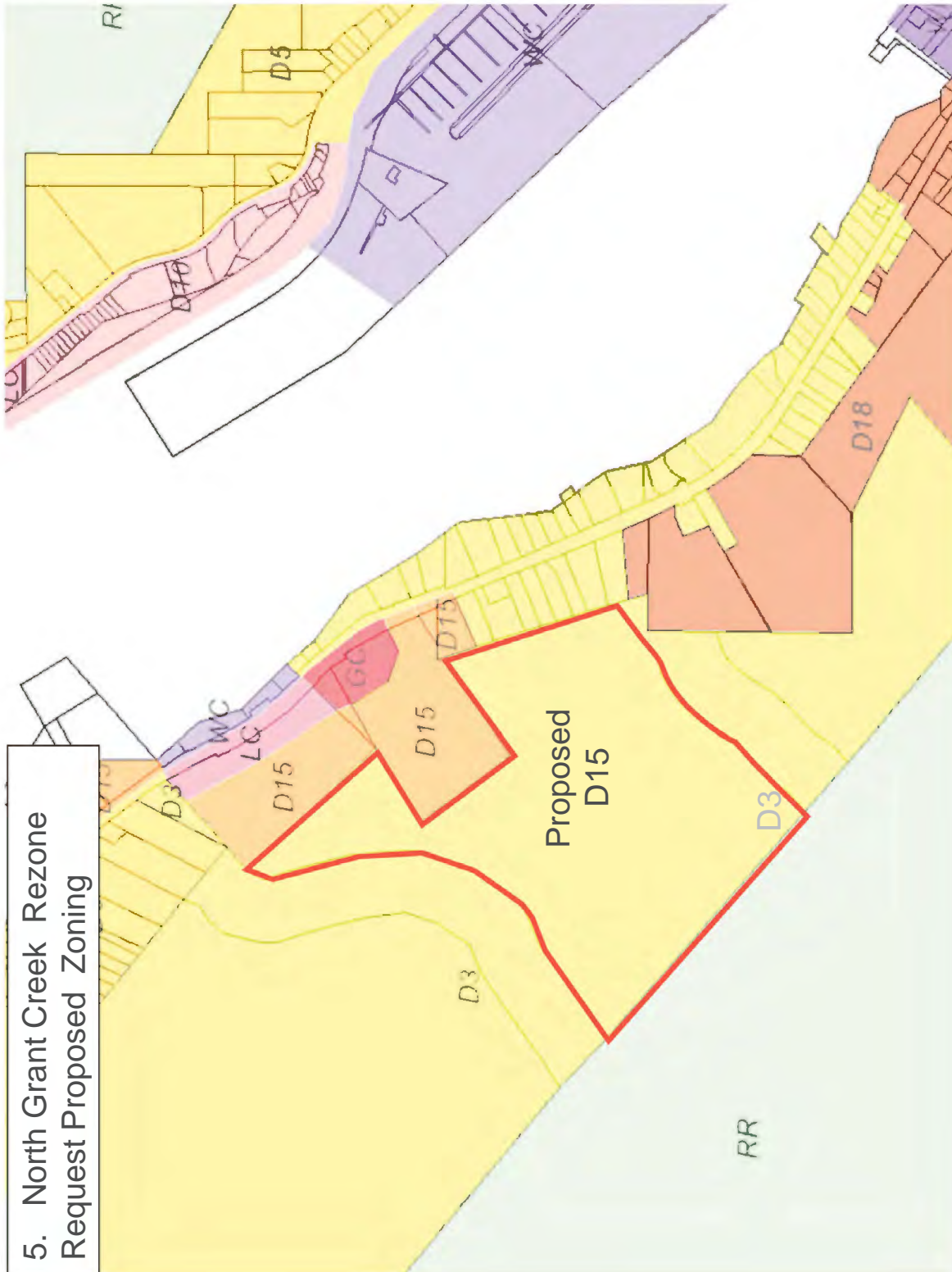




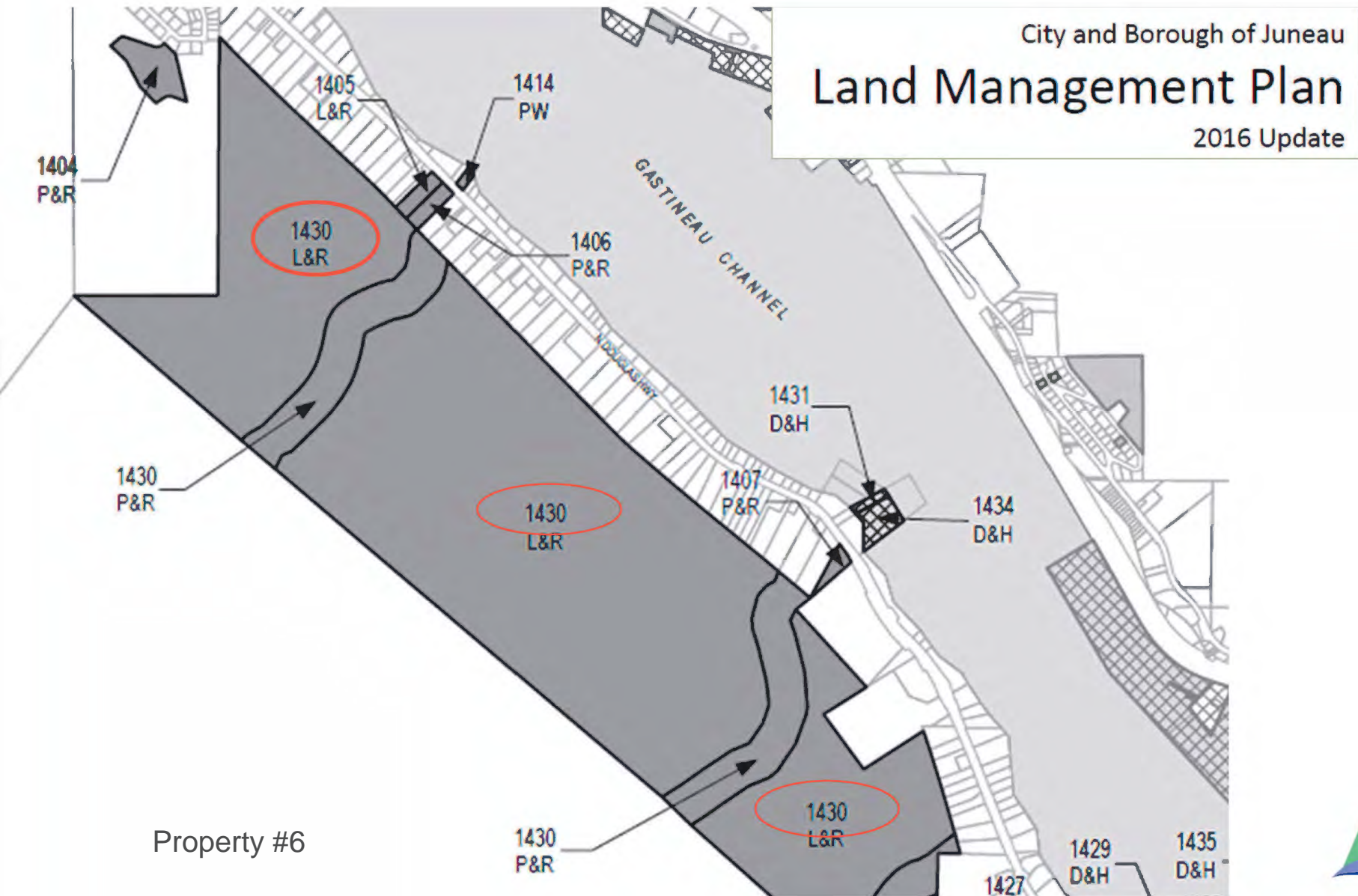
4. South Grant Creek Rezone
Request Proposed Zoning



