

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

October 22, 2018, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. August 27, 2018 Draft Minutes

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

A. Deckhand Dave Application to Purchase Gunakadiet Park

B. Juneau Composts! Application to Lease City property at South Lemon Creek Material Source

VI. ITEMS FOR ACTION

VII. SUPPLEMENTAL MATERIALS - RED FOLDER ITEMS

A. October 22, 2018 Presentation

VIII. STAFF REPORTS

A. Lands Division Overview

B. Air Quality Monitoring Season Update

IX. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

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

August 27, 2018 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:00pm.

Members Present: Mary Becker; Rob Edwardson; Jerry Nankervis

Liaisons Present: Chris Mertl, Parks & Recreation joined the meeting shortly after roll was called

Liaisons Absent: Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Bhagavati Braun, Lands & Resources Specialist

II. APPROVAL OF AGENDA

Ms. Becker noted that Mr. Chaney will be giving a staff report under agenda item VI Staff Reports.

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

Motion by Mr. Nankervis to approve the minutes as amended.

Hearing no objection the August 6, 2018 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Rainforest Telecom Request for a Utility Easement

Mr. Bleidorn began by noting that the applicant, Mr. Wade McKeown, was in the audience and available to answer any technical questions. Mr. Bleidorn then presented the request for utility easement through City property for a ground laid power and communications cable that would service an existing communications tower on Forest Service property; the easement would allow the tower to accommodate more users. Mr. Bleidorn stated that the request was heard by the Planning Commission which recommended the Assembly approve this easement on June 12, 2018. Mr. Bleidorn also noted that the applicant applied for and received an easement through adjacent Forest Service property.

Mr. Bleidorn noted that in their review CBJ staff confirmed that the cable meets city building code, Mr. Bleidorn pointed to a memo in the packet that outlined the suitability

of this cable choice for the location. He continued that the City received an appraisal for the property and the proposed lease rate is \$500 per year.

Mr. Nankervis asked if the cable is bear proof. Mr. McKeown answered that the cable is as bear proof as it could be, stating that similar cables have been laid in town and haven't had problems. He added that having it laid tight to the ground, which they plan to do, it is less likely to attract notice from bears.

Mr. Nankervis asked if there are any issues with the appraisal at \$500. Mr. Bleidorn replied that the price was agreed upon between the City and the applicant. Mr. McKeown stated that he had no issue with the price.

Mr. Merti asked how the cable is connected to power. Mr. McKeown answered that the cable will connect near the ferry terminal and run along the water side, a utility pole would be added in the right-of-way, and the cable would run above Glacier Highway to a pole on the mountain side of the street. From there the cable will run down into the woods to an H-frame where equipment would be mounted, and from there it will be ground laid out on a path away from normal traffic.

MOTION by Mr. Edwardson that: **The Lands Committee pass a motion of support for the Assembly to grant an easement across City property for power and communications cables as proposed in the staff report.**

Hearing no opposition the motion passed.

VI. STAFF REPORTS

Mr. Chaney presented an informational item to the Committee regarding the Mayflower Building which hosts the Juneau Montessori School and has been undergoing some general remodeling. In the regular course of the work encapsulated lead paint was found beneath layers of paint on window frames. Mr. Chaney continued that following the findings of encapsulated lead paint on window frames, over 90 locations in the building were tested for lead and around 1/3 of the areas tested positive for encapsulated lead paint. Mr. Chaney noted that this lead that was detected was at a very low level and was encapsulated, not posing a threat to the students or staff unless the paint was disturbed (flaked, chipped, chewed, etc.) and ingested, and there is no evidence that anyone was exposed to the lead paint as disturbance of encapsulated paint is fairly easy to see.

Mr. Chaney continued that the City hired Sigrid Dahlberg, an environmental consultant, to test the building, and has ordered rush tests for lead spanning the whole building including the air, water, dust, and soil. Mr. Chaney stated that contractors have wrapped every surface that tested positive for lead paint in a non-permeable surface that guards against flaking or chewing which is the most likely way a young child would ingest lead paint. Mr. Chaney noted that those elements will be replaced as soon as possible with historically appropriate replacements. Mr. Chaney stated there has been no indication that anyone has been exposed to lead and based on what we know the tests should come back with safe or undetectable levels. If not, we will take proper

action, adding that it is important for people to be and feel safe so the City is doing all we can to clarify and remedy the situation in a way that will not disrupt the school in its normal operations.

Mr. Edwardson asked what the long range plans are, Mr. Chaney stated that the plan right now is to replace all of the areas of the building that have tested positive for lead paint, focusing on the areas that are accessible to young children first. The timeline for addressing this is in weeks.

Mr. Mertl asked about the ownership of the building, Mr. Chaney clarified that the school is owned by the City, but it is not part of the School District.

Mr. Nankervis asked if this should be discussed with the Public Works & Facilities (PW&F) Committee. Mr. Chaney noted that the Lands Division is the managing agency for the Mayflower Building, stating that it would be fine to bring this to the PW&F Committee; however the Lands Division has responsibility for the Mayflower Building and pays for repairs and maintenance and is hoping that the results come back negative and the issue can be resolved easily. Mr. Chaney stated that if that was not the case more action would be taken.

Mr. Nankervis also noted that several years ago the City was trying to update a series of bus stops around the Borough and wondered if staff could give an update on this issue at a later date. Mr. Chaney stated that staff could give an update on this at a later date.

Mr. Edwardson asked if there was testing for asbestos in the building. Mr. Chaney answered that the building has been tested in the past for asbestos and the Ms. Dalberg looked through the building and indicated that there is no reason for concern about asbestos in this building.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Mr. Mertl reported to the Committee about the recent Parks & Recreation Advisory Committee (PRAC) meeting regarding Chicken Yard Park. He stated that the general consensus voiced by community members was that the current use (of the park as both a playground and driveway) is alright for the park and should continue which is difficult for Mr. Schaaf, the Director of Parks & Recreation (P&R) who sees the conflict between the two uses. The PRAC gave direction for Mr. Schaaf to continue working with the homeowner to see if an agreement or compromise can be found, noting that the P&R Director is not empowered to negotiate land leases, which makes this difficult. Mr. Mertl noted that since the property has been used as a vehicle right-of-way since the 1930's it seems that it will be difficult to halt the use of the property as a driveway. Mr. Mertl stated that it looks like it will come down to a question of law.

Mr. Edwardson asked who would have the power to negotiate this issue. Mr. Mertl stated that Mr. Watt or the Assembly would be empowered to negotiate. He added that the money allocated for improvements to the park cannot be used until the matter is resolved.

