

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

June 1, 2015, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. May 4, 2015

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

A. Ordinance 2015-30 An Ordinance Authorizing the Manager to Continue Leasing Approximately 1.31 Acres to the State of Alaska for Employee Parking, Located Between the Juneau Arts and Culture Center and Centennial Hall.

VI. STAFF REPORTS

A. Miller Asphalt Plant

B. Renninger Subdivision

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

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

May 4, 2015

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> May 4, 2015 Minutes	5/28/2015	Minutes

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

May 4, 2015, 5:00 PM.

Assembly Chambers

I. ROLL CALL

Jesse Kiehl called the meeting to order at 5:05pm.

Members Present: Jesse Kiehl; Jerry Nankervis; Mary Becker; Kate Troll

Other Assembly Members Present: Karen Crane; Mayor Sanford; Loren Jones; Debbie White

Liaisons Present: Bill Peters; Gerry Landry; Mike Peterson

Staff Present: Greg Chaney, Lands Manager; Jessica Beck, Lands Specialist

Public Present: Eric Clark, Representative from Christ Evangelical Lutheran Church

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

A. March 23, 2015

The minutes of the March 23, 2015 Lands Committee meeting were approved.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Land Trade with Christ Evangelical Lutheran Church to Provide Right-of-Way Access for Pederson Hill Subdivision

Mr. Chaney: Eric Clark, from the church, is in attendance. I've got a lot of information, but I'm going to run through it quickly. Let me know if you have any questions. The Pederson Hill area was recently rezoned from D1 to D10 and D10SF. There has been a lot of discussion on the D10SF area, but the D10 area is about twice the size. That is looking forward to the in the mid-to-long term future. In the near term, this property doesn't abut the right-of-way. First we need to get access. We have a major subdivision plat for the area, a concept, not drawn by an engineer. It gives an idea of the size of lots, about 100 ft. by 50 ft. wide. There is another area that could be turned into a multi-family area. 200 single-family homes is the grand vision. This access is critical for that. We have another access up here, but the problem is that it's on the uphill side. If you want to build gravity fed storm drainage and sewer lines, you have to work from the low point and start up. The drainage works well to that point. When talking to DOT, they wanted a four-way intersection. This proposed land trade is across from Sherwood Lane. The soil is a lot shallower farther up, but the church wasn't interested in trading property. We don't have enough money set aside right now to complete the whole thing. Phase I is the initial phase. Phase 2 would require the second access. Phase 3 would need enhanced water pressure. Phase 4 requires a partnership with the University. We could look at doing a public private partnership for some of it. The one thing we know for sure is that we need access. We looked at options for the intersection. One would be to go this way to the north of the church and the other would swoop down below the church. DOWL looked at both for soil depths and everything. One is muskeg-y. The other option is not as deep but it's longer, so costs for developing the routes are equivalent. We asked the

church. They preferred the option below the church. This is the proposed intersection. The church would be up on the hill with the road below. We talked about an equal area land trade. We would trade .9 acres of our property for .9 acres of their property. It gives them room to expand in the future and it gives us access. We reached a memorandum of understanding and had DOWL draw up a plat. It didn't turn out to be quite the rectangle I thought it would be. It's got a little jog, but it's still equal area. The Planning Commission heard this on April 14th and recommended in favor of the land trade. Fish and Game has mapped an anadromous stream that ends in the church. I imagine the fish sitting in the pews. It is an old map that has been digitized. We had a modern look at the drainage here. If you go there there's a lot of standing water, but over here it's full on streams. It's possible when the church was built, the water was a stream that has been diverted. This is another way to look at it. There's a general marshy area and this is the area we're proposing to build the road. There are topo lines showing the same thing. We'll have to look at how far up the fish actually swim when we do that subdivision. This is how far Fish and Game have said they swim. We'll have to work out those details. The Wetland Review Board was generally supportive of the idea. There are forested wetlands. We'll need to go through the Army Corps of Engineers at some point.

In November 2014 I wrote a memo about the subdivision and how we can stimulate the housing market. There are a lot of ways to go at it. At Lena we've been selling them by sealed competitive bid. To stimulate housing, we could sell by lottery where everyone would know the price. Then we could offer a rebate, if they build a house and get certificate of occupancy within 2-3 years of purchase, then we'd give a purchase refund of about 20%. For developers we could sell a block of 5-10 lots and also sell individual lots. If people want to buy them, build on them and then sell them, then great, the community would get more housing. The rebate would be a hit on the Lands Fund but it's also bringing in funds via property tax.

How does the equal area land trade pencil out? Based on old assessments, .9 acres of land, our land \$7,742 for .9 acres and the church \$11,262 for .9 acres. With sewer hookup being about \$3,500 it makes it about equal.

Mr. Nankervis: It's interesting to look at some of the way to get them out there. Your idea, 20% off the sale price. For the developers, the tax abatement for subdivision development - I'm wondering if this property would qualify for that.

Mr. Chaney: If you're the developer, you can subdivide but wouldn't pay tax until they sell or something like that. It doesn't affect us because we don't pay property tax.

Mr. Nankervis: If we have a developer buys 5 lots in a row. Would they be paying taxes on them?

Mr. Chaney: My answer would be that they pay taxes on it. I hadn't really thought about that.

Generally if you buy land you pay taxes.

Mr. Nankervis: If we subdivide it.

Mr. Kiehl: If we were to sell large blocks and then someone else subdivides it, then that would be applicable. Not something for tonight, but something we should discuss.

In terms of coming back to the question of access, is it still your understanding that we're going to build the road and utilities.