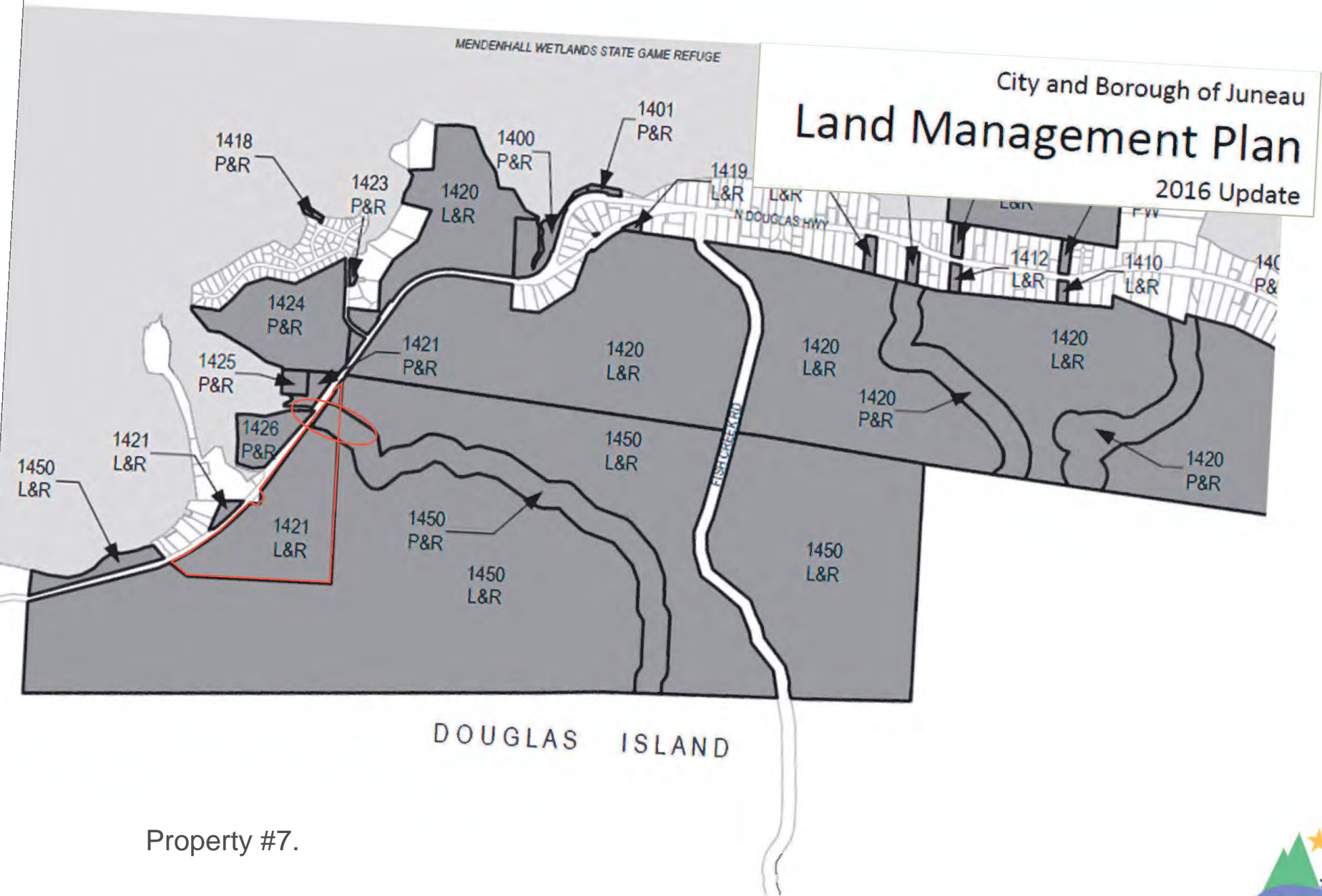




5. North Grant Creek Rezoning
Request Proposed Zoning



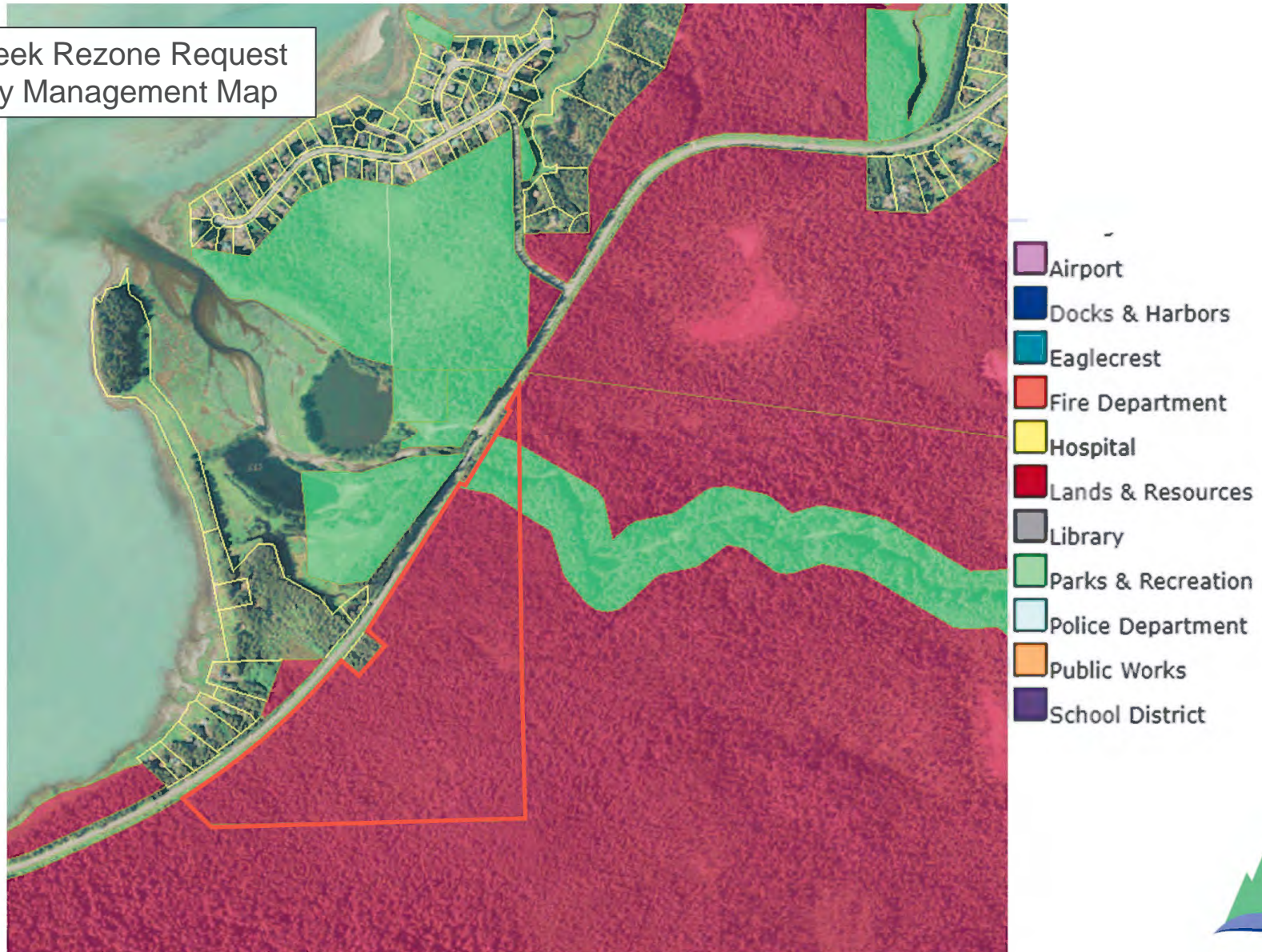


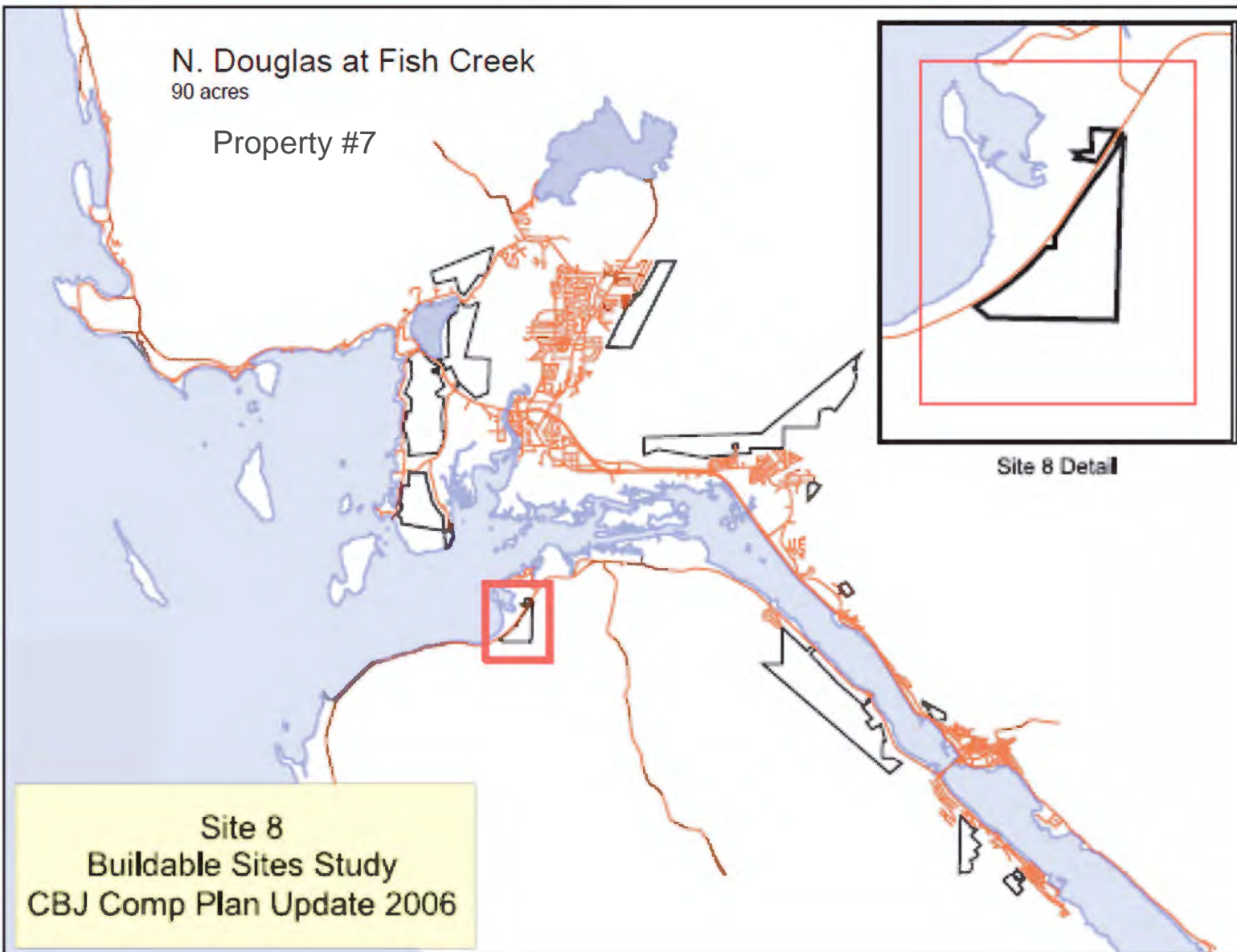


Property #7.



7. Fish Creek Rezone Request
CBJ property Management Map





Buildable Sites Study

Of the 4 Sites that have buildable lands, 2 of the Sites (Site 2 – Mendenhall Peninsula and Site 8 – North Douglas at Fish Creek) rely on access roads that are severely congested in the peak evening week-day period and are at Levels of Service (LOS) F, the worst level of congestion. These Sites should not be deemed buildable unless and until the access roads are improved to LOS D or better.

- Site 8 – North Douglas at Fish Creek, 90% or about 80 acres of buildable land when sewer and roads are extended to area
- North Douglas, North Douglas Highway to the JD Bridge and 10th and Egan
 - North Douglas Highway at Bridge was LOS F before the roundabout was built, no data since then.
 - JD Bridge at 10th and Egan = LOS F

Property #7.

Ordinance 2024-45 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 33 Acres of USS 3807, Located at 15700 Auke Rec Bypass Road, North of 15700 Glacier Highway.

The applicant requests a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3 (in the Auke Bay area).

Manager recommends the Assembly adopt the Planning Commission's analysis and findings and forward a recommendation of APPROVAL to the Assembly.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-45

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 33 Acres of Parcel No. 8B3401000100, USS 3807, Located at 15700 Auke Rec Bypass Road, North of 15700 Glacier Highway.

WHEREAS, the area of the proposed rezone consists of 33 acres located at 15700 Auke Rec Bypass Road, identified as USS 3807, and zoned Rural Reserve (RR); and

WHEREAS, RR is intended for lands primarily in public ownership managed for the conservation and development of natural resources, and for future community growth and recreation, cabins, lodges, and small seasonal recreational facilities may be allowed; and

WHEREAS, the CBJ Comprehensive Plan maps this area for Medium Density Residential (MDR); and

WHEREAS, the proposed rezone to D3 conforms to the RD; and

WHEREAS, the D3, residential district, is intended to accommodate primarily single-family and duplex residential development and D-3 zoned lands are primarily located outside the urban service boundary; and

WHEREAS, the D3 density reflects the existing pattern of development of properties in the surrounding districts; and

WHEREAS, housing is the Assembly’s top priority; and

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

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of USS 3807, located at 15700 Auke Rec Bypass Road, from RR to D3. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

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

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth McEwen, Municipal Clerk



Zone changes to USS



CDD Case: AME 2024 0006



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024
Case No.: AME2024 0006

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3.

Property Address: 15700 Auke Rec Bypass Road

Legal Description: USS 3807

Parcel Code Number: 8B3401000100

Hearing Date: October 22, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 11, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for the of Staff's recommendation for a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3.

Attachments: October 11, 2024, memorandum from Jay Larson, Community Development, to the CBJ Planning Commission regarding AME2024 0006.

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

City and Borough Assembly
Case No.: AME2024 0006
October 25, 2024
Page 2 of 2

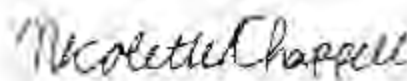
acting chair for



Wendy Cole, Chair
Planning Commission

11/5/24

Date



Nicolette Chappell

Filed With City Clerk

11/6/2024

Date

cc: Plan Review

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

Ordinance 2024-44 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 Acres of USS 3820 LT3 B1 and USS2391 LT 1, Accessed via Glacier Highway in the Auke Bay Area.

This proposed rezone is uphill from the Auke Bay community core. Staff recommends reducing the applicant's scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres for rezone. Mapped wetlands cover most of the proposed rezone, which will increase development costs.

The Planning Commission accepted Staff recommendation at their regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the reduced scope rezone.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-44

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 Acres of USS 3820 LT3 B1 and USS2391 LT 1, Accessed via Glacier Highway in the Auke Bay Area.

WHEREAS, the area of the proposed rezone is uphill (north) of 11900 through 12170 Glacier Highway and consists of three lots; and

WHEREAS, the Community Development Department recommends reducing the applicant's original scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres (two lots) for the proposed rezone to D15, rather than 36 acres; and

WHEREAS, the first lot, USS 3820 LT3 B1, consists of 39.81 acres, is currently zoned D3 and approximately 28 acres of the lot is designated in the 2013 Comprehensive Plan as Institutional and Public Use; and

WHEREAS, Institutional and Public Use land use supports rezoning to D15 to accommodate Assembly housing development priorities including, but not limited to, housing for staff of the US Coast Guard Icebreaker MV Aiviq and concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, the second lot, USS 2391 LT 1, consists of 1.39 acres and is currently zoned D10 and D3(T)D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as Medium Density Residential (MDR); and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

WHEREAS, USS 2391 LT 1 currently provides parking to access Spaulding Meadows Trail and development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A, zoned D-3, abuts USS 2391 LT 1 and can accommodate Spaulding Meadows Trail parking; and

WHEREAS, both D3 and D15 would allow trailhead development under paragraph 6.266 of the Table of Permissible Uses; and

WHEREAS, the Planning Commission concluded that the change to D15 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of 28 acres of USS 3820 LT3 B1 from D3 to D15; and USS 2391 LT 1 from D10 and D3(T)D15 to D15. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

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

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-44

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 Acres of USS 3820 LT3 B1 and USS2391 LT 1, Accessed via Glacier Highway in the Auke Bay Area.

WHEREAS, the area of the proposed rezone is uphill (north) of 11900 through 12170 Glacier Highway and consists of three lots; and

WHEREAS, the Community Development Department recommends reducing the applicant's original scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres (two lots) for the proposed rezone to D15, rather than 36 acres; and

WHEREAS, the first lot, USS 3820 LT3 B1, consists of 39.81 acres, is currently zoned D3 and approximately 28 acres of the lot is designated in the 2013 Comprehensive Plan as Institutional and Public Use; and

WHEREAS, Institutional and Public Use land use supports rezoning to D15 to accommodate Assembly housing development priorities including, but not limited to, housing for staff of the US Coast Guard Icebreaker MV Aiviq and concerns about residences in the path of Mendenhall River flooding; and

WHEREAS, the second lot, USS 2391 LT 1, consists of 1.39 acres and is currently zoned D10 and D3(T)D15; and

WHEREAS, USS 2391 LT 1 is designated in the 2013 Comprehensive Plan as Medium Density Residential (MDR); and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

WHEREAS, USS 2391 LT 1 currently provides parking to access Spaulding Meadows Trail and development of USS 2391 LT 1 to provide access to the rezone area will require moving Spaulding Meadows Trail parking; and

WHEREAS, USS 3820 LT 3 TR A, zoned D-3, abuts USS 2391 LT 1 and can accommodate Spaulding Meadows Trail parking; and

WHEREAS, both D3 and D15 would allow trailhead development under paragraph 6.266 of the Table of Permissible Uses; and

WHEREAS, the Planning Commission concluded that the change to D15 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of 28 acres of USS 3820 LT3 B1 from D3 to D15; and USS 2391 LT 1 from D10 and D3(T)D15 to D15. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

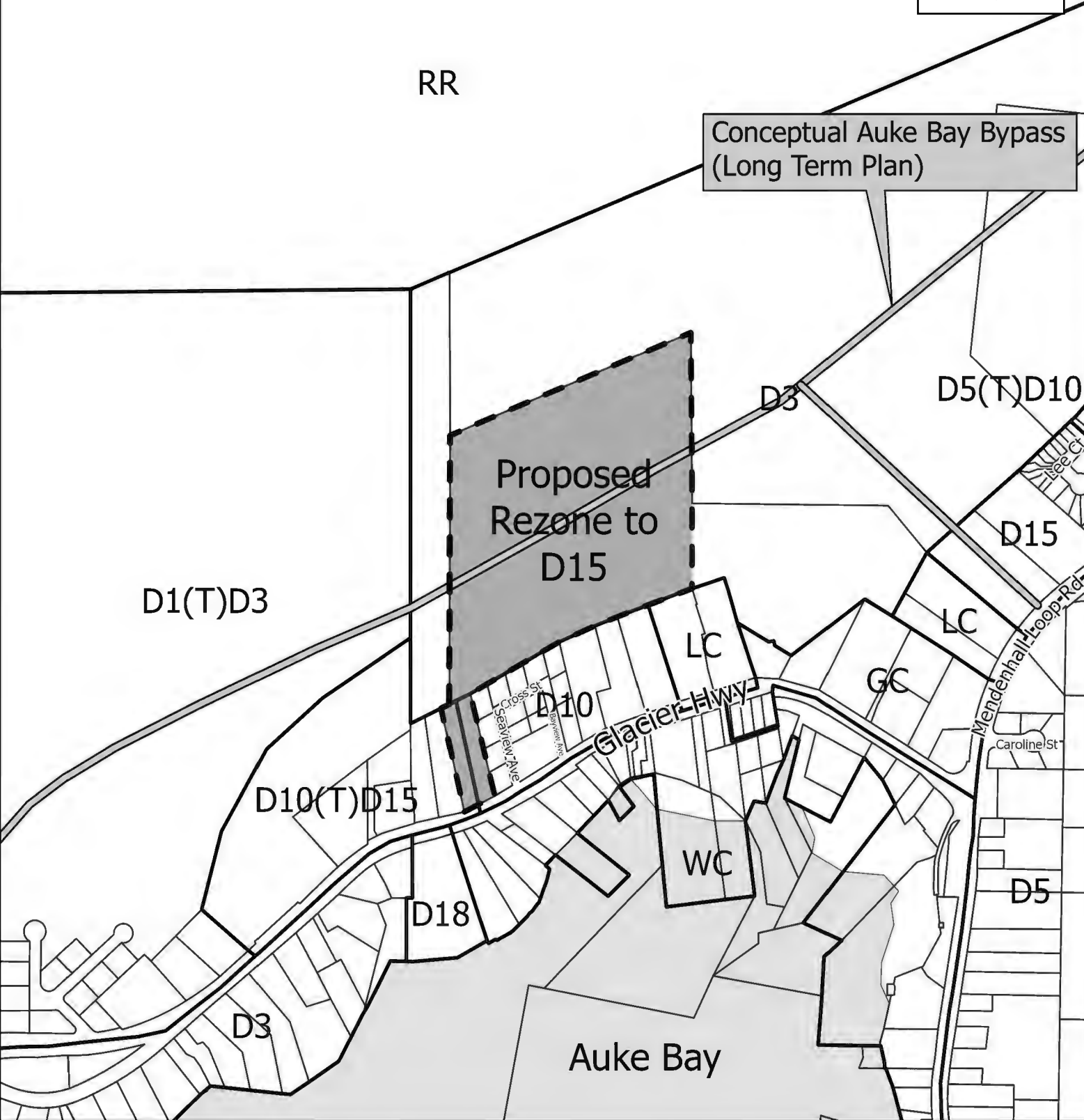
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

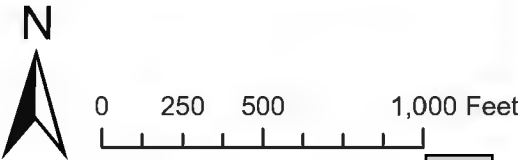
Attest:

Elizabeth J. McEwen, Municipal Clerk



Zone change for a portion of
USS 3820, Lot 3B1 from D3 to D15
and USS 2391, Lot 1
from D10(T)D15 and D10 to D15

CDD Case: AME 2024 0005



Ordinance 2024-46 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, Approximately 6 Acres, Located at the End of Karl Reishus Boulevard.

Applicant requests a rezone for approximately six acres at the end of Karl Reishus Boulevard from 10SF to D10 creating opportunity for multifamily housing.

The Planning Commission accepted Staff recommendation at their regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the rezone.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-46

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, Approximately 6 Acres, Located at the End of Karl Reishus Boulevard.