Mr. Chaney stated that only the Assembly could grant an easement, though Mr. Watt could negotiate on the Assembly's behalf. Ms. Becker asked if a prior Assembly granted an easement for this parcel, Mr. Chaney answered that the property owners adjacent to the park are asserting that there was use prior to the City purchasing the lot which has continued and thus the owners have a right to drive through the property. They believe the access right was established before the City purchased it but there is no documentation (such as a recorded easement) so the matter would have to be settled through a legal process. The ideal outcome would be for the community to negotiate an acceptable way to settle this issue.

Ms. Becker asked if there are any options for other access to the house. Mr. Chaney noted that the house has frontage on Fourth Street, but that right-of-way is a stairway and there isn't another way to drive to the house.

Mr. Edwardson clarified that prescriptive easements are always complicated and noted that in Alaska recording is not required. He continued that because the property was used as a driveway before City acquired the lot it could be considered a taking if the driveway use was not allowed to continue.

Ms. Becker asked where the liability lies if a child was hurt, to which staff stated that they didn't know the answer, it was noted that this question would be a matter for attorneys.

Mr. Mertl continued his update stating that the Project Playground community build was a success and the playground should be completed in mid to late September.

Mr. Mertl outlined the PRACs discussion of the possible purchase of Gunakadeit Park, the PRAC noted that the park is only a portion of the larger area that the purchaser is looking for and a larger collaboration may be needed to move forward on this possible sale.

Mr. Mertl noted that Saturday, August 25, 2018 was the P&R Day of Play which had great participation, noting that numbers will probably be available at the next PRAC meeting.

Mr. Nankervis asked who donated the tent that was located at the community build for Project Playground. Mr. Mertl stated that he didn't know and suggested that Ms. Alix Pierce might know the answer to that question.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:30 PM.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Greg.Chaney@juneau.org
(907) 586-0205

TO: The Assembly Lands Committee

FROM: Greg Chaney, Lands Manager

SUBJECT: Request to Purchase City Property Located at 139 S Franklin St.

DATE: October 17, 2018

Attachments:

- Attachment 1 - Land Sale Application
- Attachment 2 - Memo from City Manager Rorie Watt

The Lands and Resources Office received an application from Alaska Sustainable Seafoods LLC DBA Deckhand Dave's to purchase Guna-ka-deit Park also known as downtown's "Pocket Park" across from the clock (Attachment 1). The description of the proposal states that the area will be used for a "food court area to foster economic development for new business opportunities as well as displaced existing (businesses) from Archipelago lot."

After the fires that destroyed the Gastineau Apartments, Guna-ka-deit Park features were removed and this property was graded so it could be used as a staging area for the demolition and removal of the remnants of the apartment building.

Prior to disposal, as required by CBJ§53.260(a) the Assembly will be asked if selling the property is desirable and, if so, whether it is appropriate to negotiate directly with the original applicant, Deckhand Dave's, or to seek further proposals through a competitive process. If the Assembly makes a motion determining



that selling the lot to the original applicant is in the best interest of the City, the Planning Commission will review the proposal and provide a recommendation to the Assembly. Once the Planning Commission makes a recommendation, the disposal will then go before the full Assembly for consideration by Ordinance.

This application was considered at the August 6, 2018 Lands Committee meeting. Lands Committee members advised staff to forward this topic to the Parks and Recreation Advisory Committee (PRAC) to provide a recommendation to the Assembly whether this property should remain a City park. The Lands Committee further commented that they were not requesting a recommendation concerning the use of the land if it was not going to be under Parks management.

At the October 8th 2018 Parks and Recreation Advisory Committee meeting the PRAC unanimously passed the following motion:

The Parks and Recreation Advisory Committee recommends to the Lands Committee retaining Gunakedeit Park as a Special Use Area and request that staff develop options for future development or disposal.

As stated in the above motion, the PRAC expressed the desire to retain the property under Parks and Recreation Department management while also expressing interest in leasing the parcel for a food court. The Parks Department is currently developing a master plan for the entire Parks system and the PRAC was interested in finalizing this process before making a final determination about whether Guna-ka-deit Park should remain a park in the long term.

At the same time, the Assembly has an adopted goal of increasing the supply of housing in the downtown region. The Housing Action Plan contains 16 implementing actions for increasing housing specifically in downtown. Prior to being irreparably damaged by fire, the Gastineau Apartments used to be located on the parcel adjacent to Guna-ka-deit Park and provided over forty dwelling units. There may be an opportunity to jointly market the Guna-ka-deit Park parcel with the adjacent vacant property to provide a relatively large site for future housing development. Considering this future opportunity, it would be premature to sell this the Guna-ka-deit Park lot at this time. The City Manager provided a memo to Lands that addressed this topic at the August 6, 2018 Lands Committee meeting (Attachment 2).

As directed by CBJ§53.09.260(a) at this point in the review of the Deckhand Dave's application to purchase Guna-ka-deit Park, the Lands Committee needs to provide a comment to the Assembly concerning whether it would be desirable to sell the property and, if so, whether it is appropriate to negotiate directly with the original applicant, Deckhand Dave's, or to seek further proposals through a competitive process.

Staff's Recommendation:

Due to the unique nature of this parcel as a City park and considering that a new Parks and Recreation Comprehensive Plan and the Downtown Blueprint plan are currently under development, it would not be prudent to sell this property at the current time. If the Assembly determines that use of this property for a food court would be desirable, leasing the property until these plans are adopted would be appropriate. If an opportunity to jointly market this parcel with adjacent property for a housing development become available, it may be appropriate to re-evaluate retaining the parcel.

Recommended Motion:

The Lands Committee recommends that the Assembly decline Alaska Sustainable Seafoods LLC DBA Deckhand Dave's application to purchase Guna-ka-deit Park and return the \$500 application fee. If using the lot for a food court is desired, a temporary annual lease should be explored.

CBJ Land Information

The CBJ Assessor's Database (<http://www.juneau.org/assessordata/sqlassessor.php>) will provide information regarding site address and legal description. The CBJ Parcel Viewer (http://epv.ci.juneau.ak.us/cbj_js_viewers/EPV/app/) tool can provide necessary maps needed to complete this application.

Site Address *

139 S Franklin St

Legal Description *

Juneau Townsite BL 1349

Provide Brief Description of Your Proposal *

Food Court area to Foster Economic development for New Business opportunities as well as displaced existing from Archipelago Lot.