Mr. Chaney: Once we own the land, we could either build the road ourselves, or we could develop a public private partnership. What I'm concerned about with building the road is that there's no money in this. It's super expensive with no return. If they were to take a larger chunk, maybe it would pan out eventually. If they subdivide and build houses it's kind of a wash. We may be able to get a partner, may not, but we still need access. We'll still be on the hook for this part.

Mr. Kiehl: The analysis that previous Lands Committees looked at was City funding to build the road to the property lot to the subdivided pieces.

Mr. Chaney: That's the impression I've been moving forward under. We could entertain options from the private sector. The process for going to go out to get partners and developing those agreements takes time. I thought we wanted to get lots on the market. Or we can get proposals. If we were to do it in phases, the first phase is expensive. But as a private sector developer it would be more attractive to build around that. I can do some analysis if needed. As far as the access, I don't see another way around it.

Mr. Kiehl: This access vs. the other access. The rough estimate is that the two potential routes would have comparable costs to construct. Do you have a rough estimate of how much?

Mr. Chaney: I don't feel comfortable quoting the numbers. I've been told with a lot of variables. We don't know what we're going to get into in terms of soils. There will be a lot of engineering to get in there. It's probably 1/4 to 1/2 a million to get access to the site. We're going to have to

improve the intersection. The road has to be built to a high standard because it accesses the whole subdivision.

Mr. Jones: I don't want to delay the land swap, but DOT is getting ready to improve the road to Auke Bay. On that side of the highway there is the pedestrian path all the way out. How would that impact how the road might get designed for that intersection? Does that need to be part of DOT's plans? Is that an issue we need to think about now?

Mr. Chaney: We're already talking with DOT but they're already laying down the pedestrian path right now. That train already left the station.

Mr. Landry: PRAC was involved with that in getting the bike path. The bike path will be put in and part of development. I think it's in this year's funding.

Mr. Chaney: It won't be too difficult to re-engineer that area.

Mr. Landry: The new access that goes there is a trail that comes from Montana Creek access to within 50 yards of that. It dead ends at a closed gate. It would be nice to have a connection into that trail.

Mr. Chaney: This is a path here; it's intended to be a path for people from Swampy Acres to connect into the horse trail. It's not ideal to have a horse next to traffic. This will be the first part built. That is one feature. If you had school children, they could walk from here across the bridge to Riverbend or the high school.

Mr. Jones: Where are the nearest bus stops? The Comprehensive Plan there were some issues about incentives for developers for transit oriented development. There are some things CDD can do to enhance the development. I'm curious if this would be close enough to an area to be an asset to the development.

Mr. Chaney: I don't know exactly where it is. I think it's within a .25 mile.

Mr. Landry: There is one sign at the Sherwood Lane.

Mr. Chaney: It's definitely close to transit.

Mr. Nankervis: I think the church would prefer option 1. That makes the most sense to me as far as traffic flow. I know a city had a gravel pit and could get fill relatively cheap. Option 1 looks good to me.

Mr. Kiehl: Is that a motion?

Mr. Nankervis: I move option number 1 from this committee to the Assembly.

Ms. Becker: You wanted a motion on the exchange?

Mr. Nankervis: Option 1 would give us the property on the east side of the church.

Mr. Chaney: I should have included on my slide the last part of my staff report, the staff recommendation of the land trade of .9 acres between the City and the Christ Evangelical Church of Juneau.

Mr. Nankervis: I can reword that motion: We approve the .9 acres of land swap that provide option 1 access to the Pederson Hill site and forward that to the Assembly.

Hearing no objection, motion passes.

VI. STAFF REPORTS

Mr. Chaney: I have been working feverously with the Army Corps to get the wetland permit for Switzer. A month ago I was told we would have the permit in two weeks. I've been on the phone with Anchorage re-writing our report again. Today they said two weeks again. I remain skeptical but hopeful.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Liaisons Reports:

Mr. Peters: No report.

Mr. Peterson: No report.

Mr. Landry: The PRAC had their annual meeting last month. I've put some feelers out last for things they want to bring to Lands. I may have some items in the future.

Committee Member Reports:

Mr. Nankervis: I would like to know if Ms. Troll is still with us.

Ms. Troll: I do have a comment. In a previous Lands Committee meeting we requested the Planning Commission to look at residential zones for more daycare options. Since that time, myself and Debbie White have had a chance to look at ways to advance getting daycare facilities. I want to build on our previous action to consider conditional uses for daycares in D1, D3 and D5. Mr. Kiehl: The previous motion was to start a process for allowing larger daycares in all residential zones. Are you asking we dial that back?

Ms. Troll: No. I'm suggesting we provide a little more insight to let the Planning Commission know that in these particular zones it makes good sense to consider conditional use permits. We've been looking at this and we think these are some workable areas. Maybe the liaison can carry that focus or interest forward to them.

Mr. Peterson: Title 49 is working on that. I missed the last meeting. There is another Title 49 meeting this week and I will carry forward that message.

Mr. Jones: I've been asked by a couple people and I spoke with Mr. Chaney this afternoon. After the rezone to the properties on North Douglas there was discussion about what some of the plans are for the bench road. It starts on 6th Avenue that doesn't exist and goes to Eaglecrest. There was concern about the first couple miles on North Douglas highway that the zoning in that area that we bring some other type of access. I am bringing it to the Lands Committee. Mr. Chaney said that none of that road has been platted, or how that would feed into the bridge, or how people would go up onto the bench and come down. Nothing has been surveyed, platted or anything. It might be good to get some kind of report or something that we can give the people with concerns. If people know that there's a plan for the bench road, if we're going to continue to up the zoning in that area.