WHEREAS, the proposed rezone is a 6-parcel section of City and Borough of Juneau-owned undeveloped land at the end of Karl Reishus Boulevard, currently zoned D10SF; and

WHEREAS, this parcel has two zoning designations: D10SF and D10, and this portion of D10SF-designated land starts in the middle of the parcel on the west side and continues across to and down to the lower east side of the parcel, sandwiched between two D10 zones on the same parcel; and

WHEREAS, the change from D10SF to D10 would make the parcels consistent with the surrounding areas and allow for multi-family development, with a conditional use permit for major development; and

WHEREAS, the 2013 CBJ Comprehensive Plan mapped this area for Medium Density Residential (MDR), urban residential lands for multi-family dwelling units at densities ranging from 5 to 20 units per acre; and

WHEREAS, the proposed rezoned property conforms to MDR; and

WHEREAS, housing is the Assembly’s top priority; and

WHEREAS, the Planning Commission concluded that the change from D10SF to D10 zoning district does not substantially change the land use and will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, located at the end of Karl Reishus Boulevard, from D10SF to D10. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

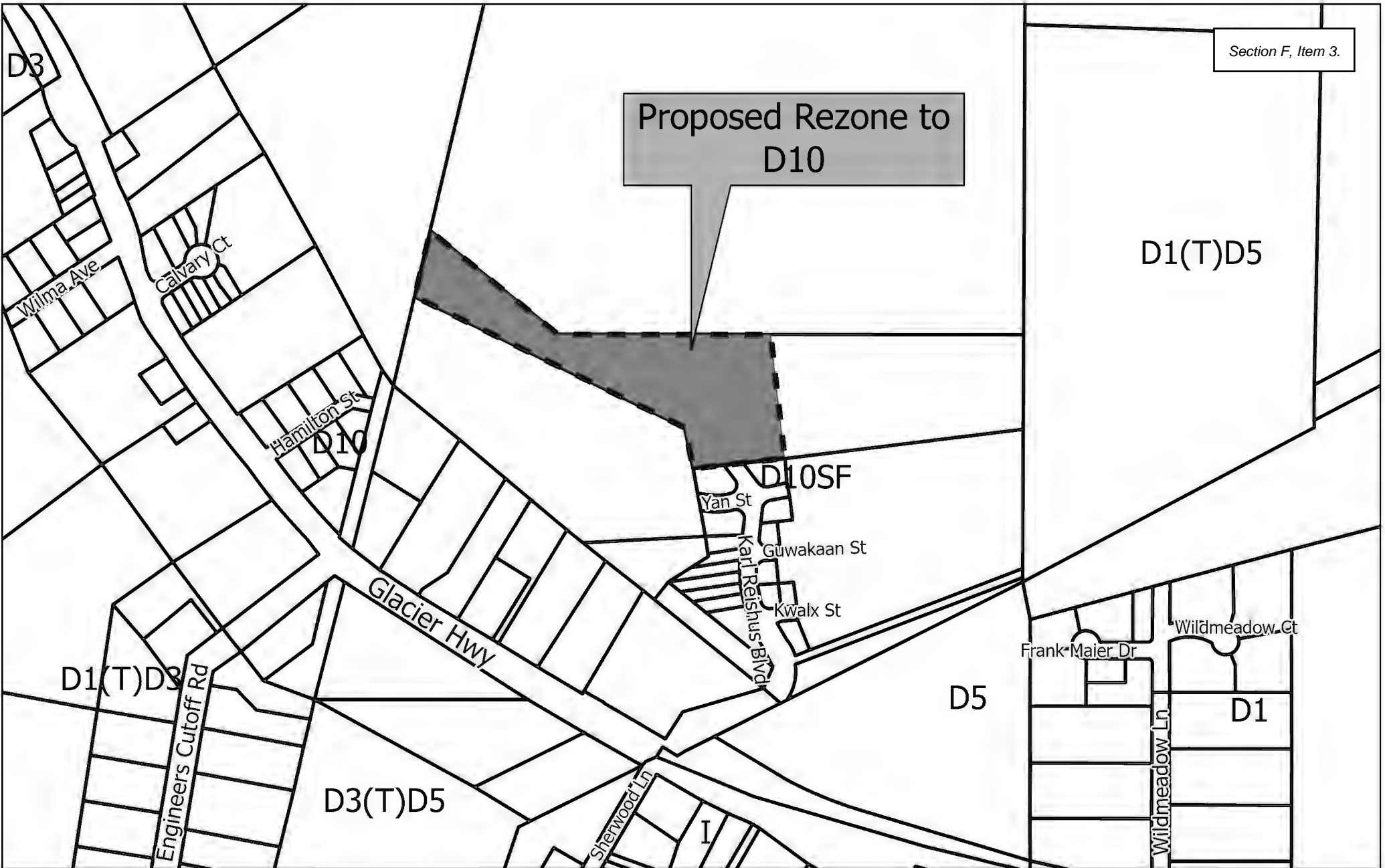
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk



Zone changes to a portion of
Pederson Hill II Lot 2A from 10SF to
D10

N

CDD Case: AME 2024 0007

0 335 670 1,340

45



Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024

Case No.: AME2024 0007

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of approximately six acres at the end of Karl Reishus Boulevard from 10SF to D10.

Property Address: Glacier Highway

Legal Description: PEDERSON HILL II LT 2A

Parcel Code Number: 4B2201010102

Hearing Date: October 22, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 10, 2024, and recommended that the City and Borough Assembly adopt the director's analysis and findings and forward recommendation of approval to the Assembly for the requested rezone of the six acre parcel, 4B2201010102.

Attachments: October 10, 2024, memorandum from Jay Larson, Planner II, Community Development, to the CBJ Planning Commission regarding AME2024 0007.

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

City and Borough Assembly
Case No.: AME2024 0007
October 25, 2024
Page 2 of 2

acting chair for



Mandy Cole, Chair
Planning Commission

11/5/24

Date



Filed With City Clerk

11/6/2024

Date

cc: Plan Review

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

Ordinance 2024-47 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 39 Acres of USS 4605 FR, Located on North Douglas Highway, from D3 to D18.

At the Regular Planning Commission meeting on October 22, 2024, the Commission voted to recommend approval of a rezone of 39 acres of CBJ land south of Grant Creek from D3 to D18. A fraction of these 39 acres was subject to a 2022 Property Acquisition and Disposal (PAD2022 0002) that received a recommendation of approval from the Planning Commission and Assembly Lands Housing and Economic Development Committee.

The Manager recommends the Assembly APPROVE the rezone of 39 acres south of Grant Creek from D3 to D18.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-47

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 39 Acres of USS 4605 FR, Located on North Douglas Highway, from D3 to D18.

WHEREAS, the area of the proposed rezone consisting of 39 acres, located on North Douglas Highway, identified as USS 4605 FR, is currently zoned as D3; and

WHEREAS, the land use maps of the 2013 Comprehensive Plan identify the subject lots as Medium Density Residential (MDR) and Resource Development; and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D18 is considered a high-density multifamily district; and

WHEREAS, the parcels to the North and East are zoned D18; and

WHEREAS, a fraction of the 39 acres was the subject of a 2022 property disposal that received a recommendation of approval from the Planning Commission and Assembly Lands Housing and Economic Development Committee and involved an adjacent landowner whose property is zoned D18; and

WHEREAS, the proposed rezone property conforms to MDR; and

WHEREAS, housing is the Assembly’s top priority; and

WHEREAS, the Planning Commission concluded that the change from D3 to D18 zoning district will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of 39 acres, an area encompassing a Fraction of USS 4605 (the tract described as

beginning at the west most corner of Lot 1, Kowee Subdivision, thence northeast along said lot 1200 feet to a corner of said lot, thence northwest along said lot 796.63 feet to a corner of said lot, thence west to the south west corner of Tract II, USS 2135, thence north to an intersection with the 200 ft south buffer of Grant Creek, thence southwesterly along said creek buffer to the boundary of Lot 2, USS 2393, thence southeast along said lot boundary to the point of beginning) (parcel numbers 6D0611000010) located on North Douglas Highway, from D3 to D18. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

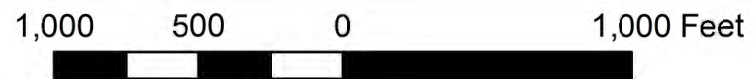
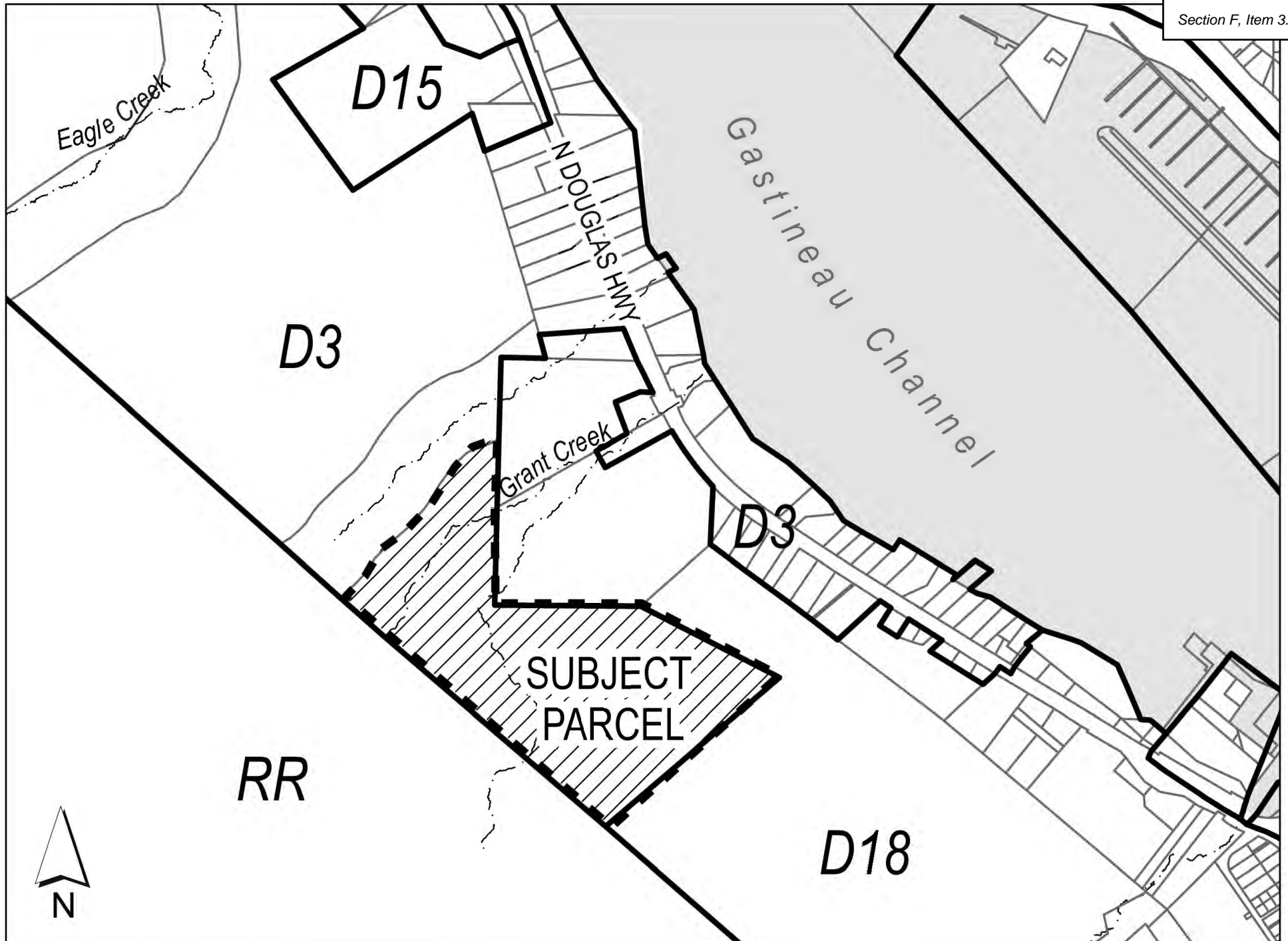
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk





Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024

Case No.: AME2024 0002

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of 39 acres south of Grant Creek on Douglas from D3 to D18.

Property Address: North Douglas Highway

Legal Description: USS 4605 FR

Parcel Code Number: 6D0611000010

Hearing Date: October 22, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 11, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a rezone of 39 acres south of Grant Creek on Douglas from D3 to D18.

Attachments: October 11, 2024, memorandum from Ilsa Lund, Community Development, to the CBJ Planning Commission regarding AME2024 0002.

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

City and Borough Assembly
Case No.: AME2024 0002
October 25, 2024
Page 2 of 2

acting chair for



Mandy Cole, Chair
Planning Commission

11/5/24

Date



Filed With City Clerk

11/6/2024

Date

cc: **Plan Review**

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

Ordinance 2024-48 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 87 Acres, Parcel 6D0611000010, North of Grant Creek from D3 to D15.

At the Regular Planning Commission meeting on October 22, 2024, the Commission voted to recommend approval of a rezone of approximately 87 acres of undeveloped land north of Grant Creek from D3 to D15. Rezone is consistent with the adjacent zoning district.

The Manager recommends the Assembly APPROVE the rezone of approximately 87 acres north of Grant Creek from D3 to D15.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-48

An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 87 Acres, Parcel 6D0611000010, North of Grant Creek from D3 to D15.

WHEREAS, the area of the proposed rezone consisting of approximately 87 acres of a 645.71 acre parcel of City and Borough of Juneau owned undeveloped land, located along North Douglas Highway, between Grant Creek and Eagle Creek, identified as USS 4605 FR, is currently zoned as D3; and

WHEREAS, the land use maps of the 2013 Comprehensive Plan identify the subject lots as Medium Density Residential (MDR) and, as currently zoned, the area does not meet the 2013 Comprehensive Plan land use map designation; and

WHEREAS, MDR is described as urban residential lands for multifamily dwelling units at densities ranging from 5 to 20 units per acre and D15 is considered a low-density multifamily district; and

WHEREAS, the parcels to the North are zoned D15; and

WHEREAS, the proposed rezoned property conforms to MDR; and

WHEREAS, housing is the Assembly’s top priority; and

WHEREAS, the Planning Commission concluded that the change from D3 to D15 zoning district will substantially conform to the maps of the Comprehensive Plan; and

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of approximately 87 acres (the tract described as beginning at the west most point of Tract 1, USMS 2225, thence southwesterly along a 200 ft buffer parallel to Eagle Creek to the boundary of Lot 2,

USS 2393, thence southeasterly along the boundary of Lot 2, USS 2393,to the intersection with the 200 ft north buffer parallel to Grant Creek, thence northeasterly along said buffer to the east boundary of USS 4605 FR, thence northwesterly along the east boundary of USS 4605 FR to the boundary of Lot 1, Channel View Subdivision, thence southwesterly along Lot 1, Channel View Subdivision to the south most corner of said lot, thence northwesterly along said lot to the west most corner, thence northeasterly along said lot to south most corner of Tract 1, USMS 2225, thence northwesterly to the point of beginning) (parcel numbers 6D0611000010), located on North Douglas Highway, from D3 to D15 zoning. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

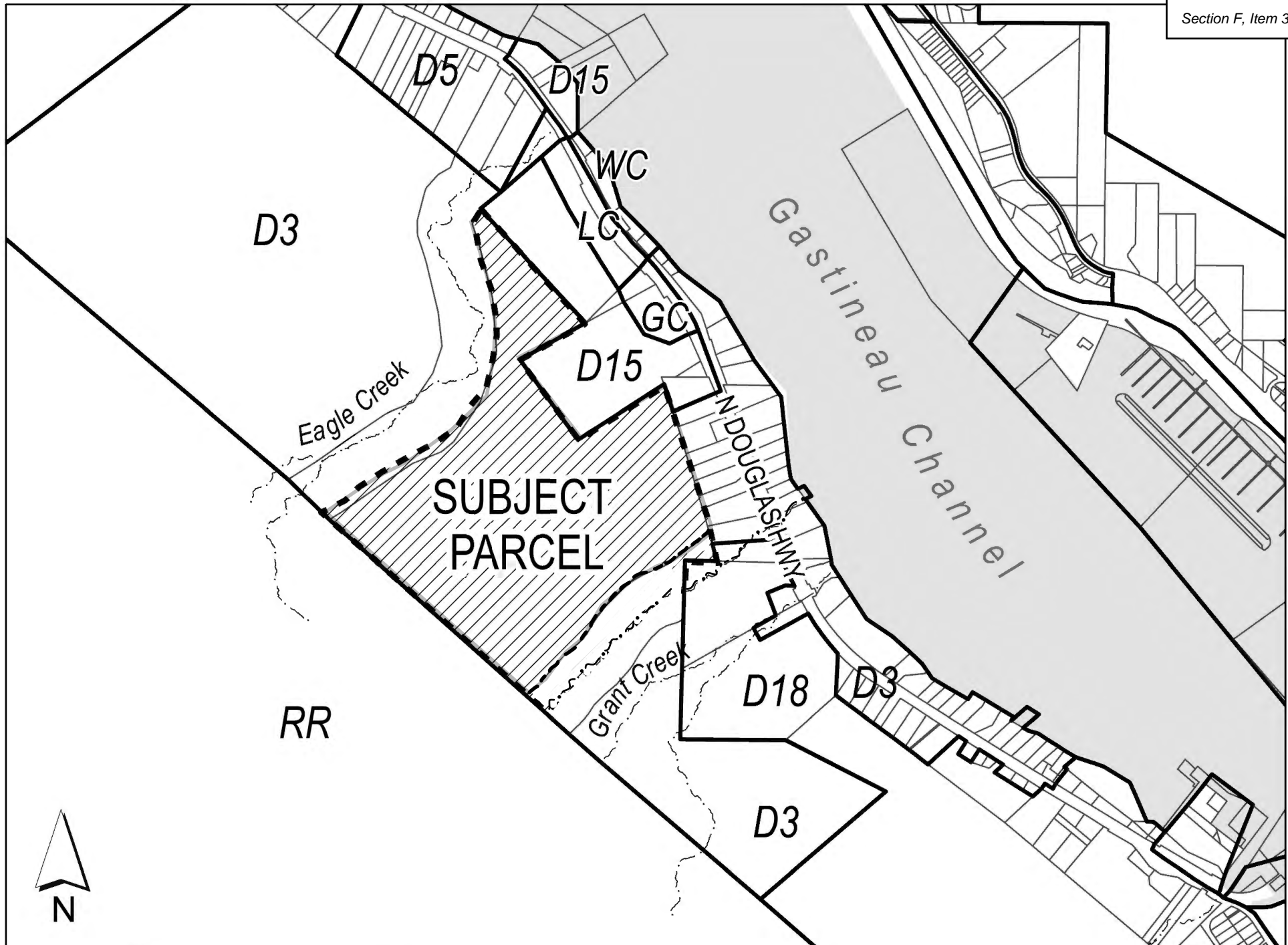
Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk





Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024

Case No.: AME2024 0009

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of approximately 87 acres north of Grant Creek on Douglas from D3 to D15.