Provide a Map of CBJ Land you wish to Purchase *

[Browse...](#)

Have you mailed the \$500.00 filing fee? *

☒ Yes

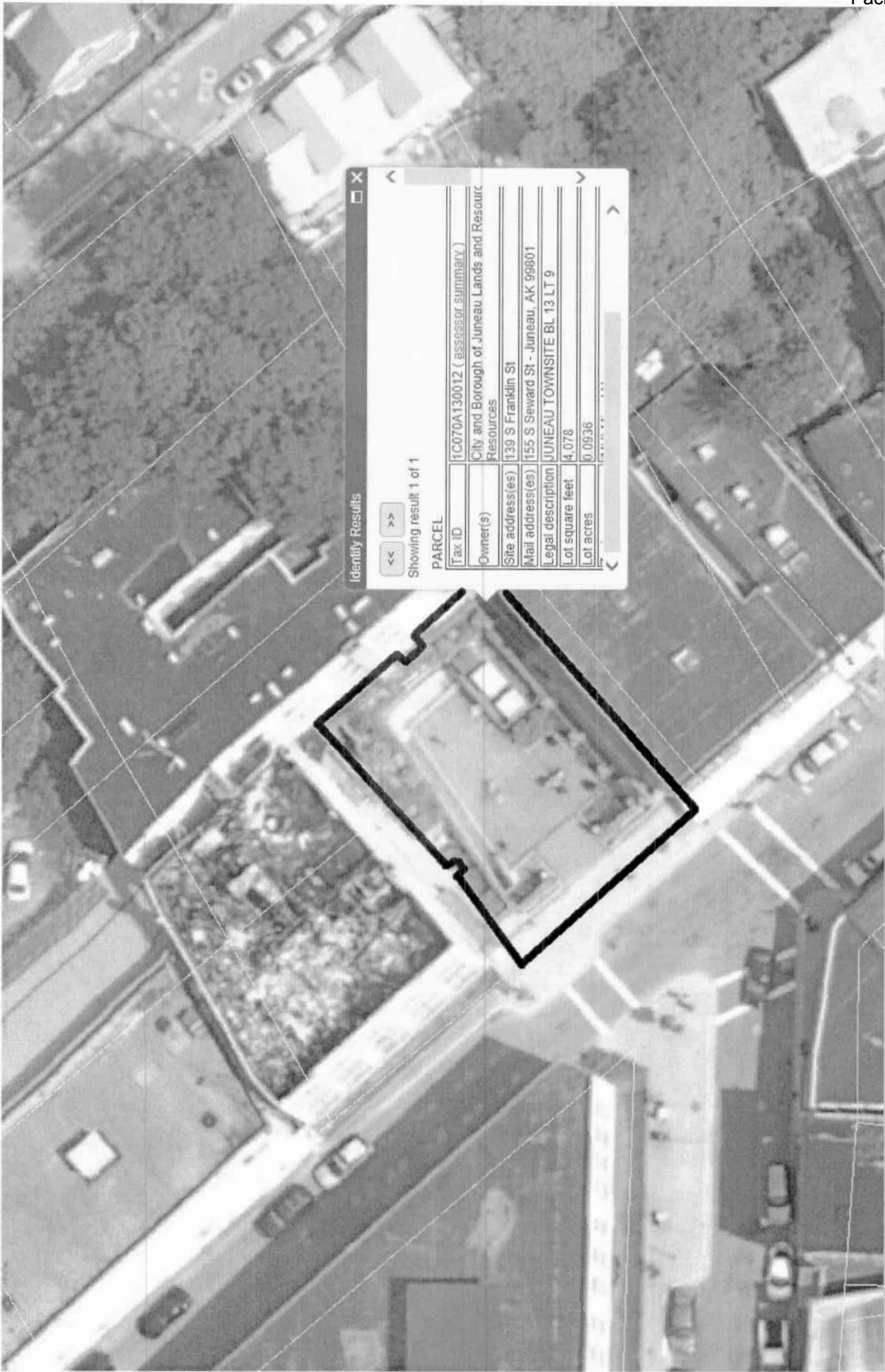
☐ Not Yet

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

I have sketches available.



Attachment 1



Borough of Juneau Lands

Applicant Information

Business / Individual *

Alaska Sustainable Seafoods LLC DBA Deckhand Dave's

Address *

2113 2nd Street

Street Address

Douglas

City

AK 99824

State / Province / Region

99824

ZIP / Postal Code

Phone *

907-957-2212

Email

davidmcclaster907@gmail.com

☐ Add Another Business/Individual

Upload Supporting Documents (optional)

Drop files here or
SELECT FILES

"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 *

David
First

McCasland
Last

CAPTCHA

☒ I'm not a robot

reCAPTCHA
Privacy - Terms

SUBMIT

Parcel #	Street Address	Legal Description 1
1C070A130012	S FRANKLIN ST 139	JUNEAU TOWNSITE BL 13 LT 9

Owner's Name and Address

CITY AND BOROUGH OF JUNEAU & LANDS
AND RESOURCES
155 S SEWARD ST
JUNEAU AK
99801

Previous Owner	Site Value	Building PV	Total PV
	N/A	N/A	N/A

Use Code	Exempt	Zoning	Tax Year
Park	BORO	-Mixed Use -Residential and Commercial -5,000 sq.ft. minimum lot size -60 units per acre	2018

Number of Units	Year Built	Gross Living Area
N/A	N/A	N/A

Garage	Garage Area	Lot Size	Last Trans
No	N/A	4077.00 sq. ft.	0000

City Water Available	City Sewer Available
Yes	Yes

Exempt Land	Exempt Building	Exempt Total	Road/No Road
N/A	N/A	N/A	Roaded

Close Window

Dan Bleidorn

From: David McCasland <davidmccasland907@gmail.com>
Sent: Friday, July 20, 2018 2:37 PM
To: Dan Bleidorn
Subject: Fwd: Sketches