Mr. Chaney: Really quickly. All the work was done in the 80s when they thought we would have twice the population that we currently do. They were trying to figure out where we were going to put everyone. They thought Douglas Island is a good spot. These are very loose alignments. It would start in Douglas Townsite and connect at the end at Fish Creek Road. All this dark green is City property and it would give us tremendous property for new projects. It would be an expensive road to build. It's a big project and visionary project. If we had millions of dollars it's a good way to go. If in the future we get more residents or revenue, it's a great place for more development. The downside is that the bridge is already marginal. We would have to look at another improvement the bridge or second access across the channel.

Ms. Becker: Hasn't some of this been started at Eaglecrest? Or is that another trail?

Mr. Jones: I think that's the Treadwell Ditch Trail.

Mayor Sanford: If you're going to make recommendation to staff along the way and it's going to change directions that the Assembly has given as a whole, make sure you bring the recommendations to the Assembly so we can all vote and it comes from the whole Assembly and not just four of us. Don't change the goals of the Assembly that are already set by all nine of us.

VIII. ADJOURNMENT

The meeting adjourned at 5:43pm.

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

Ordinance 2015-30 An Ordinance Authorizing the Manager to Continue Leasing Approximately
1.31 Acres to the State of Alaska for Employee Parking, Located Between the Juneau Arts and
Culture Center and Centennial Hall.

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Staff Memo	5/28/2015	Cover Memo
<input type="checkbox"/> Exhibit A	5/28/2015	Exhibit
<input type="checkbox"/> Exhibit B	5/28/2015	Exhibit

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Assembly Lands Committee

FROM: Jessica Beck, Lands and Resources Specialist



DATE: May 26, 2015

SUBJECT: Ordinance 2015-30 An Ordinance Authorizing the Manager to Lease Approximately 1.31 Acres, Located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for Employee Parking

The State of Alaska has been leasing the area between the Juneau Arts and Culture Center and Centennial Hall (portions of Lot A, Juneau Subport Subdivision; Lot 12, Block 68, Tidelands Addition to the City of Juneau; and Lot 12A, Block 68, Tidelands Addition to the City of Juneau) for employee parking. Ordinance 2015-30 (Exhibit A) would approve a new lease for the same use.

In 2009, Resolution Serial No. 2535 authorized the Manager to lease the area between the JACC and Centennial Hall to the State of Alaska for employee parking for one year with four one-year renewals. The last renewal is set to expire on June 30, 2015. The State of Alaska is requesting a new lease for one year, with four one-year renewals. Having a one year lease with renewals allows the City to change the use of the property if a more appropriate proposal becomes available.

The current fair market rent of the site is \$122,760, which is based on 155 parking spaces, as established by a 2015 appraisal completed by Julie Dinneen Company (the summary page is attached as Exhibit B).

There is a slight change of the size of the leased area on paper to more accurately reflect the 155 parking spaces being leased. Resolution No. 2535 described the leased area as 1.39 acres (60,629 square feet) but the actual leased area was less. This ordinance clarifies the 155 parking spaces being leased comprise 1.31 acres (57,063 square feet).

The State manages and provides winter maintenance of the leased area. They provide their own striping, appropriate signage and enforcement of their parking regulations

Staff Recommendation:

The Lands Committee forward a motion of support to the full Assembly to lease approximately 1.31 acres, located between the Juneau Arts and Culture Center and Centennial Hall, to the State of Alaska for employee parking for one year with up to four one-year renewals.

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

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2015-30

**An Ordinance Authorizing the Manager to Lease Approximately 1.31 Acres,
Located between the Juneau Arts and Culture Center and Centennial Hall,
to the State of Alaska for Employee Parking.**

WHEREAS, the City and Borough has a revocable license with the State of Alaska,
Department of Administration, for State use of a portion of the parking area adjacent to
Centennial Hall, which will expire on June 30, 2015; and

WHEREAS, numerous State employees park on the property under the current parking
agreement; and

WHEREAS, the purpose of this lease agreement would be to accommodate the State of
Alaska, Department of Administration, with continued State employee parking; and

WHEREAS, the appraised market value for the area to be leased (155 parking spaces)
was determined to be \$122,760 by appraisal dated April 28, 2015.

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

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

Section 2. Authorization. The Manager is authorized to lease approximately 1.31
acres (57,063 square feet or 155 parking spaces) depicted on Exhibit A, which is a portion of the
following described properties:

1
2 Lot A, Juneau Subport Subdivision; Lot 12, Block 68 of the Tidelands Addition to the City
3 of Juneau; and Lot 12A, Block 68 of the Tidelands Addition to the City of Juneau.

4 No structures or buildings are included in the leased premises. The final lease shall be subject
5 to the following essential terms and conditions:

6 (A) Purpose. The leased premises may be used only for personal vehicle parking.
7 Four parking spaces directly adjacent to the Juneau Arts and Cultural Center entrance will
8 remain dedicated exclusively to building tenant use. The lessee shall identify the four parking
9 spaces with signage installed and maintained at its expense.
10

11 (B) Term. The lease term shall be from June 30, 2015 to June 30, 2016. The lease
12 shall automatically expire on June 30, 2016, unless extended as provided by the lease
13 agreement.