Property Address: North Douglas Highway

Legal Description: USS 4605 FR

Parcel Code Number: 6D0611000010

Hearing Date: October 22, 20204

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 11, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a rezone of approximately 87 acres north of Grant Creek on Douglas from D3 to D15.

Attachments: October 11, 2024, memorandum from Ilsa Lund, Community Development, to the CBJ Planning Commission regarding AME2024 0009.

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

City and Borough Assembly
Case No.: AME2024 0009
October 25, 2024
Page 2 of 2

acting chair for



Mandy Cole, Chair
Planning Commission

11/5/24

Date



Filed With City Clerk

11/6/2024

Date

cc: Plan Review

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

Ordinance 2024-43 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Approximately 63 Acres of USS 4605 FR, and 2.27 Acres of USS 3172 LT 38, Located on North Douglas Highway, from RR to D3.

This proposed rezone is consistent with development to the west and north. Bonnie Brae and Blacktail Subdivisions to the west are zoned D3. Lots to the north along North Douglas Highway are also zoned D3. Development will be challenging due to mapped wetlands and slopes in excess of 18 percent.

The Planning Commission heard this proposal at their regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the rezone.

Presented by: The Manager
Introduced: 12/16/2024
Drafted by: Law Department

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2024-43

An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Approximately 63 Acres of USS 4605 FR, and 2.27 Acres of USS 3172 LT 38, Located on North Douglas Highway, from RR to D3.

WHEREAS, the area of the proposed rezone to D3, located on North Douglas Highway, spans two lots: USS 4605 FR and USS 3172 LT 38; and

WHEREAS, the area of USS 4605 FR proposed for rezone to D3 is currently zoned as RR; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 4605 FR for Medium Density Residential and Resource Development; and

WHEREAS, the proposed rezone is consistent with neighboring areas of Medium Density Residential in Bonnie Brae Subdivision, and along North Douglas Highway; and

WHEREAS, the proposed rezone is consistent with Rural Reserve, as it provides a specific residential land use and appropriate rezoning; and

WHEREAS, the area of USS 3172 LT 38 proposed for rezone to D3 is currently zoned as D1; and

WHEREAS, the CBJ Comprehensive Plan maps this area of USS 3172 LT 38 for Rural Low Density Residential and Rural Dispersed Residential; and

WHEREAS, the proposed rezone density is consistent with Rural Low Density Residential of 1-3 units per acre; and

WHEREAS, the Rural Dispersed Residential designation is outdated due to the presence of water and sewer utilities; and

WHEREAS, Rural Low Density Residential is on the same lot; and

WHEREAS, housing is the Assembly's top priority; and

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

WHEREAS, the Manager recommends approval of the proposed rezone.

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

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

Section 2. Amendment to the Official Zoning Map. The official zoning map of the City and Borough, adopted pursuant to CBJC 49.25.110, is amended to change the zoning of approximately 63 acres of USS 4605 FR, and 2.27 acres of USS 3172 LT 38, located on North Douglas Highway, from RR and D1 to D3. The described rezone is shown on the attached Exhibit “A” illustrating the area of the proposed zone change.

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

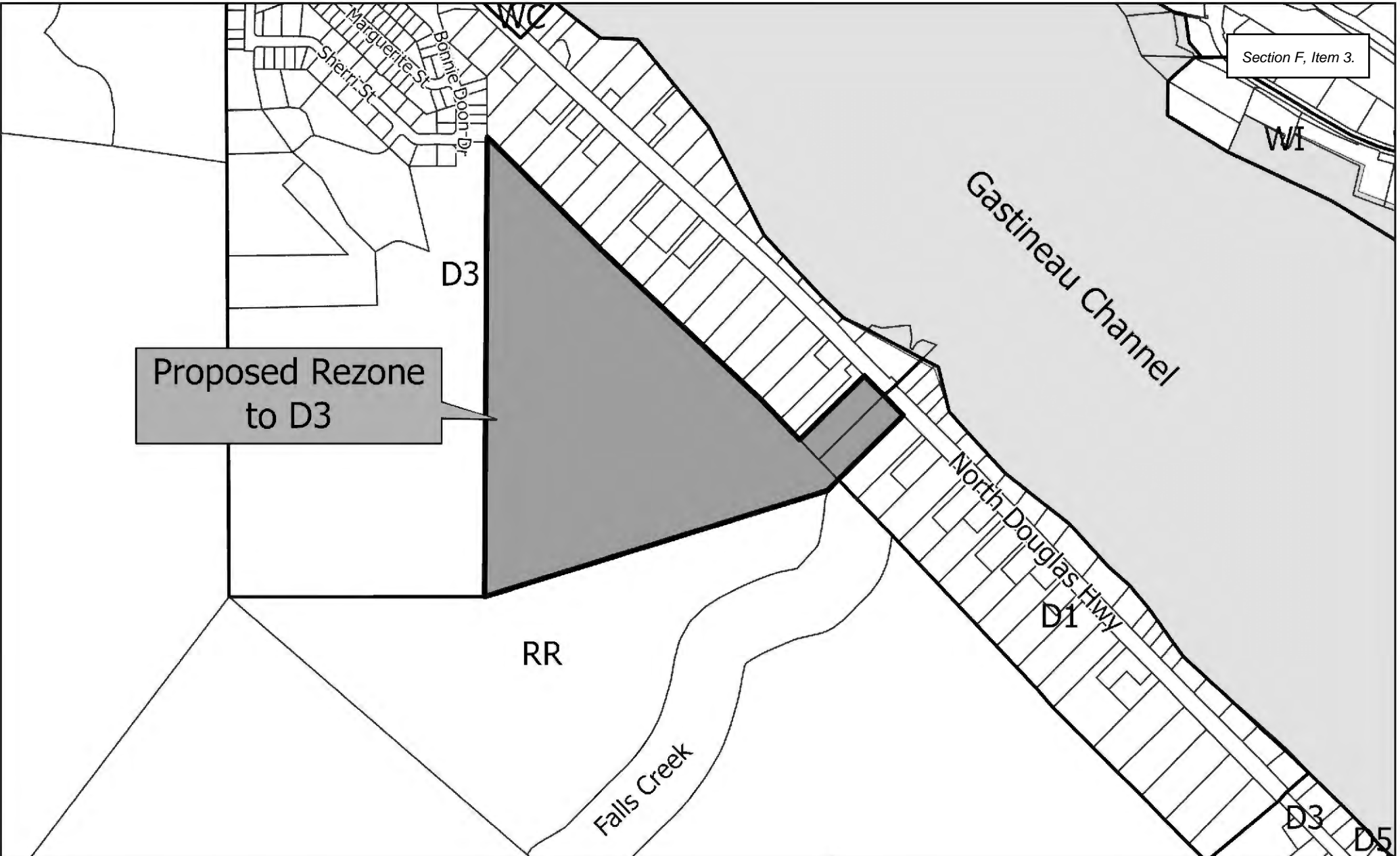
Adopted this _____ day of _____, 2024.

Beth Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk

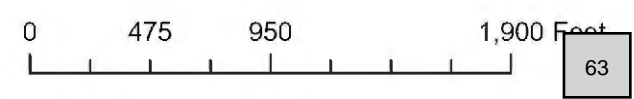
Proposed Rezone
to D3



Zone changes to portion of USS
4605 FR from RR to D3



CDD Case: AME 2024 0004





Planning Commission

(907) 586-0715

PC_Comments@juneau.gov

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

155 Heritage Way • Juneau, AK 99801

**PLANNING COMMISSION
NOTICE OF RECOMMENDATION**

Date: October 25, 2024

Case No.: AME2024 0004

City and Borough of Juneau
City and Borough Assembly
155 Heritage Way
Juneau, AK 99801

Proposal: Planning Commission Recommendation to the City and Borough Assembly regarding a rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

Property Address: North Douglas Highway

Legal Description: USS 4605 FR

Parcel Code Number: 6D0611000010

Hearing Date: October 22, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 10, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a rezone of 66 acres uphill (southwest) of 6101 through 6615 North Douglas Highway from RR to D3.

Attachments: October 10, 2024, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding AME2024 0004.

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

City and Borough Assembly
Case No.: AME2024 0004
October 25, 2024
Page 2 of 2

acting chair for



Mandy Cole, Chair
Planning Commission

11/5/24

Date



Filed With City Clerk

11/6/2024

Date

cc: **Plan Review**

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

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Ivy Apartments Request for Temporary Use of CBJ Land
DATE: November 22, 2024

In October 2023, the owners of Ivy Apartments (formerly the Fozbee Building) located at 361 Distin Ave applied to acquire this CBJ property through a negotiated sale. The application states that they are requesting to buy this property because they are the adjacent property owners and that the CBJ property is mostly undevelopable hillside. At the December 18, 2023, LHED meeting, the Committee passed a motion to forward this application to the full Assembly to be reviewed for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals in accordance with 53.09.260(a).

After the LHED motion, adjacent property owners expressed interested in the acquisition of this property from CBJ, including the Central Council of the Tlingit & Haida Indian Tribes of Alaska and the owners of the adjacent property at 701 Capital Ave. At the April 15, 2024 meeting the LHED Committee provided a motion to consider the competing interests and provide a motion to work with Tlingit and Haida towards a redevelopment plan and sale.

The applicant is still interested in acquiring the property but given the timeline for considering a disposal and the previous assembly direction to consider Tlingit and Haida, the Ivy Apartments is requesting temporary access to the CBJ property. This access is being requested in order to facilitate exterior remodeling and modernization of the building. The existing building is close to the property line and the use of the CBJ property is needed to remodel the exterior of the building.

Staff request that the Lands, Housing, and Economic Development Committee provide a motion of support for Ivy Apartments to temporarily access CBJ property to remodel their building.



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Baptiste Application to Purchase CBJ Property
DATE: November 26, 2024

In July 2024, Allen Baptiste submitted an application to the Lands Office with the request to purchase CBJ property adjacent to his house, which is located at 4128 Taku Blvd. The application noted that the "land would be 7 feet wide and 100 feet long." The land is located near the headwaters of Duck Creek and is managed by the Parks Department. The sale of the land would resolve an encroachment issue for Mr. Baptiste.

According to Mr. Baptiste, when he purchased this property in 1989 it had a dilapidated boat shed on this property adjacent to the house and the plat he received when the property was purchased from the State incorrectly showed this property owned by Baptiste. Baptiste believed this was his property, based on the plat until he completed a survey in 2024. The new as-built showed the property corner 7.5 feet closer to Mr. Baptiste's house, which creates previously unidentified encroachment issues. Both plats are included in the attached application. Further review of the plats revealed that the property perimeter and dimensions were correct, but the dimensions of the house did not match what is currently built on the property. The current house is larger than what the original plat portrayed.

CDD reviewed this request and provided the following information. The boat shed building permit was not in the electronic system and imagery shows no sheds in 2006, a rear shed in 2013, and full rear and side shed (5' into CBJ land) in 2023. Since the owner purchased around 1988, it appears he built the sheds. His boats are parked on CBJ park land. CDD also said that Duck Creek is less than 50 feet from the boat shed. Duck Creek has a 50-foot setback requirement. Since there does not appear to be a building permit, the shed cannot be certified nonconforming.

This application was discussed with the Director of Parks and Recreation as this property is Parks Managed. The Director stated that notwithstanding the errors on the plat, this property was dedicated by the Assembly as part of the Juneau Parks & Open Space System and is managed as a Conservation Area due to its proximity to Duck Creek. While the original encroachments were not the fault of Mr. Baptiste, I do not believe it is consistent with our adopted Master Plan or the Comprehensive Plan to resolve the encroachments by disposing of the property.

It is CBJ Policy that property managed by the Parks Department be retained by the City. The 2016 Land Management Plan designates this property as to be retained. Given the applicant's claim that the original plat was incorrect this applicant was not initially denied by Lands staff. If this Committee determines that this application should be further considered, then the application would be forwarded to the PRAC and the Planning Commission for review prior to the Assembly authorization.

Staff request that the Lands, Housing and Economic Development Committee provide a motion to deny this application in accordance with 53.09.260 (a) and retain this property.

Attachments:

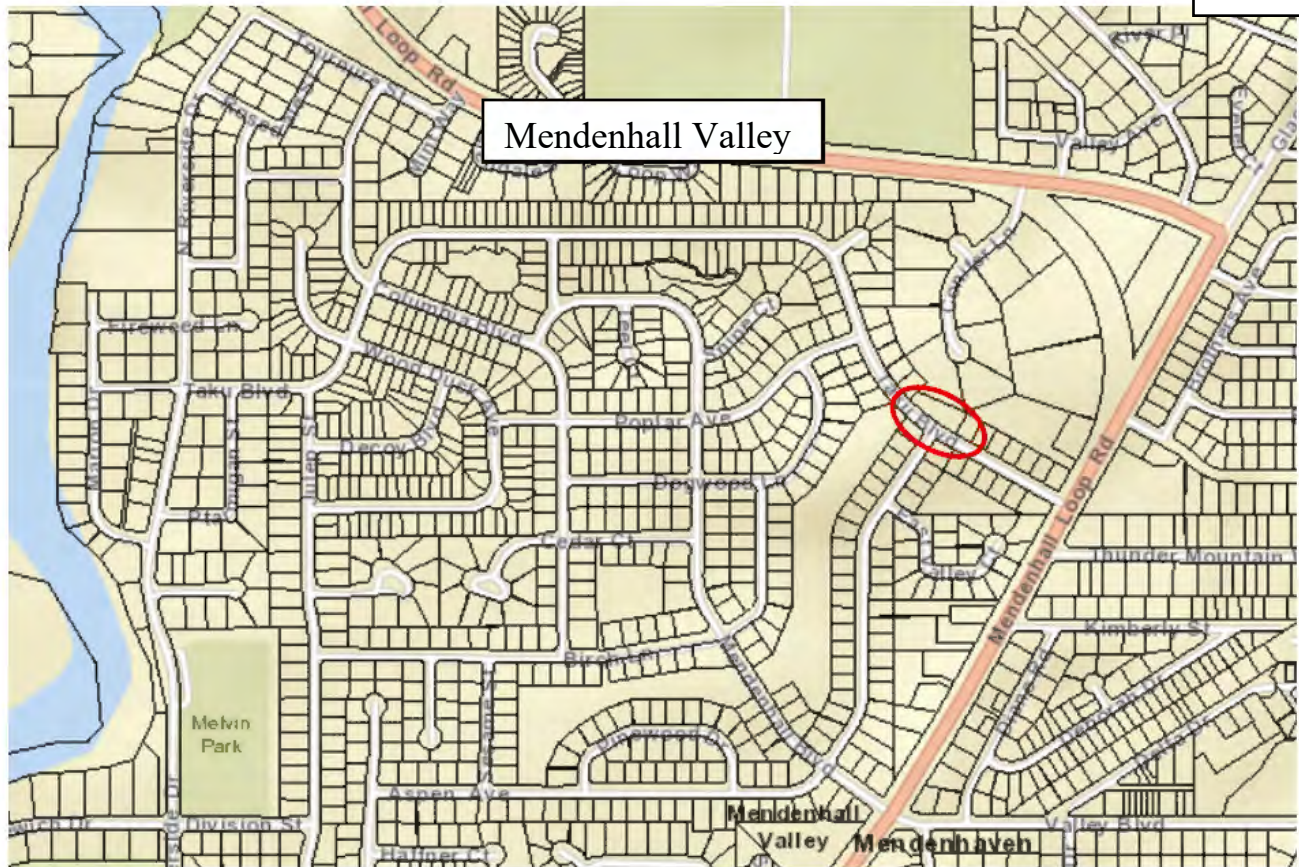
1. CBJ Code 53.09.260
2. Area Maps
3. Baptiste Application

CBJ Code section 53.09.260

Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) *Review and approval process.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.