Follow Up Flag: Follow up
Flag Status: Flagged

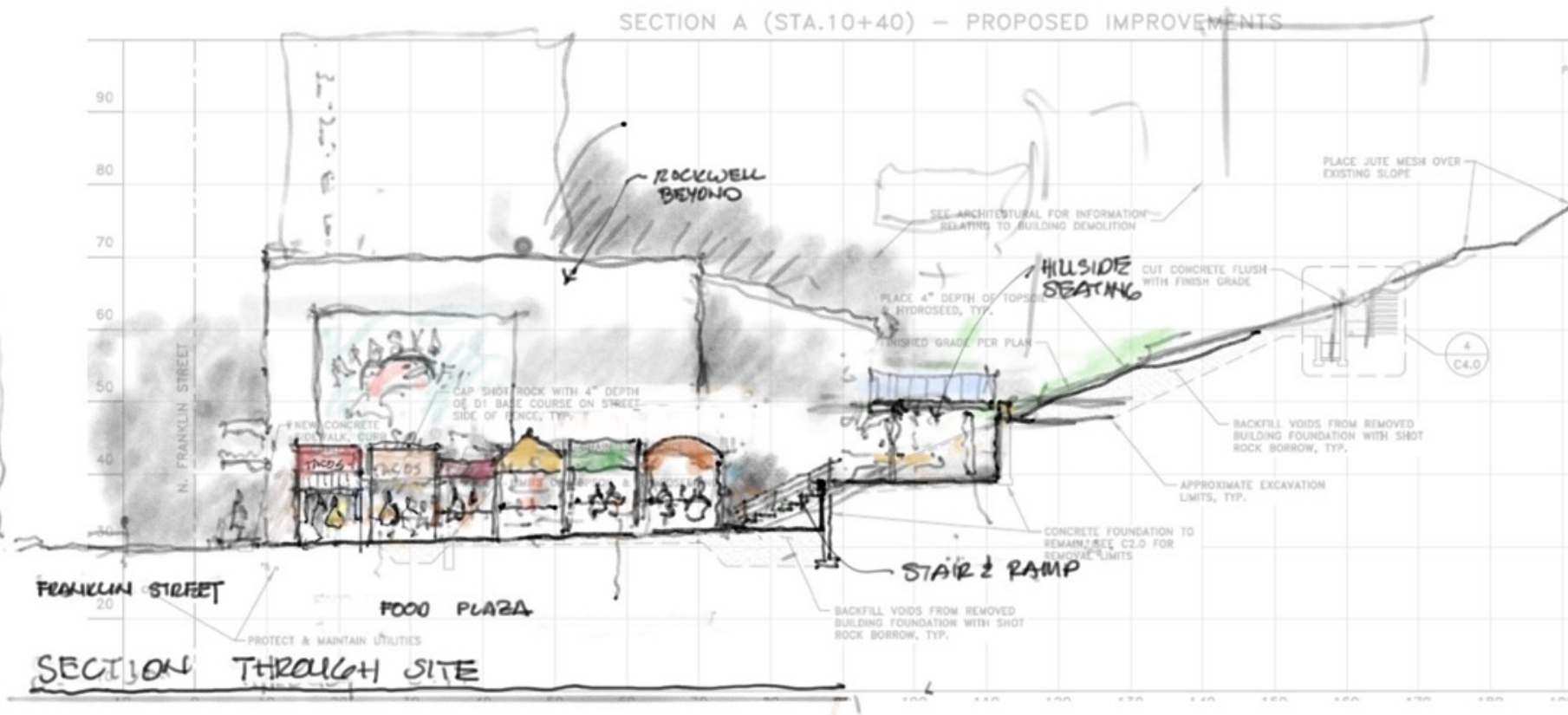
Hey Dan!

Yeah, this is the sketches. I just want the board to know that a food truck park is seriously needed with all the business downtown to be displaced from the archipelago lot. Juneau will love his project. Even though the city will lose this small place it will still be a community place, more or less a park with a courtyard, shared eating area and various options of food.

Let me know if you need anything else?

----- Forwarded message -----

From: James Bibb <jamesbibb@me.com>
Date: Fri, Jul 13, 2018 at 4:40 PM
Subject: Sketches
To: <Davidmccasland907@gmail.com>



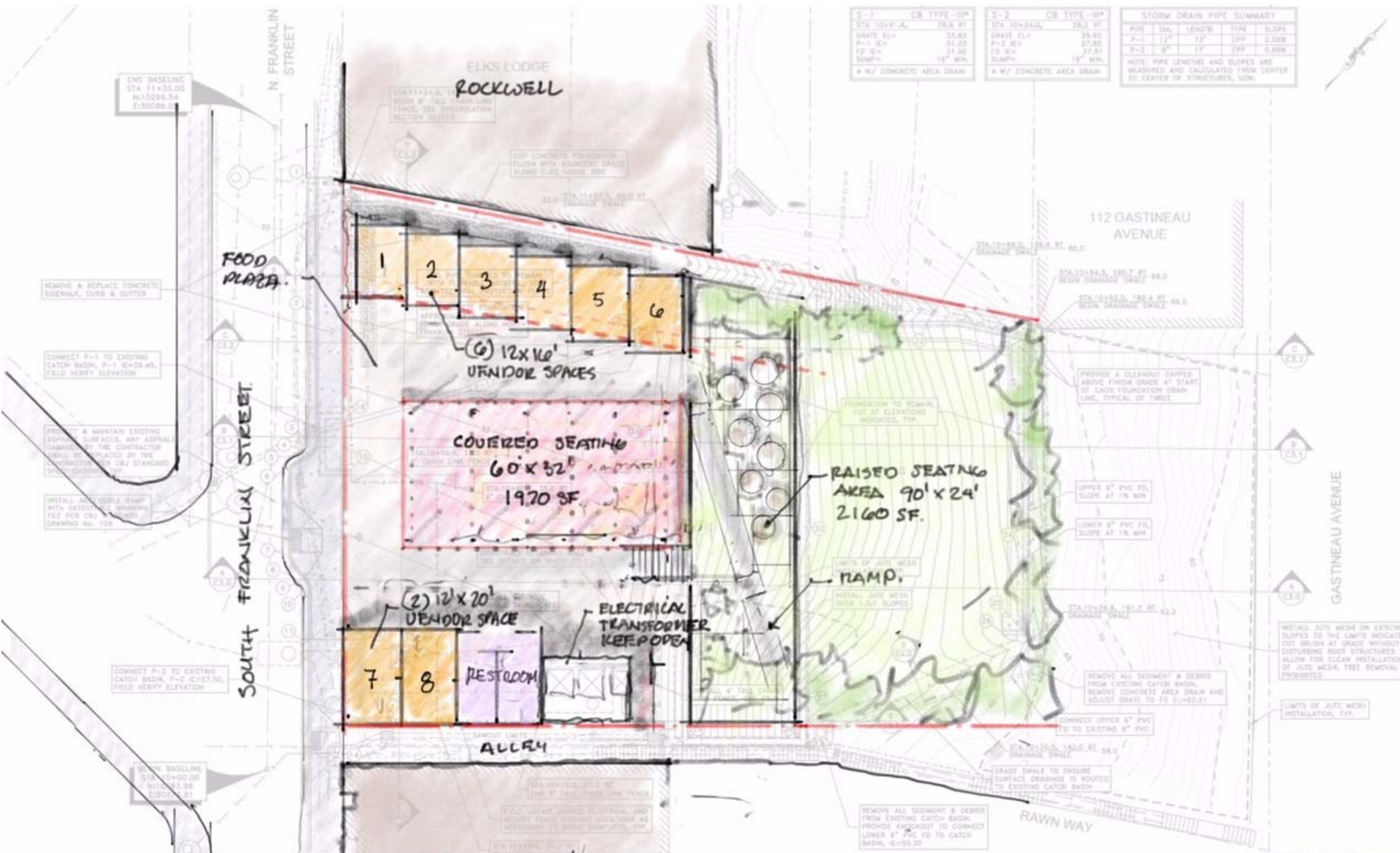
SK1

SITE LAYOUT

Attachment 1

Northwind Architects LLC

Jul 13, 2018





SK1

VIEW FROM FRONT STREET

Attachment 1

Northwind Architects LLC
Jul 13, 2018





City and Borough of Juneau
City & Borough Manager's Office
155 South Seward Street
Juneau, Alaska 99801

Telephone: 586-5240 | Facsimile: 586-5385

DATE: August 2, 2018

TO: Assembly Lands Committee

FROM: Rorie Watt, City Manager

A handwritten signature in black ink, appearing to read 'Rorie Watt'.