14 (C) Renewal. The lease may be extended for up to four one-year terms upon written
15 request at the discretion of the City and Borough. Requests for extensions must be provided to
16 the City and Borough not less than 90 days prior to the date the lease would otherwise expire.
17 It is within the City and Borough's sole discretion to accept or reject a request for extension
18 with any or no reason. If the City and Borough fails to give written notice of its acceptance of a
19 request for an extension at least thirty days prior to the lease expiring, the lease will expire as
20 specified in the lease agreement.
21

22 (D) Maintenance. Maintenance, including snow removal, shall be the responsibility
23 of lessee.
24
25

1
2 (E) Hold Harmless. The lease agreement shall provide that the lessee indemnify,
3 defend and hold harmless the City and Borough, its officers and employees for any claim
4 related to or arising out of its use, operation or maintenance of the leased premises.

5 (F) Rent. Annual rent shall be \$122,760 due on or before July 1, 2015. Thereafter,
6 if the lease is extended, payment will be due on or before July 1 of each lease year. In the case
7 of extensions, annual rental payments may be adjusted. If the City and Borough desires to
8 adjust the annual rental payments in connection with any agreed-upon any extension, it shall
9 provide a schedule of annual rental payments for the next extension at the time approval of the
10 extension is given. The Lessee shall then have thirty days to give notice of its acceptance of the
11 rental adjustment, notice its withdrawal of its request for an extension, or notice its appeal of
12 the adjustment. Appeals shall be heard in accordance with the provisions of CBJ 01.50. If
13 Lessee withdraws its request, this Agreement will terminate on the date it otherwise would
14 have had no extension been sought or granted. If Lessee does not timely withdraw or appeal
15 the adjustment, then this Agreement shall be extended for the additional term and rent shall
16 be paid at the adjusted rental rate.
17

18 (G) Other terms and conditions. The Manager may include other lease terms and
19 conditions as the Manager determines to be in the public interest.
20

21 //

22 //

23 //

24 //

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

Adopted this _____ day of _____, 2015.

Merrill Sanford, Mayor

Attest:

Laurie J. Sica, Municipal Clerk

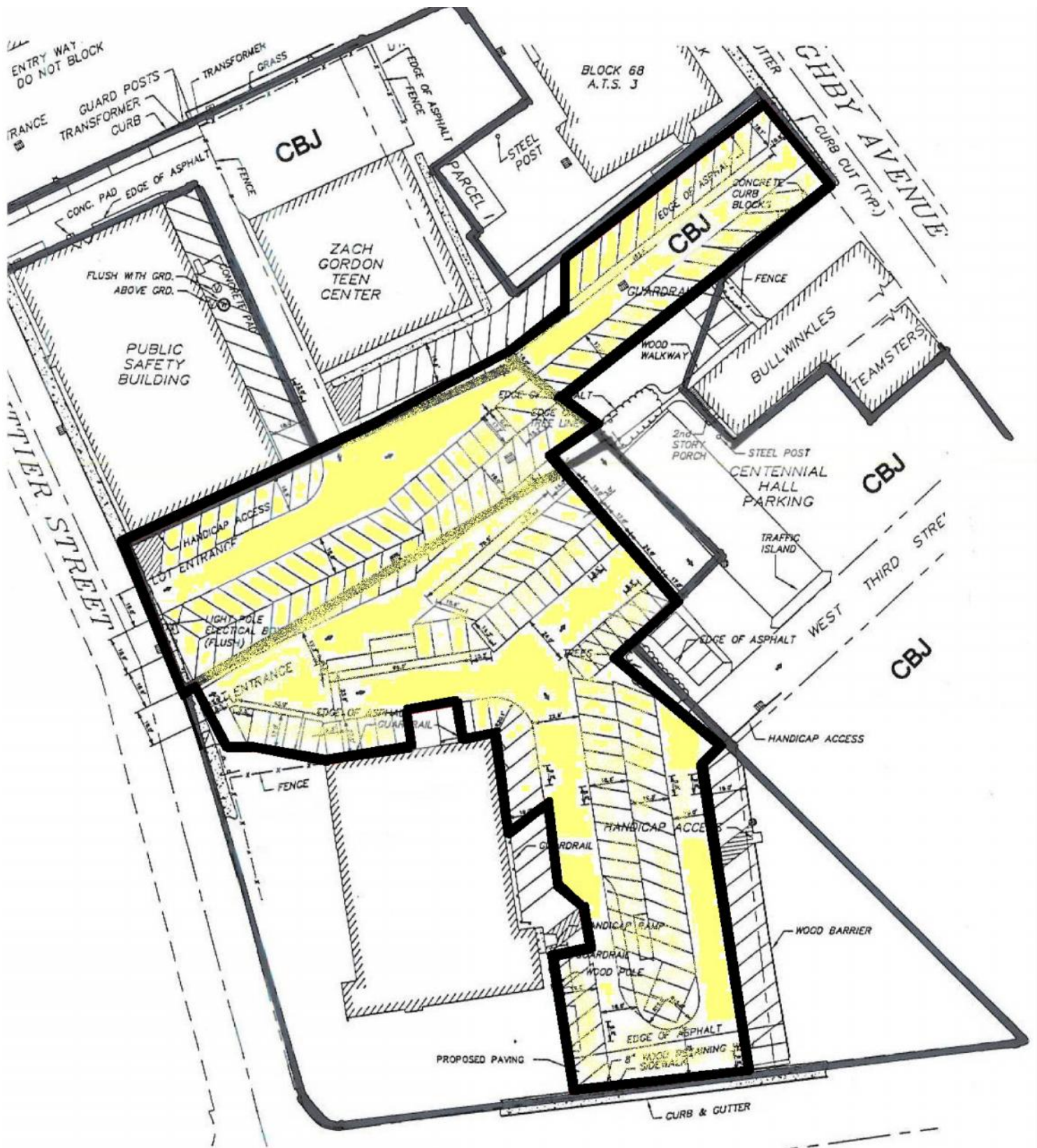


Exhibit A – Ordinance No. 2015-30

JULIE DINNEEN COMPANY

REAL ESTATE APPRAISALS

April 28, 2015

Jessica Beck
Lands and Resources Specialist
City and Borough of Juneau
155 Seward Street
Juneau, AK. 99801