**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	PROPERTY LOCATION		
	Physical Address 4128 TAKU BLVD.		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) LOT 1 MENDENHAVEN SUBDIVISION UNIT 2		
	Parcel Number(s) 5-B24 0 116 0070		
	<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 _____		
	LANDOWNER/ LESSEE		
	Property Owner ALLEN D. BAPTISTE	Contact Person ALLEN D. BAPTISTE	
	Mailing Address 4128 TAKU BLVD JUNEAU, AK. 99801	Phone Number(s) 907-789-6939 (H)	
	E-mail Address	907-419-8830 (C)	
	LANDOWNER/ LESSEE CONSENT		
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.			
ALLEN D. BAPTISTE LANDOWNER Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X Allen D. Baptiste 7/9/2024 Landowner/Lessee (Signature) Date			
_____ Landowner/Lessee (Printed Name) Title (e.g.: Landowner, Lessee)			
X _____ Landowner/Lessee (Signature) Date			
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.			
APPLICANT If same as LANDOWNER, write "SAME"			
Applicant (Printed Name) SAME		Contact Person	
Mailing Address		Phone Number(s)	
E-mail Address			
X Allen D. Baptiste Applicant's Signature		7-9-2024 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

	Intake Initials
Case Number	Date Received

This field is required.

Section F, Item 5.

Email

bap@gci.net

☐ Add Another Business/Individual

CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

Site Address *

4128 Taku Blvd.

This field is required.

Legal Description *

Lot 1 Mendenhaven 2 Subdivision

This field is required.

Provide Brief Description of Your Proposal *

The owners of the property located at 4128 Taku Blvd. would like to purchase a small strip of land parallel and adjacent to their property. The land would be 7 feet wide and ~~100~~¹⁰ feet long. On an old Plat the land is designated Park Space. The land is located near the headwaters of Duck Creek and has never been used as park space. The sale of the land would help us solve an encroachment problem for the property commonly known as 4128 Taku Blvd.

This field is required.

Provide a Map of CBJ Land you wish to Purchase *

Choose File No file chosen (ATTACHED)

Accepted file types: pdf, Max. file size: 50 MB.

This field is required.

Have you mailed the \$500.00 filing fee? *

☐ Yes

☒ Not Yet

Section F, Item 5.

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:

The City and Borough of Juneau
Attn: Lands and Resources Division
155 S. Seward St.
Juneau, AK 99081

Additional Comments for CBJ Staff to Consider

IN 1989 I PURCHASED THIS DELINQUENT PROPERTY FROM THE STATE, THERE WAS A DELAPIDATED BOAT SHED IN PLACE. THIS WAS MADE REUSABLE IN 1992. THE SHED WAS RE-ROOFED TO ACCOMMODATE A TALLER BOAT. IN 2020 I HIRED A CONTRACTOR TO CONVERT IT INTO THE NOW EXISTING STRUCTURE, ALL USING THE ORIGINAL BOAT SHED OUTER WALL.

Upload Supporting Documents (optional)

Drop files here or

SELECT FILES

Accepted file types: pdf, doc, docx. Max. file size: 50 MB.

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual *

ALLEN

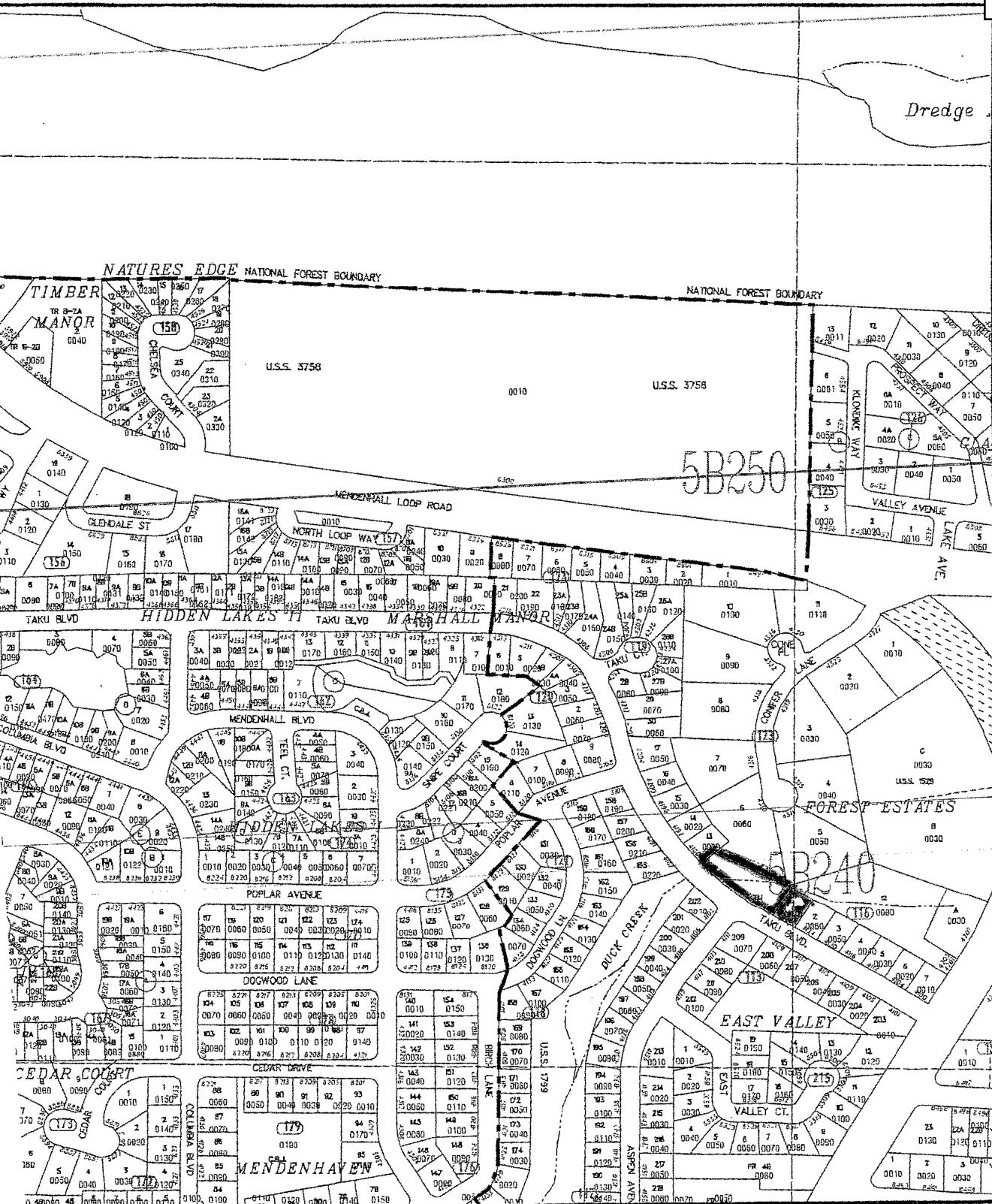
First

BAPTISTE

Last

This field is required. Please complete the following fields: First, Last.

CAPTCHA



ASSessor's PARCEL NUMBER KEY


6	D09	0	102	0030
SERVICE AREA	MAP SHEET	SUPPLEMENT SHEET	BLOCK NUMBER	LOT NUMBER
PARCEL CODE PREFIX				

6D090 Assessor Parcel Prefix

0 200 400 600

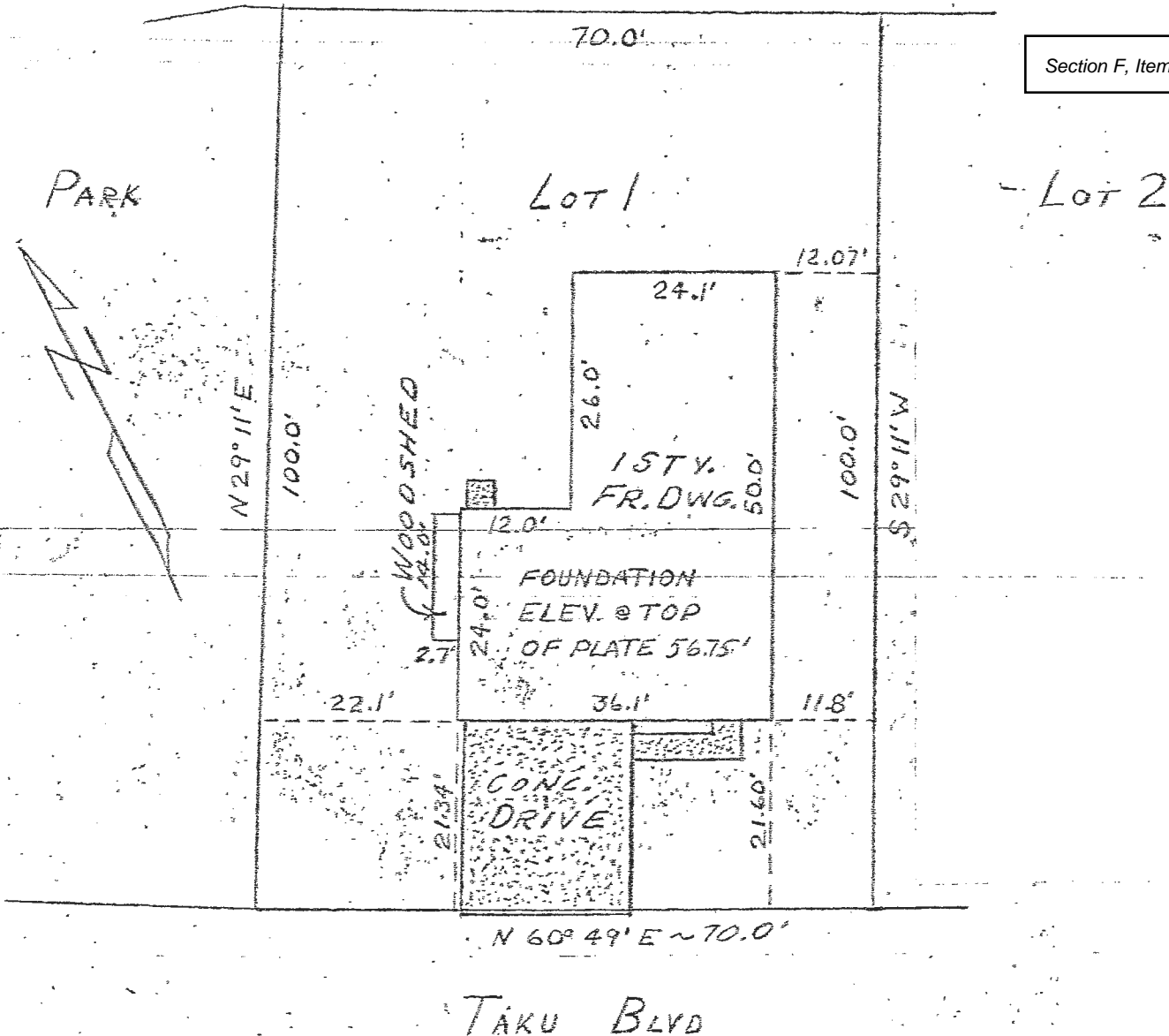
Units in Feet

Sixth Plane Coordinate System Zone 1
NAD83 Datum

CITY & BOROUGH OF JUNEAU	
COMMUNITY DEVELOPMENT DEPARTMENT	
 CITY/BOROUGH OF JUNEAU ☆ ALASKA'S CAPITAL CITY	
DATE: August 05, 1999	GRID: 2417B

S 60° 49' E

Section F, Item 5.

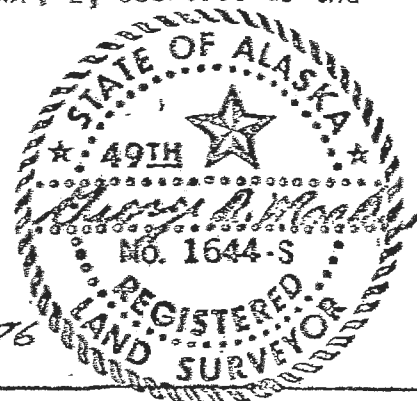


I hereby certify that this is a true and correct plat of Lot 1, Mendenhaven Subdivision, Unit Two; and that all walks, roads, easements and improvements appearing on the land are as shown hereon, and that all overlaps or encroachments of improvements are as shown hereon to the best of my knowledge. The origin of bearings for this survey originated between Cor. 2, USS 1799 & Cor. 2, USS 1521, reported on the recorded plat of Mendenhaven Subdivision as N. 0° 10' 30" E. Location of Lot lines determined by street centerline data as shown on the recorded plat of Mendenhaven Subdivision, with Cor. 2, USS 1799 as the point of origin.

PLAT OF

LOT 1

NOTE: IRF ELEVATION AT THIS LOCATION = 54.0' (FURNISHED BY CORP OF ENGINEERS)

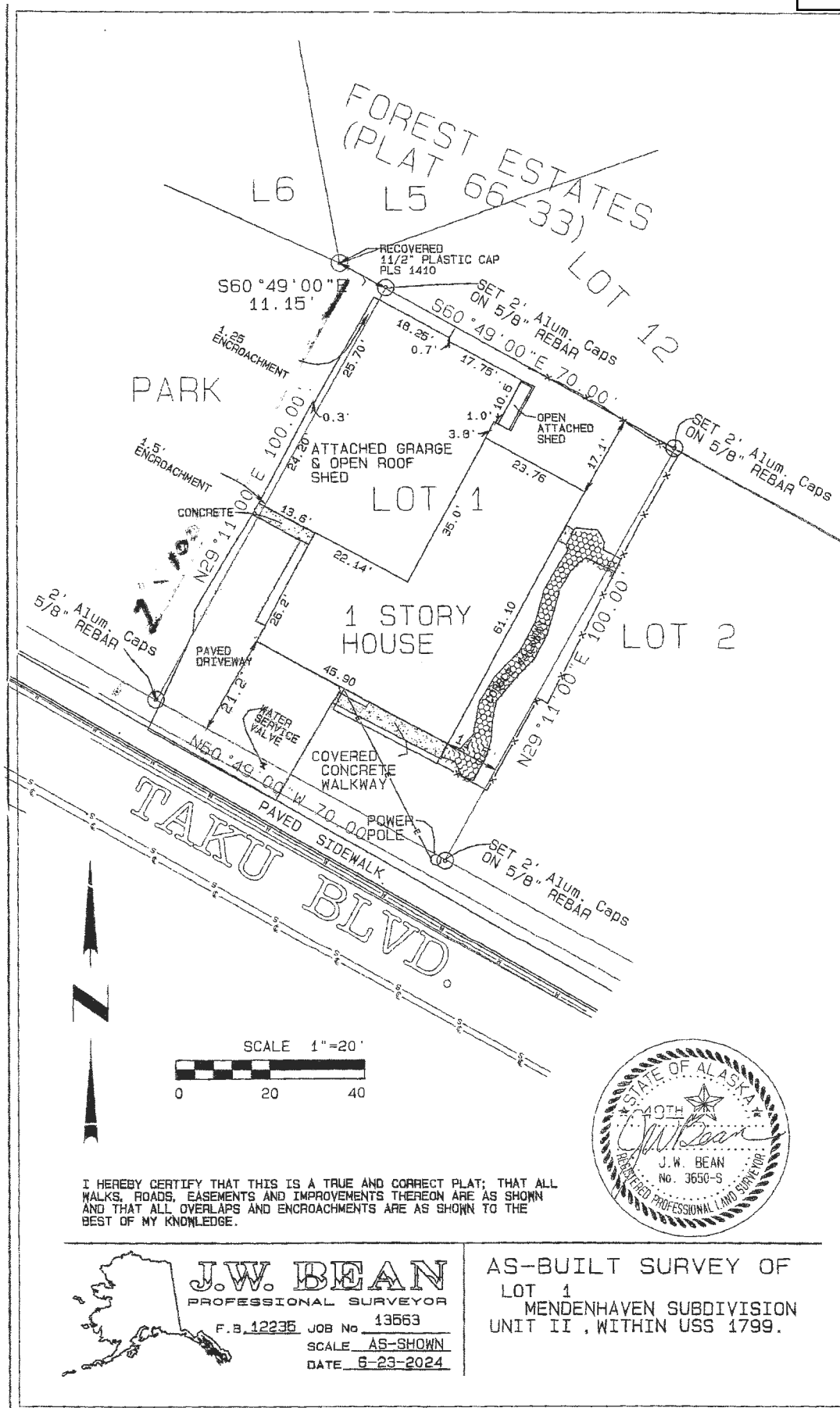


REVISED 5-26-76
J.R.M.