RE: Gunakadeit Park Property

The litigation over the demolition of the Gastineau Apartments is complete. The owner intends to market and sell the land that the buildings occupied.

The request has been made for CBJ to consider joint marketing of their properties with the adjacent CBJ parcel that formerly had Gunakadeit Park. This concept makes sense, both CBJ and the owner of the Gastineau Apartments could benefit by a joint sale.

This topic needs further work, but I felt it important to advise the Assembly of the concept.

Tonight's step:

None. Due to the application submitted by Deckhand Dave, this issue of retention for Park value is already being submitted to the PRAC for comment. The Gunakadeit Park property is classified in the Land Management Plan as managed by Parks & Recreation; sending to PRAC is an appropriate step.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Assembly Lands Committee
FROM: *Dan Bleidorn*
Dan Bleidorn, Deputy Lands and Resources Manager
SUBJECT: Juneau Composts! LLC request to lease City Property
DATE: October 16th, 2018

Attachments:

- Attachment 1 - Juneau Composts! Request
- Attachment 2 - Juneau Composts! Operating Plan
- Attachment 3 - Juneau Composts! Lease Site Diagram

The Division of Lands and Resources has received an application to lease City property from Juneau Composts! LLC for an area of land adjacent to the South Lemon Creek Material Source (gravel pit) which is located on the City property north of the Home Depot. The purpose and need for this lease states that it will help conserve limited landfill space and help promote recycling; both of which are goals of the City Assembly. Originally the applicant requested a lease for



another location but after discussing the application with the Gravel Pit and Rock Quarry Manager and the Recycle Works Operations Manager the proposed lease location was moved to the Lemon Creek location.

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) *Planning commission review, final assembly approval.* Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, and after review by the planning commission and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, or 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.

If a favorable motion to work with the original applicant is provided by the Assembly, this lease application will be forwarded to the Planning Commission for review. Upon review by the Planning Commission this lease will be brought back before the full Assembly for consideration by ordinance.

As directed by CBJ§53.09.260(a) at this stage in the review of Juneau Composts! LLC's application to lease a portion of the old Lemon Creek gravel pit, the Lands Committee needs to provide a recommendation to the Assembly concerning whether it would be appropriate to negotiate directly with the original applicant, Juneau Composts!, or to seek further proposals through a competitive process.

Staff's Recommendation:

Due to the proven track record of the applicant to operate a composting facility and the important opportunity to divert food waste from the landfill, it seems appropriate to work directly with the original applicant to develop a lease.

Lands staff recommend that the Lands Committee pass a motion of support to work with the original applicant to develop a lease of City property at the South Lemon Creek Material Source to Juneau Composts! LLC for fair market value.



Hello and Good Day to whom it may concern at CBJ!

August 2, 2018

On behalf of Juneau Composts! LLC I would like to inquire about leasing land from the CBJ. The parcel of interest is 6D1011000010, which is the rock pit site off of Fish Creek Road. The access is via the gravel road on 6D1011000020. It has come to my attention that this rock pit is nearing the end of its life as a rock pit, and since it has already been altered from its natural state it seemed like a perfect fit. Below I will outline my current operation then share my vision for the new site.

The Current Setup

Juneau Composts collects food scraps and yard debris from 130 accounts in town. We serve households and businesses in nearly all neighborhoods. We process all the material on my private property in Rural Reserve. There are several series of pallet bins and platforms and a small canvas shed for carbon storage. All organic material is covered at all times by a biofilter and a wooden lid, tarp, or waterproof fleece fabric, so there is no runoff from the rain.

Reasons for a New Space

While state and CBJ regulations work for my current site, I feel that the Fish Creek site would help my business and the community in many ways.

1. Many people inquire about yard debris drop off. For most people the site at 25 mile is too far to warrant the trip. Also, I don't feel comfortable having many people coming and going from the site with truckloads of debris since I have very close neighbors.
2. In order to compost all the food scraps I need to mix them with a carbon source. This is a challenge in Juneau as there are not large lumber mills or farms. My current site does not allow ample room to stockpile vast amounts of carbon, which typically becomes available in large loads or only seasonally. The Fish Creek site is huge and could easily accommodate large piles of wood chips, leaves, brush, and other organics. Many municipalities ban yard debris from landfills altogether, and CBJ could consider moving toward that to conserve landfill space.
3. Snow management presents significant challenges at the current site. Being able to have all my active piles under one snow-shedding roof would greatly reduce my shoveling and plowing time. The snow load Out The Road is quite a bit more than on Douglas.
4. The Fish Creek site has been worked over and has a large, solid pad. It would take very little to get it to the ideal grade and setup for a compost site, and all the material is at hand. While my current site works, it is restricting in many ways. As business continues to grow I worry about being able to accommodate larger volumes of material. I have turned down inquiries from larger generators so that my current site does not get overwhelmed. The CBJ has some real waste management issues to tackle, and the Fish Creek site has ample room for serving the entire city.

The Vision

Below is the vision I have for the Fish Creek site in my compost dream world. All of these things are not necessary, nor would they happen all at once. I am open to alternative ideas, plans, or sites the CBJ may have.

I would use the bowl of the pit as my workspace. I would have a temporary shelter, such as a Farmtek Ponywall building sitting on top of moveable concrete blocks. The shelter would house the bays where the compost material would first be processed. Once the compost has completed the thermophilic process it would be moved into windrows outside the shelter and would be covered by waterproof fleece covers (the industry standard). There would be a smaller portable shelter for carbon storage, and a small portable greenhouse or high tunnel to conduct the grow trials for the finished product. Equipment on site would include a front-end loader, and a chipper. The facility would be gated off just like the gravel pit is now. I would like to hold special event days where community members could drop off yard debris or pick up finished compost, which I would of course supervise.