**RE: Market Rent Appraisal for JACC Parking Lot, 350 Whittier Street, Juneau.
JDC File #15-09.**

Dear Ms. Beck:

At your request, I have completed a market rent appraisal of the above referenced real estate which is located in Juneau.

This report has been completed in conformance with the appraisal reporting standards formulated by the Uniform Standards of Professional Practice (USPAP) as formulated by the Appraisal Foundation. It also conforms to the Appraisal Standards for Federally Related Transactions adopted by the Office of the Comptroller of the Currency and the appraisal requirements of CBJ.

Based upon my research and analysis, I have formed the opinion that market rent for the Revocable License for Land Use that applies to the subject property is **\$122,760** per year.

Respectfully Submitted,



Julie C. Dinneen, MAI

**302 W. CHESTER STREET, LAFAYETTE, CO. 80026
(303) 579-3589**

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

Miller Asphalt Plant

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Staff Memo	5/28/2015	Cover Memo
<input type="checkbox"/> Attachment	5/28/2015	Exhibit

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: CBJ Lands Committee

FROM: Greg Chaney, Lands and Resources Manager



DATE: May 28, 2015

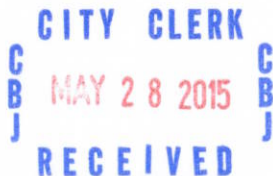
SUBJECT: Request to Use a Portion of CBJ's Lemon Creek Gravel Pit for Asphalt Production

The Lands Division has received a request from Miller Construction to use approximately one acre in the inactive portion of CBJ's Lemon Creek Gravel Pit for the purpose of operating an asphalt plant (Attached).

The economics of this proposal are somewhat uncertain. Therefore the applicant has requested to occupy the area for less than one year which only requires a Use Permit. Use Permits are approved by the City Manager. If the project proves to be economically successful, the applicant will apply for a multi-year lease which will require Assembly approval.

This issue has been brought to the Lands Committee as an informational item and no action is needed at this time.

APPLICATION TO USE LANDS OWNED BY THE CITY AND BOROUGH OF JUNEAU



Application No. _____
Assessor's No. 5B1201040031
Type of Use: Temporary Use Permit
(Lease, Easement, Use Permit, Purchase)

Legal name of applicant (s) Pacific Coast Paving, Inc.
Mailing address: P.O. Box 35513, Juneau, AK 99803

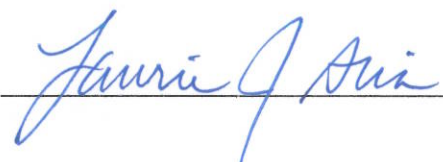
1. Legal description of property (attach map):
Map is attached. Lot 4, USS 5504
2. Existing parcel size: A parcel just under an acre is being requested.
Square feet: _____ Acres: _____
3. Existing utilities: None. Public water and sewer are about 250 away, at the intersection of Anka St. and Ralphs Way. For this application, sewer will be by Porta-John and water will be brought in for drinking and taken from on-site for dust control.
Water: On site X Public _____
Sewer: On site X Public _____
4. Access: Via Anka Street
5. Proposed term of usage: Less than one year
6. Development plan (attach background materials):
 - A. Purpose: Asphalt plant. Project description attached.
 - B. Use, value, and nature of proposed improvements to the land: There will be no permanent improvements to the land, only the placement of temporary structures and mobile equipment.
 - C. The proposed type of construction: Not applicable
 - D. Date construction would begin: As soon as possible.
 - E. Date construction would be completed: End of the 2015 construction season
7. Comprehensive plan designation for property: Resource Development
8. Zoning designation: Industrial

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

Murray R. Walsh, Agent
Name and Title (Please Print)

Signature

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of \$1500 is hereby acknowledged.

For the City Clerk: Date: 5/28/2015 By: 

Project Description

Pacific Coast Paving, Inc.

May 28, 2015

Pacific Coast Paving, Inc. ("Applicant" hereafter) is a newly formed company based in Juneau that intends to operate a general-purpose asphalt plant on CBJ land in the Lemon Creek area. The location is central to paving jobs anticipated all over the borough and is on land zoned for industrial use. There is very little such land left in the borough that has not already been put to permanent use.

The applicant is requesting a CBJ Lands Temporary Use Permit for use of a parcel of land shown on the attached map that comprises 42,926 square feet. The location is served by a high capacity electrical transformer that will be used to heat the petroleum product that is the binding factor in asphalt. This is a particular benefit because it means the electricity can be delivered without a generator thus reducing the overall noise from the plant.

The plant is an entirely portable assemblage of equipment. The main components are:

1. The heating plant where the petroleum product binder is heated for mixing;
2. Aggregate storage bins which hold a variety of additives for various grades of product;
3. An electrically-powered mixing drum in which the petroleum binder is mixed with one grade or another of aggregate to the customer's specifications;
4. A loading tower where the mixed asphalt is lifted from the mixing drum and dropped into a waiting truck from overhead. This will be a drive-through facility which means the truck will not have to emit any back-up warning sounds, again reducing noise.
5. A small office and control room housed in a portable structure;
6. One Porta John for on-site staff to use.
7. Dust control equipment that will use on-site water; and,
8. A water quality maintenance system of ponds and filters.