MENDENHAVEN SUBDIVISION UNIT 2

SCALE: 1" = 20' JULY 1972

TONER & NORDLING - REG'T. ENGRS.



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Dan.Bleidorn@juneau.gov
(907) 586-5252

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Paden Application to Purchase CBJ Property at Pearl Harbor
DATE: November 26, 2024

In September 2024, Luke and Keely Paden submitted an application to the Lands Office with a request to purchase CBJ property located between 23001 Glacier Hwy (private property) and 23035 Glacier Hwy (the Jensen-Olson Arboretum), in the Pearl Harbor area for \$143,099.73. This is a 0.6-acre waterfront property that is adjacent to the Arboretum. The 2016 adopted Land Management Plan lists this property as "retain", and this property

is managed by the Parks and Recreation Department for public purpose use for a beach access area. The application noted that they are "wanting/searching to build a home in our hometown."



Parks and Recreation was consulted on this potential property sale and the Parks and Recreation Director Schaaf states that this application should be denied because disposal is inconsistent with adopted plans, including the Comprehensive Plan, Land Management Plan, and Parks & Recreation Master Plan. It also is inconsistent with Ordinance 96-26 because this parcel has been "preserved from other uses for the purpose of inclusion in the Juneau Open Space & Parks System." It is CBJ Policy that all property designated as managed by the Parks Department be retained for public purposes.

The next step in this process will be for the Assembly to review this application as a new business topic in accordance with 53.09.260 and determine "whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the Assembly by

motion, the Manager may commence negotiations for the lease, sale, exchange, or disposal of City and Borough land." If the Assembly provides a motion to negotiate with the original proposer and the negotiations are successful, an ordinance with terms and conditions of the sale will be introduced prior to a public hearing.

Staff request that the Lands, Housing, and Economic Development Committee provide a motion to deny this application in accordance with 53.09.260 (a) and retain this property.

Attachments:

1. CBJ Code section 53.09.260
2. Paden Application to purchase USS 3764 Lot 3

CBJ Code section 53.09.260

Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

(b) *Review and approval process.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.

Applicant Information

Luke and Keely Paden

Mailing Address: 17250 point lina loop road Juneau, AK 99801 **Legal Representative:** Luke Paden **Phone:** (907) 209-5250 **Email:** Lukepaden6@gmail.com

CBJ Land Information

Site Address: 0 Glacier Highway

Legal Description: USS 3764 Lot 3

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Yes

Provide a brief description of your proposal:

To the city of Juneau Manager and Assembly members,

We are a young Juneauite family of 5, Renting while eagerly wanting/searching to build a home here in our hometown. I am a second-generation local and my wife as an Alaska Native has her heritage as far back as can be in the Tlingit tribe. We have three daughters, ages 3 and under, and we want to lay down roots to raise them in the culture we both grew up in and love. During our search, we found a small unutilized 0.6-acre lot from the homesteading days that the Borough inherited—City Parcel # 3B3901000110.

Please consider this application, as it would benefit our growing family a great deal, as well as the land. The lot would no longer sit empty, allowing another Alaskan family to plant new memories and history back into Alaskan land.

Our proposal is for the opportunity to purchase this small rural reserve lot out the road nestled in Pearl Harbor. Our intent is simply to build a family home there. This lot sits next to 7 other privately owned lots and the Jensen-Olsen Arboretum. We understand that this parcel has been designated under the use code “Park” in the 2016 Land Management Plan. We thought it was worth asking you all to consider this alternative option. The Lot has its heritage in the frontier days and is a comparably much smaller lot than the surrounding parcels. With the City owning the Arboretum and the surrounding beachfront North through the Point Caroline Trail; we hoped you may reconsider the use of the small parcel abutting the other privately owned lots by selling it to our family. With that in mind, we also wanted to briefly mention that we likewise would use the lot similarly to the Arboretum’s stated vision.

“ ... to preserve the beauty of the landscape for pure aesthetic enjoyment – to maintain the historical and cultural context of the place and its people.” — Caroline Jensen
(P&R home page)

We love Juneau and would be happy to finally own a piece of it to call our own for generations to come. Maintaining the beauty of the Alaskan landscape with its rich and ancient history.

We hope you might be willing to sell us this unused lot.

As far as our initial bid:

There are 7 privately owned lots before lot #3B3901000110. By gathering the combined average city assessed price per acre I got \$238,499.55. From there I reduced the cost to a .6 acre parcel to get a value of \$143,099.73

Therefore our offer to purchase this lot is \$143,099.73

Thank you all for your time and thoughtful consideration

Sincerely,

Luke, Keely, Saveyla (3), Adalynn(2), and Celestine Paden (1 month)

- [Parcel-3B3901000110.pdf](#)
- [USS 3764.pdf](#)

ORIGINAL

**U S SURVEY
No. 3764, ALASKA**
embracing
Lots 1, 2 and 3

SITUATED
ON BOTH SIDES OF THE GLACIER HIGHWAY
FROM
TEE HARBOR TO PEARL HARBOR
ABOUT 20 TO 25 MILES NORTHWESTERLY
OF
JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC POSITION
OF CORNER NO. 1
LATITUDE 58°26' N LONGITUDE 134°45' W

AREA: 978.86 ACRES

SURVEY EXECUTED BY
ROBERT Q. PICKERING, CADASTRAL SURVEYOR

APRIL 21 to MAY 13, 1960

UNDER SPECIAL INSTRUCTIONS

DATED FEBRUARY 2, 1960

AND

APPROVED MARCH 15, 1960

AND

SUPPLEMENTAL SPECIAL INSTRUCTIONS

DATED APRIL 26, 1960

AND

APPROVED MAY 2, 1960

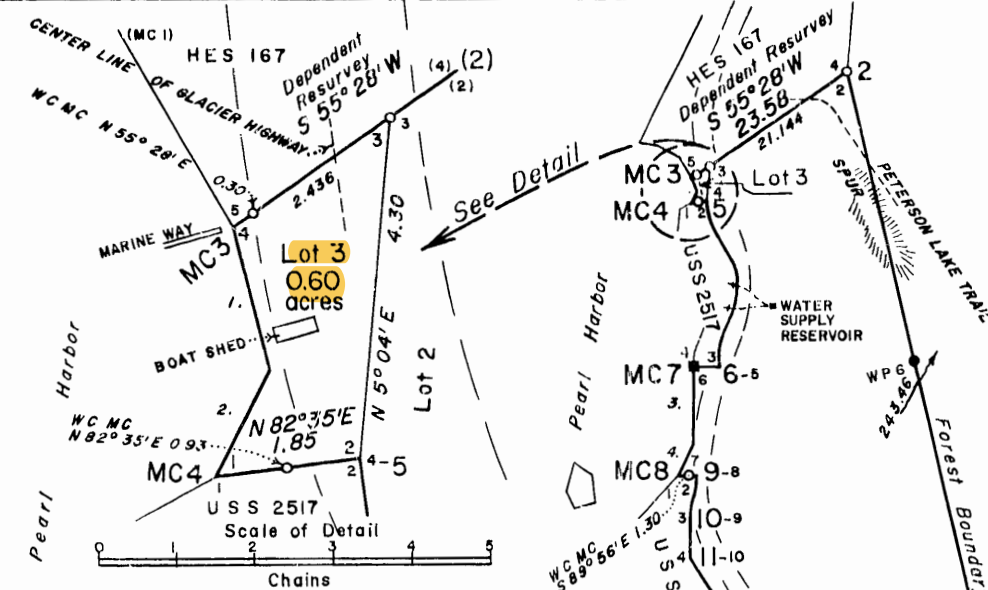
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. April 17, 1962

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director

E. J. Hemminger

Chief, Division of Engineering



Enlarged Diagram

MEANDERS FROM MC 3 to 4,
PEARL HARBOR

1. S 14°30' E	1.86
2. S 26°43' W	1.50

COURSES & DISTANCES OF BDY.,
FROM MC 4 THROUGH CORNS. 5 & 6
TO MC 7, IDENTICAL WITH BDY.
OF U.S.S. 2517

N 82°35' E	1.85
S 7°25' E	0.81
S 9°48' E	0.77
S 14°34' E	0.77
S 19°20' E	0.77
S 24°06' E	0.77
S 28°52' E	0.76
S 31°20' E	3.64
S 28°05' E	0.56
S 21°35' E	0.56
S 15°05' E	0.56
S 8°35' E	0.56
S 2°05' E	0.56
S 4°25' W	0.56
S 7°39' W	1.60
S 10°16' W	0.95
S 15°30' W	0.95
S 20°44' W	0.95
S 23°21' W	2.23
S 20°29' W	0.66
S 14°45' W	0.66
S 9°01' W	0.66
S 3°17' W	0.66
S 0°25' W	0.78
S 4°06' W	0.74
WEST	3.20

MEANDERS FROM MC 7 to 8,
PEARL HARBOR

3. S 0°39' W	9.93
4. S 25°10' W	4.18

COURSES & DISTANCES OF BDY.,
FROM MC 8 THROUGH CORNS. 9
THROUGH 13 TO MC 14. IDENTICAL
WITH BDYS. OF U.S. SUR. NO. 2745

S 89°56' E	2.165
S 10°30' W	0.31
S 11°31' W	0.375
S 12°31' W	0.375
S 13°32' W	0.375
S 14°32' W	0.375
S 15°32' W	0.375
S 16°33' W	0.375
S 17°03' W	0.13
S 14°12' W	0.355
S 8°31' W	0.355
S 2°50' W	0.355
S 2°51' E	0.355
S 8°32' E	0.355
S 0°39' W	6.115
S 22°30' E	14.46
S 18°07' E	17.825
S 89°32' W	15.40

MEANDERS FROM MC 14 TO 15
FAVORITE CHANNEL

5. S 20°06' E	9.45
6. S 21°45' E	8.79
7. S 3°41' E	3.50
8. S 16°41' E	5.87
9. S 35°53' E	6.28
10. S 23°04' E	8.84
11. S 0°55' E	16.33
12. S 17°10' E	10.07
13. S 3°11' W	3.50
14. S 9°04' E	4.29
15. S 61°53' E	1.87
16. S 18°35' E	3.51
17. S 50°41' W	2.40
18. S 9°19' E	2.42
19. S 57°34' E	1.06
20. S 9°25' E	8.50
21. S 28°55' E	3.00
22. S 4°42' E	12.18
23. S 21°50' E	4.30
24. S 7°53' E	11.51
25. S 21°24' E	11.21
26. S 49°22' E	4.53
27. S 19°18' E	2.00
28. S 9°57' E	6.83
29. S 8°06' W	4.00
30. S 8°54' E	13.07
31. S 0°52' E	7.00
32. S 16°31' E	4.82
33. S 30°28' W	2.50
34. S 13°35' E	5.57
35. S 0°53' E	5.10
36. S 4°30' W	2.65
37. S 33°01' E	3.07
38. S 20°57' E	5.01
39. S 32°46' E	1.71
40. S 8°17' E	8.91
41. S 16°49' E	2.75
42. S 26°59' E	3.04
43. N 69°43' E	1.88

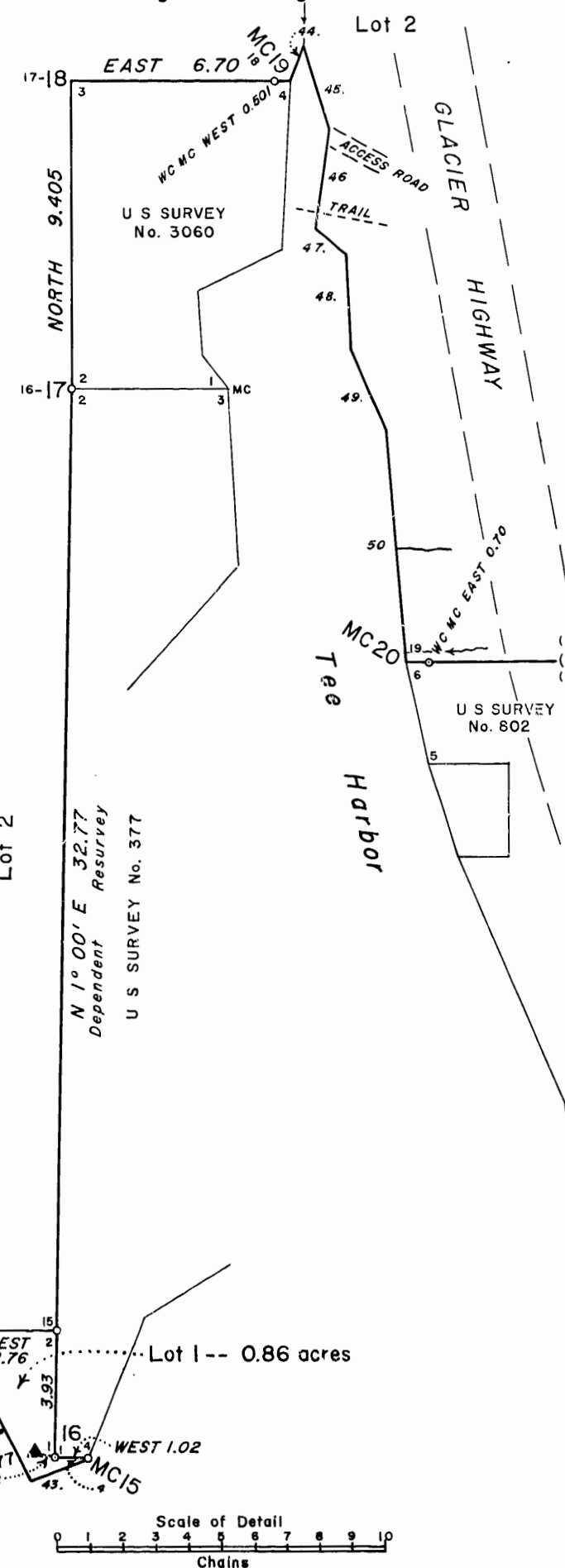
MEANDERS FROM MC 19 TO MC 20,
TEE HARBOR

44. N 20°50' E	1.03
45. S 16°37' E	2.65
46. S 7°54' W	3.03
47. S 50°12' E	1.23
48. S 2°40' E	2.90
49. S 23°51' E	2.64
50. S 4°49' E	7.10

- indicates brass capped iron post
- indicates brass tablet on bedrock
- indicates copper coated steel rod

Scale of Main Plat
Chains
0 10 20 30 40 50 60 70 80 90 100

Enlarged Diagram



4-479
(Reprinted 1948)

ORIGINAL

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENTBUREAU OF LAND MANAGEMENT
RECEIVED

MAY 31 1962

DIVISION OF ENGINEERING
Anchorage, Alaska

FIELD NOTES

OF

U.S. SURVEY NO. 3764

EMBRACING LOTS 1, 2 AND 3

SITUATED

ON BOTH SIDES OF THE GLACIER

HIGHWAY, FROM TEE HARBOR TO

PEARL HARBOR, ABOUT 20 TO 25 MILES

NORTHWESTERLY OF JUNEAU, ALASKA.

APPROXIMATE GEOGRAPHIC POSITION

OF CORNER NO. 1

LATITUDE 58°26' N, LONGITUDE 134°45' W.

Of the Meridian,

In the State of ALASKA

EXECUTED BY

ROBERT Q. PICKERING, SUPERVISORY CADASTRAL SURVEYOR

Under special instructions dated FEBRUARY 2 1960, which provided

SURVEY

 for the surveys included under ~~XXXXX~~ No. 3764, approved MARCH 15, 1960
 and supplemental special instructions dated APRIL 26, 1960, approved MAY 2, 1960
 and assignment instructions dated MARCH 29 1960

Survey commenced APRIL 21 1960

Survey completed MAY 13 1960

4-078b

-1-

143

U.S. SURVEY No. 3764

Chains

Survey commenced April 21, 1960 and executed with a W. and L.E. Gurley transit, Serial No. 391237, of which, the verniers of the horizontal plate and the vertical circle are read to single minutes of arc. After sufficient tests, the instrument was found in satisfactory adjustment.