Thinking on a more long-term scale, I dream that the site could also serve as a community space for gardening and composting workshops for both school children and adults. Home compost demonstration sites are popular across the country and can really help expand the reach of landfill diversion and successful home composting. Another idea for community involvement is a commercial community garden. This would be open to growers who are producing food to sell locally. The CBJ Commission on Sustainability outlines food security as a top priority, yet the city has few lots suitable for farming. The Fish Creek site is sunny and flat, and it could easily house some serious raised beds. A commercial community garden would be a great way to enable people to grow more food for market.

The Conclusion

The community is already accustomed to this Fish Creek parcel being used industrially. The shift from rock pit to compost site would hardly be noticeable. The sound of a loader working compost material would be less than one working rock. Traffic would likely remain the same. Smell is not an issue with proper composting technique. If anything, the place would likely be improved since there would be more of a presence in the area. Perhaps all the dumping, launching of fireworks, and shooting of firearms would diminish. If, after granting the lease, CBJ plans shifted and the site was to be repurposed all of my buildings could be moved off site since they will not be permanent structures. Please consider leasing the site to me so Juneau Composts can ramp up its landfill diversion, soil building, and gardening. The environmental impacts and economic opportunity for composting in Juneau has great potential. From my current assessment every 300 households composting can create one job at \$15/hr at my company. I've attached my Path to Prosperity proposal, which goes into more detail about my company and the impacts it could have on our community.

I am happy to expand more on the ideas above and give more detailed information on the composting process. While large scale composting is a relatively new concept in Juneau, it has been sweeping across the country for several decades. As municipalities and states struggle with closing landfills and incinerators and the high cost of dealing with solid waste, landfill diversion has become a focal point of waste management. Recycling has become commonplace in recent years, but with China's ban on accepting our plastics and the collapse of the recycling market it seems as though organics recycling (composting) might make more economic sense for our community.

Sincerely ,

Lisa Daugherty
 Owner of Juneau Composts! LLC
www.juneaucomposts.com
 907-419-5763
juneaucomposts@email.com

Path To Prosperity Concept Description For Juneau Composts

Business concept or company description:

What is the product or service to be provided by the business?

Juneau Composts provides Juneau with the opportunity to recycle food scraps and yard debris, which decreases landfill usage, minimizes carbon and methane emissions, and creates a wonderful soil amendment necessary for the growth of local fruits and vegetables. Individuals, businesses, and organizations sign up for weekly curbside pick up and processing service. They sort their organics into provided containers, which are set at the curb on collection day. Materials collected include pre- and post-consumer food scraps, spent grain, shredded paper, yard debris, paper towels, and bioplastic plates, cups, and cutlery. The contents of the containers are collected 1-2 times a week and are taken to our centralized compost facility where we use hot composting methods to create the finished compost product. Members of the service receive shares of the finished compost as it becomes available. Additional compost is sold to non-members during the spring and fall. We have over 120 customer accounts and have diverted more than 56,000 pounds of organics from the landfill in our first year of operation. Our clientele is diverse: we serve schools, restaurants, breweries, nonprofits, and government organizations. Our residential customers also also varied, hailing from virtually every neighborhood, and living in houses, condos, and apartments. Our variable price scale (\$7-25/month) accommodates nearly every budget.

In addition to our convenient compost processing service, Juneau Composts does community outreach by providing technical assistance, by giving presentations, and, generally, by talking compost to anyone who is interested. We have seen an outpouring of interest and support over the past year, and we are working on plans for significant expansion. By creating a larger and more efficient compost site, and by hiring employees we aim to fulfill Juneau's demand for organics recycling and finished compost. We are proud to help individuals and businesses strive for a high standard of environmental sustainability.

Describe the problem, need or opportunity you want to solve or take advantage of.

There are two main problems Juneau Composts can help solve: 1. Juneau lacks sustainable and responsible organic waste management practices. 2. Juneau lacks tillable soil and a source of local soil amendments.

People and businesses are becoming increasingly concerned about the environment and their own contributions to its degradation. Juneau dumps 33,000 tons of material in the landfill each year.¹ The EPA reported in 2013 that organic materials such as paper, yard

¹ http://www.juneau.org/pubworks/projects/SWMS/documents/FINAL_CBJ_Solid_Waste_Mgt_Strategy_

trimmings, and food were the largest component of the waste stream, comprising 54% of “trash.”² That translates to 16,000 tons of potential compost feedstock for Juneau. This is a vast environmental and economic resource that is going untapped.

Recycling of food and yard scraps is gaining popularity in communities across the country as an economically sound environmental solution to reduce the cost of landfill operations, to reduce odor and greenhouse gas emissions, and to produce a sellable compost product. Nationwide, 24 states have banned the landfilling of key organic waste streams, such as yard debris. Perhaps even more telling of the future of waste management, five states (Vermont, Massachusetts, Connecticut, Rhode Island, and California) have passed legislation calling for a total ban on landfilling organics, each with its own incremental steps toward reaching that goal in the next several years.³ Alaskan communities, such as Anchorage, Fairbanks, Petersburg, and Gustavus, have taken steps to align their waste management practices with those of the Lower 48. While Juneau is behind the curve in organics recovery, it is also showing great interest in composting, land stewardship, and food security, and Juneau Composts is ready to serve the community. Curbside composting service for food and yard waste offers a rare win-win environmental solution by helping businesses and communities reduce their environmental impact, while creating both employment and a safe and marketable end product. There are more than 200 U.S. communities with curbside collection of food scraps, and the composting sector is projected to grow.

With diminishing landfill space and growing public concern, composting is a great economic and environmental solution. It is being said that the landfill in Lemon Creek will only last another 20 years at the current rate of use. Why should we fill it with things that do not need to be there, especially when those things are local commodities? Once the landfill closes, the CBJ is considering barging our trash to the Lower 48. We need to take responsibility for our own waste. Washington’s environment does not need our trash, and Juneau’s economy cannot afford to ship resources like organic waste out of state. The Earth can not handle unlimited fossil fuel use, and Juneau’s citizens should not have to carry the burden of having a diet that travels a thousand miles to us only to have much of it shipped a thousand more miles away as trash. The USDA states that in 2010 31% of food was wasted at the retail and consumer level, so that would be about a third of Juneau’s imported food riding the barge through the Southeast Passage twice.

The cost of imported bagged compost and garden soil ranges from \$5-25 for one cubic foot. A local composting facility can viably compete with those prices. The production of local soil amendments has the potential to drastically change the local gardening and farming scene. Currently, growing medium is a barrier to entry and expansion, and Juneau Composts aims to serve as a cornerstone in Juneau’s growing local food industry.