There is a picture on the next page showing a typical setup of the proposed plant. The applicant plans to incorporate the office/control room shown on the attached drawing but there is no such structure showing in the picture.

The operation consists of heating and mixing the product and then dispensing it to trucks that drive the route shown on the drawing. When loaded, the trucks will then move to the CBJ scale also shown on the drawing. The applicant will pay a fee to the CBJ for the weighing service.

This application is for operation during the 2015 construction season but the applicant is likely to request a longer term lease in order to continue operations into future years.

Typical CMI-Brand Asphalt Plant:



Site/Operation Impacts:

Noise: The entire plant will be powered with AEL&P electricity meaning that there will be no generator noise. The drum sounds are in the very low frequency range and will meet CBJ noise standards.

Air Pollution: There will be no airborne emissions, another benefit from using utility power. Likewise, there will be no odors emitted that are detectable off site.

Water Pollution: On-site water will be used for the dust control system but it will be filtered and recycled. That water will be eventually discharged using a filtration and settling pond system. A Stormwater Pollution Prevention Plan will be prepared and posted at the site.

Glare: Nearly all operations will be during daylight hours but any supplemental light will be directed into the facility and not off-site.

This description was prepared by the Applicant's Agent, Murray R. Walsh of Walsh Planning & Development Services. Any interested party is welcome to contact Walsh as shown below. Phone: 907-723-8444, e-mail: murray@acsalaska.net or 2974 Foster Ave., Juneau, AK 99801.

HOME DE
LOT 3
HDK SUBDIV

CONC MH
NORTH 18" CMP INLET EL=64.70
EAST 24" CMP INLET EL=65.42
SOUTH 18" CMP INLET EL=64.98
WEST 24" CMP OUTLET EL=64.69

CONC MH
24" CPP INLET EL=52.04
24" CPP OUTLET EL=47.90

N: 2384590.80
E: 2529512.99

COSTCO
TRACT C
SSG IV SUBDIVISION

CONC MH IN SETTLING POND
INLET EL=68.8
OUTLET EL=65.9

PERMIT PARCEL
42,926 SQ. FT.

WATER
MANAGEMENT
PONDS

OIL
HEATING
PLANT

AGGREGATE
BINS
MIXING DRUM

18" CPP
INLET EL=51.0
OUTLET EL=47.3

TRANSFORMER

12'X12'
DRIVE-THRU
LOADING TOWER
TRUCK
ROUTE OUT
TO SCALE

12'X12'
OFFICE/CONTROL
ROOM

TRUCK ROUTE
IN TO LOAD

SCALE
HOUSE

TRANSFORMER

GATE

77.7

75

55.9

N62°28'38"W - 248.45'
(N63°12'42"W)

50

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

Renninger Subdivision

ATTACHMENTS:

Description	Upload Date	Type
<input type="checkbox"/> Staff Memo	5/28/2015	Cover Memo

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
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Voice (907) 586-0205
Fax (907) 586-5385

TO: CBJ Planning Commission

FROM: Greg Chaney, Lands and Resources Manager

DATE: May 28, 2015

SUBJECT: Renninger Eight Lot Subdivision Application

The Lands Division has been working on a subdivision across Renninger Street from Dzantik'I Heeni Middle School for several years. At the May 26th 2015 Planning Commission meeting, the Commission approved the preliminary plat for this eight lot multifamily subdivision. The project will not require further Assembly approval to complete however Assembly approval will be required to sell or otherwise dispose of the lots when they become available. This memo is intended as an informational update concerning this project.

In 2006 the CBJ conducted an extensive review of City land holdings and determined that 12 sites were appropriate candidates to be considered for housing development. The results of this investigation were contained in the *2006 Buildable Lands Study*. These 12 sites were ranked in terms of suitability for constructing housing developments. The area between Dzantik'I Heeni Middle School and Switzer Creek was identified as being suitable for developing a new residential area.

In 2012 the CBJ contracted with R&M Engineering to review options for development of CBJ lands in the vicinity of Switzer Creek. Three areas were determined to be the most suitable for construction. Of these areas, Development Area 2 was identified as the area that would yield the most living units for the least investment. Area 2 was divided into two sub-areas, 2A and 2B (Figure 1).

The R&M report identified these sub-areas as buildable sites however these sub-areas were separated by significant open space. The open space was steep or contained sensitive habitat. This region is zoned D15 multifamily residential. One significant aspect of multifamily zoning is that it allows a builder to cluster density in the most appropriate portion of the site and allows preservation of unsuitable construction sites, sensitive habitat or steep slopes. So it is common to plat multifamily lots that contain areas that are not buildable with the intent of concentrating development in suitable sites. In these cases, the non-buildable areas are an asset for the property owner because they allow additional units to be built where construction is most appropriate.