All measurements are made with a 1/8 in. steel tape, 5.00 chains long, graduated every link for the first chain, with the first link graduated to tenths and the remainder every 10 links. The vertical angles of all slope measurements, are measured with the transit circle and the horizontal equivalents only are entered in these notes.

The geographic position of cor. No. 1, to the nearest half minute, as scaled from the U.S. Geological Survey Map, titled, "JUNEAU" (B-3) "QUADRANGLE", is latitude 58°26' N, longitude 134°45' W.

The bearing was determined from the record bearing of line 3-4, U.S. Survey No. 3060 and carried to all parts of this survey by taking the mean of direct and reverse deflection angles at each instrument station.

The magnetic declination is 30° E.

PRELIMINARY STATEMENT

During the preliminary retracement of the lines of previous surveys, which are common to lines of this survey, a large disagreement in bearing of line 1-2, U.S. Survey No. 377 and both bearing and distance of line 4-5, H.E.S. No. 167 was found. A dependent resurvey of these lines was executed, resulting in new corner descriptions, and courses and distances, as described in the following notes.

As sufficient closure of this survey was obtained by combining with the dependently resurveyed lines and the remaining official record of the adjoining lines, no additional retracements or resurveys were necessary.

In order to avoid duplication of the previous official record field notes of lines identical with lines of this survey, they are shown on the plat of this survey and omitted from these notes.

During the progress of the field work, improvements were discovered in the extreme northwest part, requiring an additional lot. This lot is shown on the plat and designated, Lot 3.

Begin at point for cor. No. 1 and cor. No. 1, Lot 2, identical with cor. No. 7, U.S. Survey No. 802, monumented with a stone, 28x14x12 ins., extending 6 ins. above the ground, firmly set, mkd. and witnessed as described in the official record.

At the cor. point, mkd. by an X on the stone.

Set an iron post, 28 ins. long, 2½ ins. diam., 26 ins. in the ground, with brass cap mkd.



Port of Juneau

155 Heritage Way • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Carl Uchytel
Port Director

To: Assembly

Via: (1) Docks & Harbor Board [approved 9/26/2024](#)
(2) City Manager [forwarded to LHED](#)

Date: September 13th, 2024

Re: DIRECT NEGOTIATION LAND SALES, LEASES & EXCHANGES - GOLDBELT

The ownership for the uplands property of the Seadrome Building (76 Egan Drive) is a quilt work of small parcels owned by Goldbelt (dba Cultural Preservation, Inc.) and by CBJ (managed by Docks & Harbors). Encl (1) illustrates a few visual challenges, both to CBJ and Goldbelt, in providing the highest and best use for this valuable waterfront area. A couple of examples include CBJ not having access from Egan Drive to our property; and, Goldbelt, owner of the Seadrome Building, stymied in developing meaningful improvements due to the layout of the multiple parcels, each requiring setbacks.

Goldbelt is proposing an land exchange, potentially including purchase & sale of CBJ property, with Docks & Harbors for re-development of the Seadrome Building. Goldbelt's preliminary plans would be to raze and replace the existing building with a facility suited for the downtown waterfront.

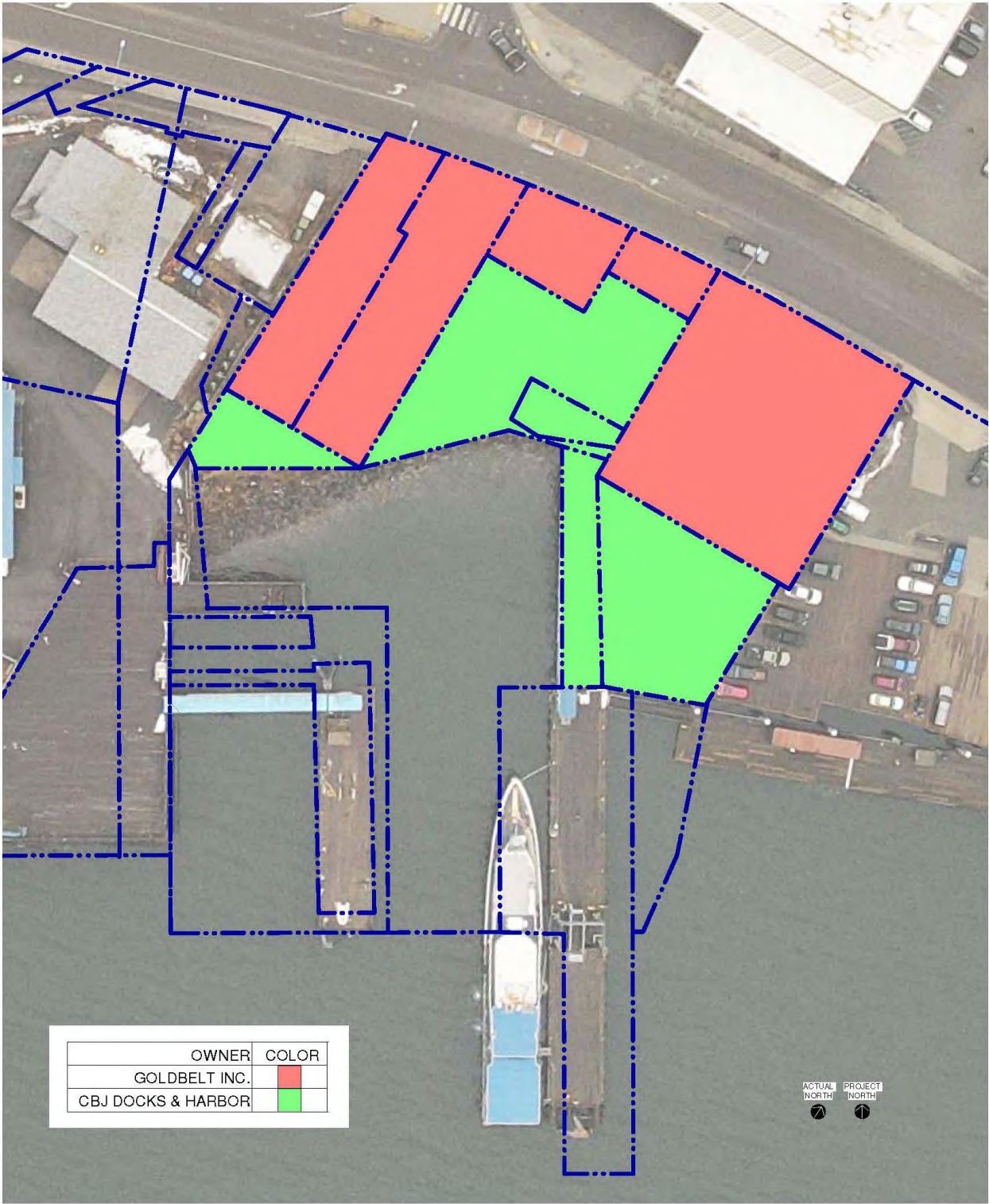
In order to develop a Purchase and Sale Agreement, the Assembly must authorize the manager to commence negotiations:

Title 53.09.260(a) – Negotiated Sales, Leases and Exchanges states that “the proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations...”

If supported by Assembly motion, negotiations with Goldbelt will commence and a purchase & sales agreement or new lease will be returned to the Assembly for adoption by ordinance via the Docks & Harbors Board. There is no monetary commitments by CBJ with this motion for direct negotiations with Goldbelt.

#

Encl (1): Seadrome Property map



MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

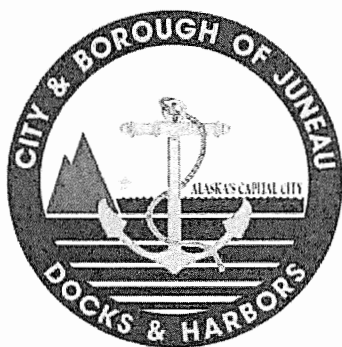
TO: Alicia Hughes-Skandijs, Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Goldbelt and CP Marine Application for a Land Trade
DATE: December 14, 2022

Goldbelt, Inc. and CP Marine Inc. completed an application proposing a land trade near the Seadrome Building to develop a new visitor oriented building in support of the Juneau tourism market. This property is managed by the Docks & Harbors Department. According to Port Director Uchtyl, "the patchwork of CBJ owned versus Goldbelt owned property is readily apparent. The existing parcels are limiting to both CBJ and to Goldbelt for future development. The proposal to consolidate parcels in a coherent fashion will benefit both parties." On August 25th, 2022, the Docks & Harbors Board supported Goldbelt's request with the following motion: "Direct staff to initiate an appraisal and establish a process to coordinate Docks & Harbors interests with Goldbelt's efforts to develop the Seadrome property."

The Land Management Plan designates this property and all waterfront property and tidelands as properties to retain but the Plan also states, "Parcels under their jurisdiction will not be discussed in detail in this plan because money generated from those properties is directed back to the respective enterprise funds. Additionally, specific master plans for these departments will guide their disposal methods and timing." Even still, in order for this land trade to move forward the Assembly will be required to update the Land Management Plan to reflect this property as available for disposal.

If the Committee provides a positive motion this application will be reviewed by the Assembly as New Business. There will also be a Planning Commission review for both the land trade and the Plan amendment will be included. The intention is to move forward with investigating the land trade and for the remaining large parcel to continue to be designated as retain. If a land trade moves forward, terms and conditions would be approved by the Assembly by an ordinance.

Staff requests that the Lands, Housing, and Economic Development Committee provide a motion of support to negotiate with Goldbelt and CP Marine on a land trade.



Port of Juneau

155 S. Seward Street • Juneau, AK 99801
(907) 586-0292 Phone • (907) 586-0295 Fax

From: Port Director

To: Docks & Harbors Board

Via: Docks & Harbors Operations-Planning Committee

Date: November 4th, 2022

Re: ASSEMBLY AUTHORITY FOR NEGOTIATED LAND SALE

1. Docks & Harbors has been approached by two separate private entities requesting consideration to acquire CBJ owned land which is managed under Docks & Harbors. The next steps are to conduct appraisals and begin negotiations allowing the transitions to be considered and acted upon.
 - a. Goldbelt, Inc is proposing an exchange of parcels near the Seadrome Building to develop a new visitor oriented building in support of the Juneau tourism market. On August 25th, 2022 the Board approved Goldbelt's request with the following motion: "Direct staff to initiate an appraisal and establish a process to coordinate Docks & Harbors interests with Goldbelt's efforts to develop the Seadrome property."
 - b. Hansen-Gress has applied to the CBJ Lands & Resources Office to purchase CBJ owned tide lands which are managed by Docks & Harbors. On August 25th, 2022 the Board approved Hansen-Gress request with the following motion: "To advance the Hansen-Gress proposal that includes easements for future Docks & Harbors development as well as first right of refusal on the consolidated land and building sale as well as the evaluation of property by Docks & Harbors contracted appraiser that assumes the property as a single lot." At the September 26th Assembly LHED meeting, that Committee recommended the Assembly to "work with the original proposer in accordance with city Code 53.09.260."
2. The Hansen-Gress application has progressed through the Assembly and does not require action from the Board at this time. Goldbelt's request does require Board and Assembly authorization to move forward. Title 53 allow several options in disposing of CBJ lands: (1) auction sale, (2) over-the-counter sales, (3) sealed competitive bids or (4) by negotiated sale. 53.09.260 outlines the requirements for direct negotiated sale and specifies that the Assembly

approve that option by motion.

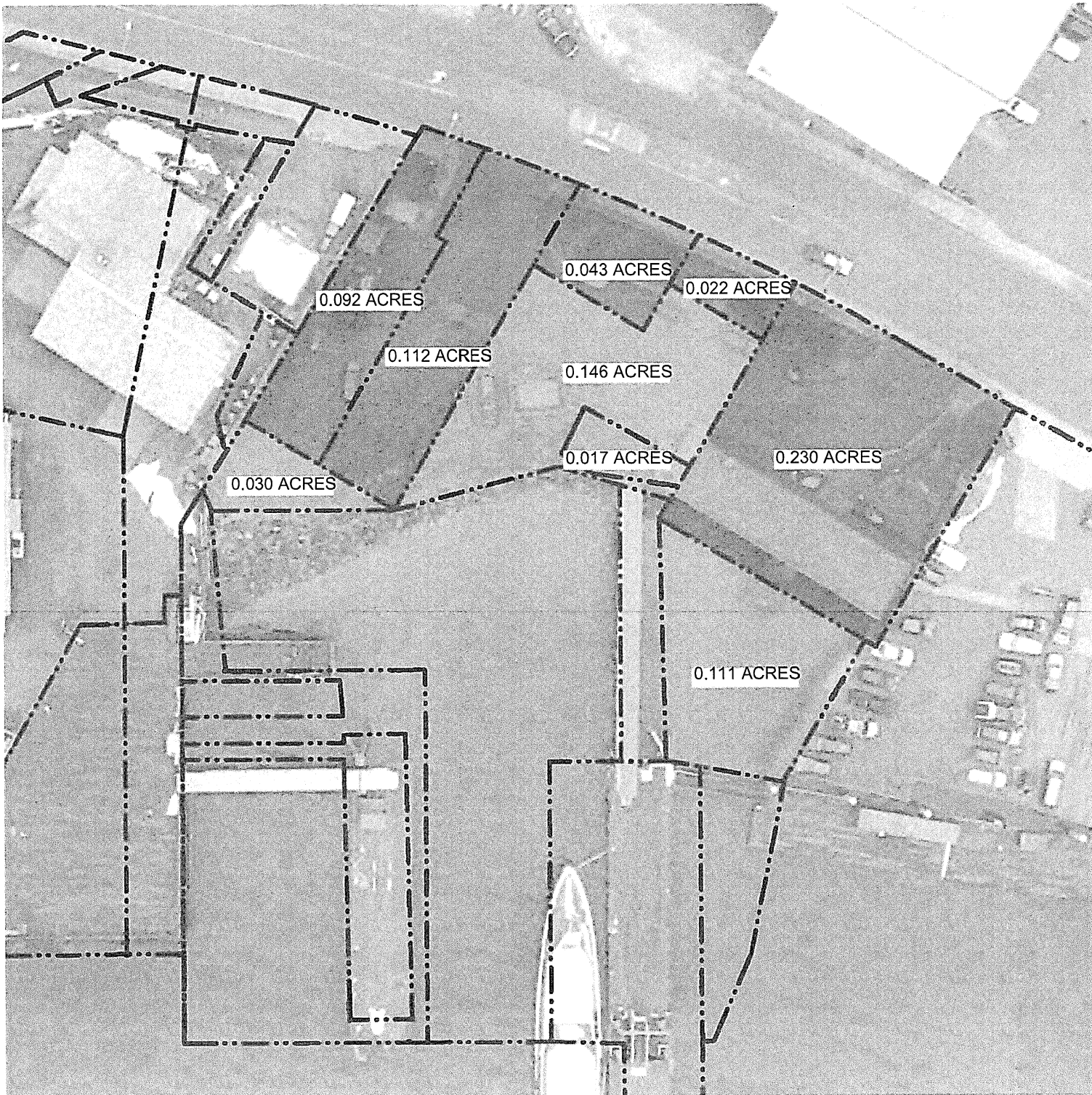
53.09.260 - Negotiated sales, leases, and exchanges.

(a) Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

3. Enclosure (1) was provided in the Goldbelt presentation on August 25th. The patchwork of CBJ owned versus Goldbelt owned property is readily apparent. The existing parcels are limiting to both CBJ and to Goldbelt for future development. The proposal to consolidate parcels in a coherent fashion will benefit both parties. It is appropriate that the land exchange discussions be continued with Goldbelt exclusively and that direct negotiations be authorized in accordance with 53.09.260.
4. I propose the Board make the following motion: To recommend the Assembly authorize direct negotiations with Goldbelt in accordance with 53.09.260 for a potential land exchange at the Seadrome property.

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Encl: (1) Seadrome Property Map



Section F, Item 7.

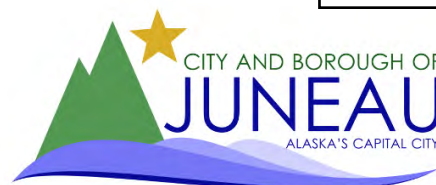


GOLDBELT EXCHANGE
CENTRAL AND SOUTH
(DARK RED HATCH
OF WESTERN LOTS
HATCH) TO CBJ I

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

December 19, 2022 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER - Chair Hughes-Skandijs called the meeting to order at 5:00 pm.