Feb_2008.pdf

²<https://archive.epa.gov/epawaste/nonhaz/municipal/web/html/>

³ <https://www.biocycle.net/2016/11/10/fresh-look-organics-bans-waste-recycling-laws/>

In a pie chart delegating 2006 domestic systems-based greenhouse gas emissions, the EPA lists the provision and disposal of food and goods as generating 42% of all greenhouse gases.⁴ Composting reduces emissions of the greenhouse gas methane compared to landfilling, and compost additions to land help build soil carbon. When thinking about reducing our carbon footprint composting should therefore be one of our top priorities. Composting can be a solution for many of Juneau's problems—from conserving landfill space, to reducing emissions, to helping create more food security.

How is your product or service different and better relative to other products or services addressing the same problem or need?

There are currently no other food scrap composting services in Juneau. The CBJ listed composting as a solution to the landfill problem in the late 1990s, though nothing has been implemented. The Recycleworks division has been taking recent steps to create a city-sponsored compost program and has reached out to Juneau Composts as a potential partner in the project.

The bagged and bulk compost that is sold in town is all shipped in from elsewhere, and there is a large waitlist for Juneau Composts's product. Customers include garden supply centers, landscapers, and individuals. In germination and seedling test trials this spring Juneau Composts' product outperformed DR Earth's Organic Compost, which many consider to be a premium product. The CBJ Commission on Sustainability outlines food security as a top priority, and Juneau Composts is poised to support our community's growing agricultural sector.

Social & Conservation Concepts

How will the business contribute to the conservation and sustainable use of natural resources and how will this be measured?

Juneau's "trash" is actually one of its resources. By transforming local organics into finished compost we can build soil for our gardens and farms, which is a commodity in high demand. Composting goes beyond conserving what we have: it actually produces something that was not even there to begin with! We live in a precariously food insecure place, and small scale gardening can significantly supplement fish, wild game, and foraged plants in the quest for local food. Many crops can be grown in a simple mix of compost and sand in pots or raised beds.

Perhaps the biggest obstacle to commercially producing food in Juneau is the lack of land and soils available. Most of Southeast is not like the Interior of Alaska, where simply removing existing vegetation reveals a soil bed suitable for farming. Even when land is

⁴ <https://www.epa.gov/sites/production/files/signpost/cc.html>

cleared here, there is nothing for a farmer to start planting in. Juneau's food production relies primarily on raised bed and high tunnel construction, both of which use expensive imported soil, compost, and fertilizers. Locally manufactured compost would significantly increase accessibility and opportunity for small scale farming ventures.

Composting also indirectly benefits our natural resources by decreasing landfill usage. This means less methane gas would be produced and fewer foul odors would emanate through Lemon Creek. Since most paper could be composted rather than recycled in the lower 48 or abroad, our fossil fuel dependence would also decrease. Moreover, less garden soil and fertilizer would have to be shipped in to Juneau, and in turn fewer heads of lettuce and bags of carrots as well. Composting is starting to feel like the gift that keeps on giving!

Through a more general lens, the process of composting is a regenerative process. It uses microbial life as fuel, builds and enhances soil, protects our watersheds, and even has bioremediation capabilities.

To measure Juneau Composts' conservation and sustainability, data is recorded all along the way: volume and weight for all organics collected, and volume and weight for finished compost produced. Running totals of all material diverted from the landfill are provided to customers each month. Customers can feel and know the impact of their efforts and may be inspired to encourage others to participate in the program. Businesses receive their own personalized set of numbers that reflects their actual waste diversion. They can use that data to analyze their waste stream in the quest for waste reduction, and also use it as a tool to advertise their commitment to sustainability.

How will you ensure that revenue from the business stays in the local economy?

Currently, the money generated from food scraps supports the trash haulers and the landfill manager. While those companies have local employees, neither of them is locally owned, so much of the waste stream revenue is leaving the city. Juneau Composts is a 100% locally owned family business. While it is currently a small operation, we are looking to hire more local employees as we expand. We pay CBJ sales tax and buy our supplies from local hardware stores and gas stations. While our revenue is modest at this point, as the company grows so will our staff and expenditures.

With a composting service in our community the lifespan of the landfill will be extended. Constructing a new landfill or barging waste out would be delayed. Saving tax dollars on these things could be considered money earned for the community. Additionally, the compost manufactured will keep money circulating in our community. It will also have a ripple effect as the number of food producers and processors grows.

As Alaska looks to diversify its economy and curb its reliance on fossil fuel and other resource extraction, Juneau Composts is ready to assist through expansion and provision of useful, year-round, living wage jobs. Based on our current calculations, every 300 households enrolled could support 1 full time position at \$15/hr. Looking at long-term

expansion goals, if all of Juneau's 11,500 households were enrolled in composting service, upwards of 38 jobs could be created at Juneau Composts. Even more promising is the additional jobs that would be created in the local foods and landscape industries.

How will your business contribute to the development of leadership and self-determination in your community?

As part of the pilot project I did a lot of community outreach. From doing presentations at schools to writing articles for the Master Gardeners newsletter, to keeping a blog of my own adventures in composting and sustainability. Juneau Composts has continued in that vein by providing compost consultation and education to dozens of individuals, businesses, organizations, and schools. Last fall I worked with the Lemon Creek Correctional Facility to set up a compost system for their garden. Over the winter I mentored a middle school student who set up composting for the Juneau Community Charter School, and together we ran a booth at the STEM Coalition's Family STEM Night. I have been invited to give "how-to" talks on home and community composting in both Juneau and Haines. Juneau Composts has a strong online presence maintains a Facebook page for to highlight landfill diversion numbers, provide environmental insight, and share national compost news, all with the aim of urging people to scrape their plates in the right direction.

Juneau Composts aims to work with local food producers of all scales. We are currently working with the Juneau Community Garden to improve their onsite composting. We are also providing space for Panhandle Produce, a local food producer, to erect a high tunnel so they can expand their operation.

Additional information

Current state of development

Juneau Composts launched its compost processing service April 1, 2017. We have grown to 120 customer accounts, 10% of which are businesses/organizations. We collect and process material twice a week, manage materials two days a week, and periodically work on developing the compost site. The summer-time goals for 2018 are to put up infrastructure to allow for more efficient composting times and to accrue more customers so we can commit to regular employee position. We also want to put the final touches on the school fundraiser program so it can begin in the 2018 school year.

Ownership and management team composition and relevant experience.

The business is owned and operated by me, Lisa Daugherty. I have experience with the logistical and financial aspects of running a business, as my husband and I are self-employed commercial fishermen. I have sustainable agriculture research experience as a student

employee at the University of Maine. It is there that I learned the value of trial and error and experimentation in agriculture. In 2012 I designed and ran a community composting cooperative for my Master Gardener community service project in Juneau, where I successfully composted nearly 20,000 pounds of food scraps. I kept data on everything, from materials collected, to finished compost produced, to time spent. It is from my experiences during this year long project, along with much research, that I formed the business plan for Juneau Composts. Juneau Composts began service in April 2017 and has collected and processed more than 56,000 pounds of food scraps and yard debris.