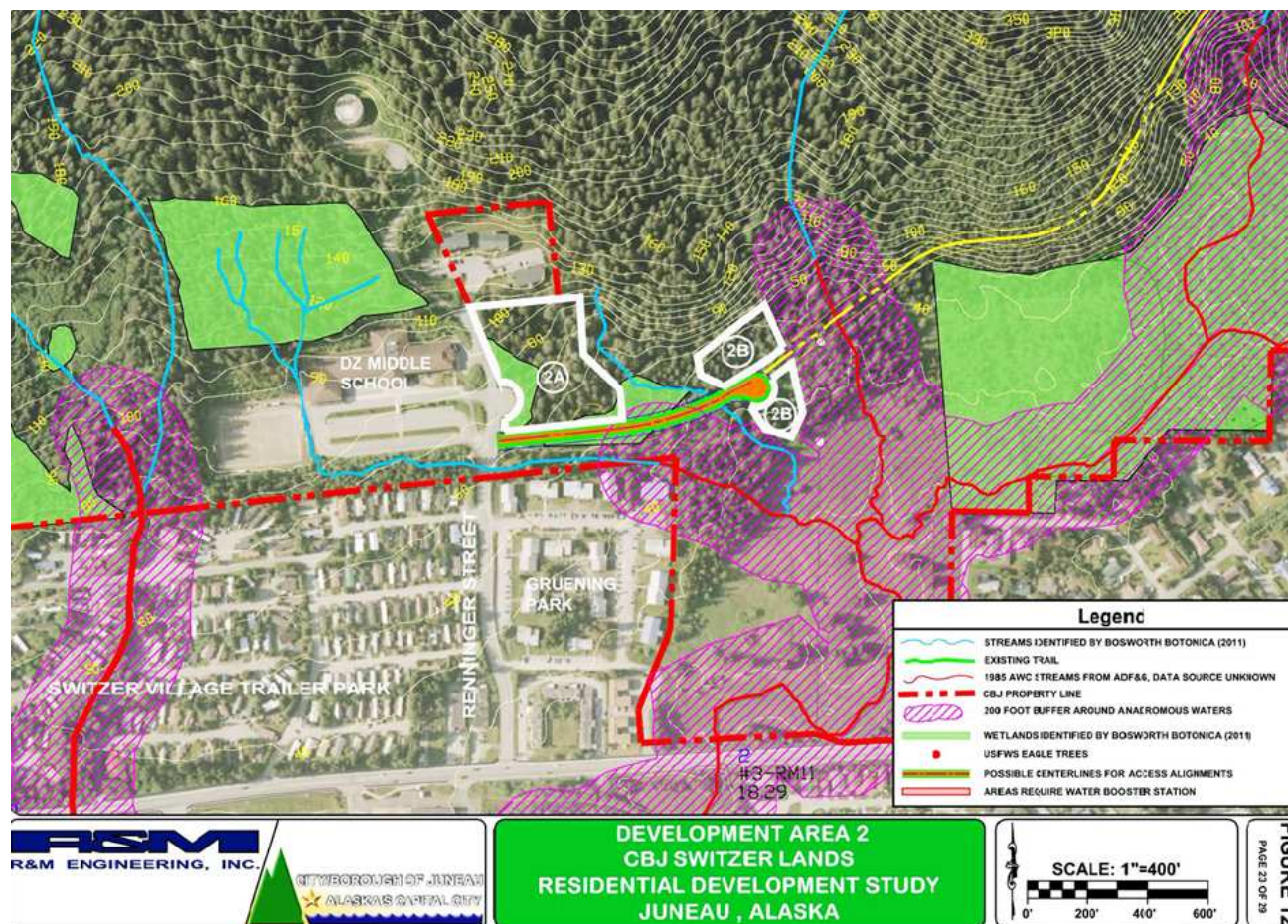
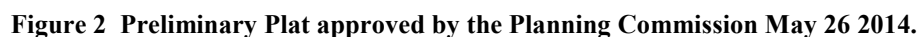


Figure 1. Areas 2A and 2B as established in the 2012 R&M Study.

Another aspect of R&M's report is the suggestion that the access road alignment should be located at the southern edge of the property. This alignment only allows development on one side of the road and this segment would provide access to a relatively large lot (2A) that could already be easily accessed from Renninger Street. By building the road in a central location, access could be provided to lots on both sides of the road. Furthermore, by building a road through the middle of the site, developers could utilize the road for access and build relatively short (less expensive) driveways. The first stage of road construction will be funded by CIP M14-062. This provides for construction of the first 400 feet of this road as shown in Figure 2.

Since the property generally slopes downhill away from Renninger Drive, the most efficient manner for the sewer system to be routed would be through Gruening Park which is adjacent to this property. Initial conversations with the managers of Gruening Park have been productive and it is anticipated that a sewer easement agreement will be recorded concurrently when the plat is recorded.

This draft subdivision and proposed fill pads have been incorporated into a wetland fill permit and submitted to the US Army Corps of Engineers. This wetland permit has been under review for nearly 1½ years. Although CBJ staff has had extensive communication with USACE reviewers and expect that the proposed subdivision will comply with CBJ's wetland fill permit application, additional development restrictions are possible.



As mentioned at the beginning of this memo, at the May 26th Planning Commission meeting, the preliminary plan was unanimously approved. This may be the last eight lot subdivision proposal to be reviewed by the Planning Commission through the Major Subdivision process. A major change to the Land Use Code generally referred to as the Subdivision Ordinance is now before the CBJ Assembly. Under the draft Subdivision Ordinance, an eight lot subdivision would be a minor subdivision and reviewed at the staff level. Due to time constraints and the unpredictable nature of the ordinance review process, Lands staff has decided to have this subdivision reviewed under the existing Land Use code. The current process requires Planning Commission approval for preliminary and final plats. As can be seen, comparison of the original concept (Figure 1) versus the draft proposal (Figure 3) shows a significant expansion in the scope of the subdivision.