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Wade Bryson, Christine Woll

Members Absent: Wáahlaal Gíidaak

Liaisons Present: Mandy Cole, Planning Commission

Liaisons Absent: Lacey Derr, Docks and Harbors; Chris Mertl, Parks and Recreation

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Carl Uchtyl, Port Director; Rorie Watt, City Manager; Dave Scanlan, Eaglecrest General Manager

D. APPROVAL OF AGENDA – approved as presented, no changes

E. APPROVAL OF MINUTES - November 28, 2022 Draft Minutes, approved as presented, no changes

F. AGENDA TOPICS

2. Goldbelt and CP Marine Application for a Land Trade

Mr. Bleidorn discussed this topic. Mr. Bryson commented that he has been on the assembly long enough that this is second time he has seen this. We did a similar land swap with the Archipelago lot, and we failed to take into consideration parking in the land trade. I was wondering if we could talk with Goldbelt to make sure that they have the right understanding. We did a trade, CBJ got the land they wanted, the other party got the land that they thought they wanted, and it ended up not working out, and we do not have a project built. I would like to ask Goldbelt a question or two, so that we can prevent that same scenario from happening, because it looks like we are doing almost identical type of land swap. Mr. Bleidorn replied that as this goes through the Planning Commission process, we would make sure that parking is considered and that negotiation would take place after we have the initial motion of support from the assembly to work on this. This is definitely noted, and something we want to keep in mind.

Mr. Bryson asked if there are any other zoning or waterfront issues that the Archipelago lot ran into when they that stopped their development because it was the design phase that they were stopped in. I want all that on the record to benefit Goldbelt so that we do not make the same errors again. Ms. Maclean replied that she did speak to Goldbelt and in those discussions; there is a lot of complexity to this site, their ability to use their building or reconstruct a rehab, because it is cited closely to the property lines, as one cannot cross those or come so close to them. That spurred this on for them on how to best use their land and the buildings that they have. We can look at those issues when the applicants come in for their pre-application conference. Other than that, I am not aware of any other challenges aside from how the lots are laid out and they cannot proceed as is.

Ms. Woll asked if we are losing any control of the waterfront, with CBJ owning the property where the gangway is from the dock-to-shore. Mr. Uchtyl replied that the applicant is proposing renovating the existing Seadrome building over the water, adjoining the seawalks. As far as having access to the Seadrome dock, it is on CBJ owned tidelands but Goldbelt owns the dock. Control of the Seadrome dock would remain with Goldbelt unless they elect to do something else with it.

PC Cole asked when the assembly approves moving forward by direct negotiation with a particular party, in this case Goldbelt, does that signal that no other parties can be considered until negotiations

are concluded in either the affirmative or the negative. Mr. Bleidorn replied that once we have that initial motion of support from the assembly, staff works specifically with them. It does not mean that somebody else cannot apply but then the assembly would have to reevaluate it as they have already given us direction, and to work with somebody else, or to look for other applicants would be a change of direction. We would need another motion and something from the full assembly to move that forward.

Chair Hughes-Skandijs noted that she shares Ms. Woll's sentiment and is a little wary about trading tidelands for uplands but sees the benefit in this, and approves of the motion of support at this time.

Ms. Woll moved that the Lands, Housing, and Economic Development Committee provide a motion of support to negotiate with Goldbelt and CP Marine on a land trade. Motion passed no objections.

3. Ordinance 2023-03 An Ordinance Amending the Private Shared Access Requirements of the Land Use Code, Title 49, Related to Maximizing Residential Density.

Ms. Maclean discussed this topic. Mr. Bryson asked how this ordinance helps with infill, putting a neighborhood next to a neighborhood that did not have one before, and some of the "you are coming into my backyard," situations. Ms. Maclean replied that she is not certain that we will ever have a great answer for "I have enjoyed this undeveloped property that is nice and treed for 30 years, and now they want to develop that." A planning board member from back East would say, "You should be happy that you got to enjoy that nature as long as you did, because you did not buy it, nor do you pay taxes on it either." I know that is difficult for people. First, I would urge homeowners, property owners, and buyers, to educate yourselves on what your area is zoned, what zoning it allows, and what the neighboring properties are zoned as they may not be the same, even though you are side by side. As far as this helping with shared access and infill development, this ordinance does not go quite as far as the Title 49 Committee was looking it, but it is a start on improving the ordinance, and one of the unintended consequences, which was a 90 acre property being developed into 12 lots, which was D3 or D5 zoning. I think this should alleviate that challenge given the language in the purpose statement as well as the other verbiage that the city attorney added. Those areas are underlined in your packet, with it limiting acreage. We did have some discussion back and forth, which was the best approach to that. It is difficult, because I am always concerned about in Juneau, specifically the lots that are left, they are not the same, and it is tricky to apply code that would be flexible enough for everyone. We were trying to obtain as much discretion as we can to address the individual situations. For instance, you will notice that some of it was left to the director to look at a particular site. That would go a long ways and overall this is moving in the right direction, and the direction that the title 49 Committee was also looking for.

PC Cole commented that she was surprised to see this, because the Title 49 Committee did look at this and made some suggestions, which are not in here, and some that are different intentions that are in here. I think Director Maclean is correct in that it is moving in that direction, but I would not say that what is before you would be what the Title 49 Committee would want to send to the full assembly for adoption. I feel confident in saying that because it does not contain some of the pieces that we felt would make the most impact. My hope is that this goes back to the PC before it goes to the full assembly. Chair Hughes-Skandijs asked if that is part of the process with the staff recommendations. Ms. Maclean replied and made a correction; that the bottom of the memo said that it was to go to the full assembly. It will go to the full assembly, but through the usual process of kicking it back to Title 49 through the Planning Commission and up to assembly for full adoption.

Mr. Bryson asked for elaboration on what was missing. Chair Hughes-Skandijs replied that we would let that work through the process given that the items remaining on tonight is agenda. I do not think we will go into a joint Title 49 – Lands meeting.

STAFF REPORT

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 Heritage Way, Juneau, Alaska 99801
Lands_Office@juneau.gov
(907) 586-5252

TO: Mayor Weldon, Acting Chair of the Assembly LHED Committee
FROM: Dan Bleidorn, Lands & Resources Manager *Daniel Bleidorn*
SUBJECT: CBJ Christmas Tree & Firewood Harvesting Policy
DATE: November 26, 2024

Christmas Tree Policy

The City of Juneau allows a household to remove one live evergreen tree per year from municipal land, designated by the CBJ Wood Cutting Area Map. Households may harvest a Christmas tree each year beginning on Thanksgiving Day and ending on December 31st of the same year. Trees must be cut at ground level and discarded branches must be scattered around the harvest site. Trees may not be harvested from municipal lands that are used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map. Christmas trees may not be cut within fifty (50) feet of a hiking trail. No permit is needed to harvest a Christmas tree for personal use.

Firewood Policy

For those interested in harvesting trees for firewood this winter, you may do so in the areas designated on the CBJ Wood Cutting Area Map. Trees that are allowed to be harvested for personal use include dead and/or down trees. No permit is required for this use. As indicated in the Christmas tree policy above, trees may not be harvested from municipal land used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map.

Attachments:

1. CBJ Tree Policy 14-03R-2023
2. Wood Cutting Map Area





Policy No. 14-03R - 2023	Title: CBJ Tree Policy
Date Approved: October 17, 2023	Last Reviewed and Revised: June 22, 2021
CBJ Code / Regulation: CBJ 53.09, 53.12.020, 42.15.140	Other Reference:
<p>Purpose & Need: The City and Borough of Juneau manages thousands of acres of land and hundreds of thousands of trees. This policy articulates three goals:</p> <ul style="list-style-type: none"> A. Ensure the safety of people in Juneau through a process for inspection and mitigation of hazard trees on City and Borough of Juneau property. B. Establish the process for property owners to request work on non-hazardous trees on CBJ property. C. Provide the public with reasonable opportunities to harvest trees and wood for personal and commercial use. 	

Policy Statement

This policy revises and amends Administrative Policy 14-03R. The purpose of the revision is to recognize hazards posed by steep hillsides, where tree removal may result in slope instability. The revised policy balances the considerations of the CBJ Tree Policy with the CBJ All Hazards Mitigation Plan.

Guidelines

I. HAZARD TREES ON CBJ PROPERTY

NOTE: CBJ staff does not routinely inspect trees on CBJ property. It is the responsibility of adjacent property owners to identify potential hazards to their own properties and to notify the CBJ Lands Manager if they believe that a hazard may exist.

Hazard Tree Defined: Any tree that is evaluated by qualified CBJ staff and determined to have an overall tree risk rating of “high” or “extreme,” according to the ISA Basic Tree Risk Assessment form or similar industry standard tree assessment form.

Any tree on CBJ property that is believed to be a hazard to property or public safety should be reported immediately to the Lands Manager. The Lands Manager will verify that the tree is on municipal land, and forward the report to the department responsible for managing the property.



CBJ staff will visually assess the tree(s) to determine the level of risk associated with the tree. The assessment will be conducted according to standard industry practices, and documented using a standard form. Trees determined to be Hazard Trees will be disposed of as follows:

A. Hazard Trees not Located in Severe/Moderate Hazard Zones for Mass Wasting Events

Following the CBJ assessment, trees not located in a designated Landslide Hazard area as classified by the CBJ's All Hazards Mitigation Plan, or with a known, documented history of mass wasting events, that are determined to be Hazard Trees will be removed by the CBJ as soon as practical. If the property owner disagrees with the CBJ's assessment of a tree, the property owner may obtain a second opinion from another qualified arborist at the property owner's expense. This assessment will be reviewed and considered before a final decision is made by the director of the department responsible for managing the property.

B. Hazardous Trees in Severe/Moderate Hazard Zones for Mass Wasting Events

Hazardous trees that are located within a designated Landslide Hazard area as classified in the CBJ's All Hazards Mitigation Plan (Plan), or with a known, documented history of mass wasting events, will not be subject to removal by the CBJ. The All Hazards Mitigation Plan recommends prohibiting the removal of vegetation in areas prone to landslides:

"Removal of vegetation from slopes can compromise the integrity of the soil and lead to landslides. Requests to remove vegetation should be handled through a permit process that involves an assessment of the area for landslide hazard." (page 57)

Currently, there is no permit process for removal of vegetation from these areas. Balancing the risks of removing a hazardous tree and the risks of a potential mass wasting event, the CBJ will abide by the All Hazards Mitigation Plan. If a property owner within a designated Landslide Hazard or known mass wasting area seeks to remove potentially hazardous trees from adjacent CBJ property, CBJ staff will consider the request and, if approved, will require that the owner and any contractors agree to indemnify the CBJ and provide proof of adequate liability insurance, as determined by CBJ Risk Management.

II. NON-HAZARD TREES ON CBJ PROPERTY

Requests to cut or prune non-hazardous trees on municipal land may be submitted to the Lands Manager. At a minimum, the request must include the following:

- A. A detailed explanation of why the tree(s) should be removed.
- B. Photographs indicating which tree(s) would be removed or pruned.
- C. A map indicating the location of the tree(s)



The Lands Manager will verify that the tree(s) is on municipal land and forward the request to the department responsible for managing the property. The managing department will approve the request if it is consistent with the department's management of the property. A permit authorizing the work will be issued to the applicant. The applicant shall be responsible for all costs of removal. Decisions may be appealed to the City Manager upon written request.

III. TREE HARVESTING ON CBJ PROPERTY

Under section 42.15.140 of CBJ code, it is unlawful to cut a tree or part of a tree without the prior specific authorization of the tree owner. However, the Lands Manager may designate areas where the public may harvest trees on the CBJ Public Use Tree Harvest Map. The Lands Manager may restrict the harvestable trees to members of certain species, for example, alder (*Alnus rubra*). In all other cases, cutting of live trees by members of the public is prohibited on municipal land and rights-of-way unless written authorization has been received from the Lands Manager. All portions of the tree shall be removed from roadways, ditches, and waterways. Dead or down trees may not be removed from the following areas without specific written authorization from the Lands Manager:

- Recreation sites
- Greenbelts
- Municipal Cemeteries
- Scenic corridors
- Within 25 feet of streams, rivers, and other water bodies
- Public facility grounds
- Muskeg
- Hillsides where disturbing the site might cause slope instability

Commercial use or sale of trees is prohibited, unless the Lands Manager has given specific written authorization.

Each year, beginning on Thanksgiving Day and ending on December 31 of the same year, a household may remove one evergreen tree per year from municipal land designated by the CBJ Christmas Tree Harvest Area Map. Trees must be cut at ground level; discarded branches must be scattered. In addition to the prohibited locations listed in the previous section, Christmas trees may not be cut within fifty feet of a hiking trail.

VI. GENERAL PROVISION

Scope: This policy applies to all agencies and employees of the City and Borough of Juneau, Alaska.

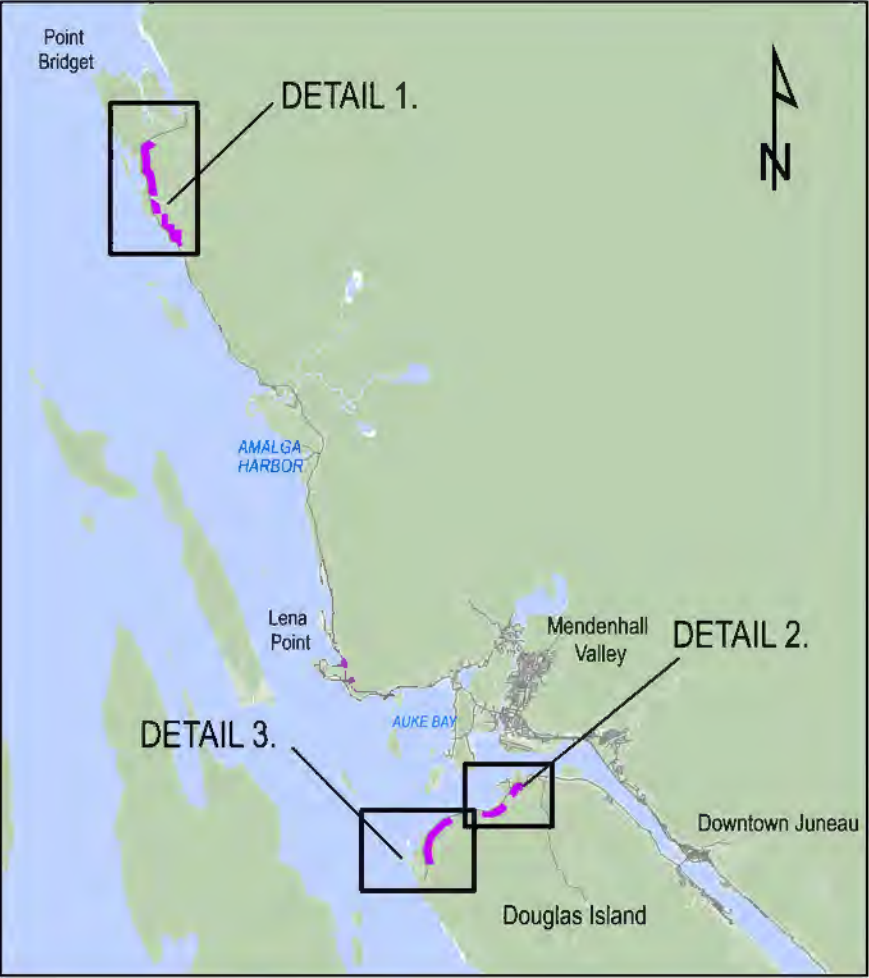
- A. **Authority to promulgate policy:** The City Manager of the City and Borough of Juneau, Alaska, maintains the authority granted by the CBJ Charter to order policy and the guidelines for implementation.



B. **Effective Date:** This policy will take effect on date policy is signed.

Dated at Juneau, Alaska, this 19th day of October, 2023

Mary Katherine Koester
Mary Katherine Koester
City and Borough Manager



WOOD CUTTING AREA MAP

● Mile Marker

▨ Wood Cutting Area

This map is not a survey quality representation. It is intended for general reference only. The CBJ assumes no responsibility for errors, omissions, or positional accuracy of features on this map.