The Affordable Housing Commission supports the concept of expanding the lot size of 2A and breaking it up into smaller more buildable parcels.

Assembly Lands Committee – December 9 2013 – Unanimously adopted a motion of support for the subdivision proposal.

Subdivision Review Board - December 10 2013 – Provided generally supportive comments.

Wetland Review Board - December 12 2013 – Supplied supportive comments.

US Army Corps of Engineers – December 26 2013 – Submitted Wetland Fill Permit - *pending*.

Planning Commission – May 26 2015 – Approved Preliminary Plat

The project is currently in the predevelopment engineering phase during the Corps wetland fill permit review. Now that the Corps permit is hopefully close to being issued and engineering has been largely completed, Lands staff will proceed with due expediency in hopes that the subdivision can be fully permitted and constructed this year.

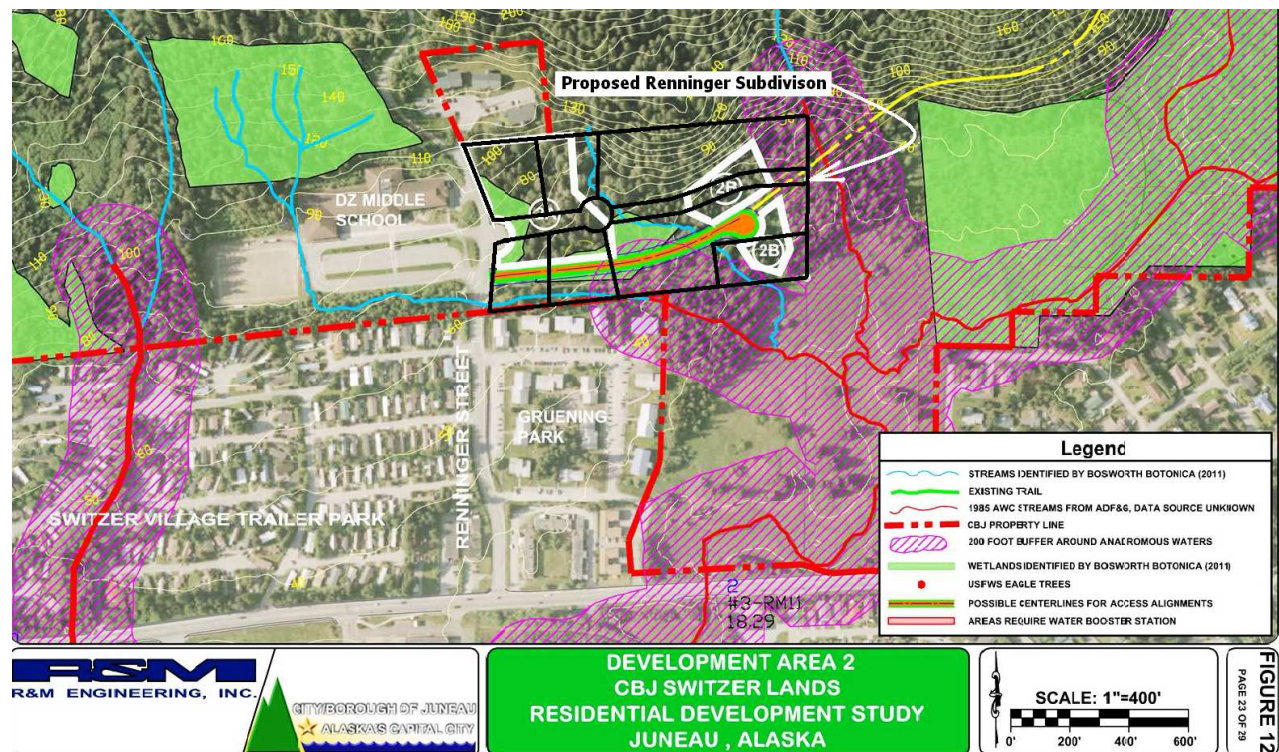


Figure 3. Outline of approved preliminary plat versus original areas 2A and 2B.



DATED: APRIL 2015

CURVE TABLE			CHORD	
	LENGTH	DELTA	RADIUS	
C1	28.72	62°15'3"	20.00	S42°31'11" 26.32
C2	26.20	75°03'41"	20.00	N58°48'32"W 24.37
C3	17.45	49°53'41"	20.00	N58°14'37"W 16.90
C4	42.30	48°20'25"	50.00	S37°35'59"W 41.05
C5	48.74	55°51'16"	50.00	N69°56'20"W 46.84
C6	31.19	39°44'38"	50.00	S24°08'24"W 30.69
C7	39.13	44°50'08"	50.00	N14°49'25"E 38.14
C8	48.23	56°24'40"	50.00	S74°30'52"E 47.26
C9	17.45	49°53'41"	20.00	N71°33'02"E 16.90
C10	93.19	87°31'58"	61.00	N27°00'12"E 84.39
C11	42.68	40°02'22"	50.00	N77°16'09"W 41.62
C12	133.35	161°52'3"	470.00	N69°35'32"E 132.91
C13	203.81	220°59'50"	530.00	N72°46'49"E 202.56
C14	180.74	220°59'50"	530.00	S72°46'49"W 179.63
C15	150.36	161°52'3"	530.00	S69°33'52"E 149.87
C16	33.75	38°40'37"	50.00	S10°53'27"W 33.11
C17	141.86	161°52'3"	500.00	S69°33'52"W 141.39
C18	192.27	220°59'50"	500.00	S72°46'49"W 191.08