While I am currently a team of one, I am supported by peers within the growing compost industry. The US Composting Council, The Maine Compost School, and the Institute for Local Self-Reliance are all organizations that provide ample networking and professional development. I look forward to furthering my knowledge and expanding Juneau Composts by attending yearly training sessions, and by continuing to tour compost facilities across the state and country.

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Operating Plan

October, 2018

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Purpose and Need

1. Conserve limited landfill space
2. Promote recycling
3. Provide locally made soil amendment
4. Reduce dependence on imports and exports

Given that the landfill has a limited capacity, things that could have another life should remain out of the landfill. Organics can be transformed into a valuable product (unlike a broken doll or couch), so they are a resource as opposed to trash. In the landfill organics create methane, a harmful greenhouse gas. When organics are composted and applied to land they sequester carbon and help offset greenhouse gas emissions. The diversion of paper and metal have been standard for decades. Organics are simply another category of items to be source-separated and recovered for recycling. With the recent crash of the plastics market and China's rejection of our recyclables, the authenticity and fate of recycling is highly unstable. Since composting can happen locally, it is a dependable and environmentally sound way to support landfill diversion and recycling. The end-product of the composting process is actually a sought-after resource to many people. It is a great soil amendment that can be used in private and commercial gardens, on lawns and public landscapes, and on roadside reclamation projects. By manufacturing local compost food producers are less reliant on imported soil and soil amendments. More local food production also means less imported food. When our landfill closes our trash will be barged out of town, which has high costs, both monetarily and environmentally. Keeping organics out of the mix (upwards of 40%), trash costs will be less.

Table 1 - Pounds of food waste composted by calendar year

Year	Total Pounds	Total Gallons	Customers Served
2012*	20,937	5,631	20 residential, 4 businesses
2017	32,484	14,876	75 residential**, 8 businesses
2018			135+ residential, 7 businesses

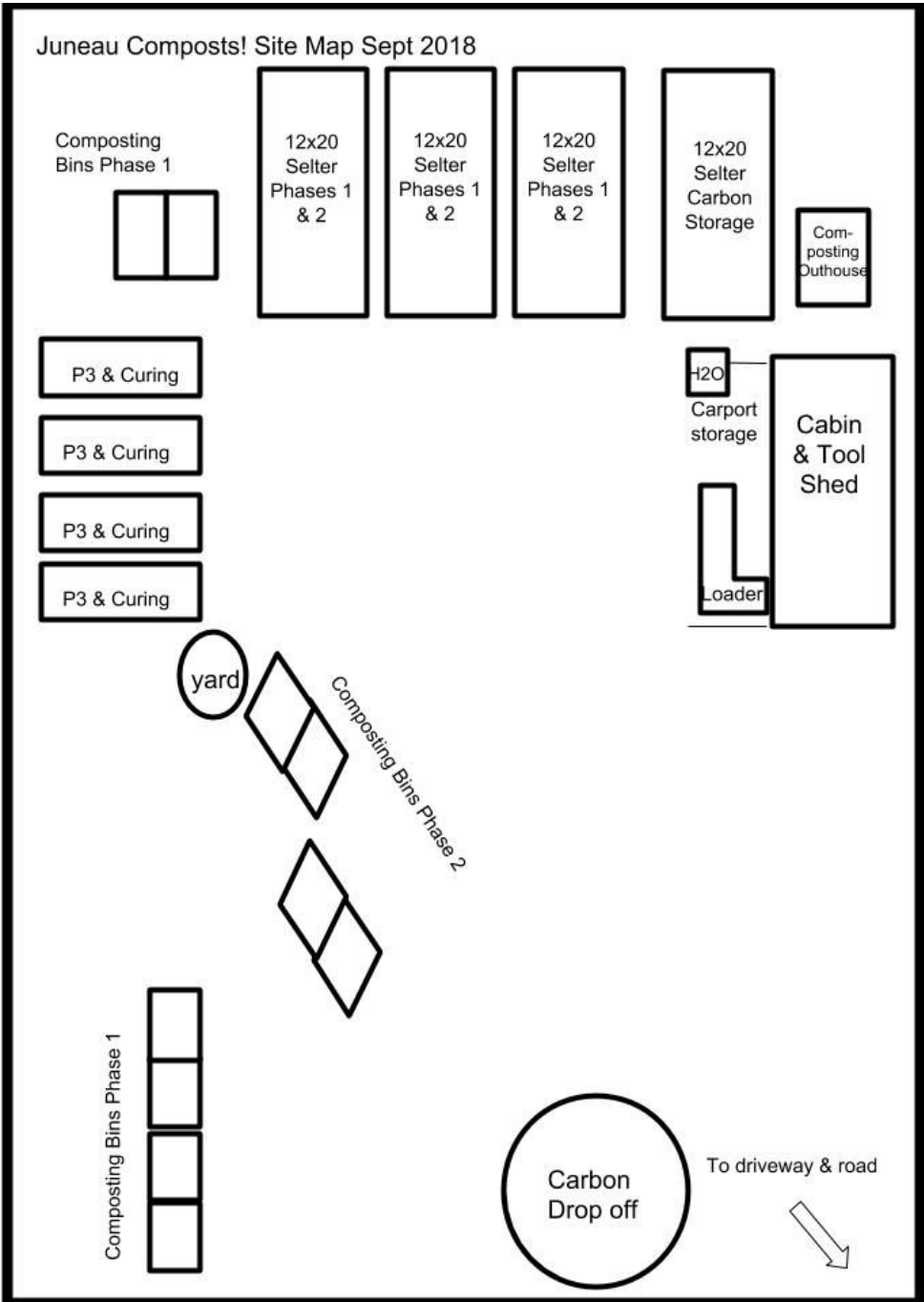
* Pilot project

**Started with 3 customers, and grew to 75 over the course of the year

Facility

The compost site is about 70'x100' on a gravel pad and is located on private property near 25 mile in Rural Reserve.

Site Diagram



Process Description

The precise process is constantly changing due to the changing demands of the business. As volume has increased the space requirements and handling times have changed. The current process is as follows:

The driver collects compost door-to-door, emptying the 5-32 gallon buckets/cans into the 45 gallon cans in the truck. Volume is estimated as each receptacle is dumped, then recorded. The material is brought to the site, where it is weighed and processed. The truck is backed up to the active Phase 1 bin. Lids and biofilter material are pulled back and the day's organics are dumped and layered into the bin along with on-hand carbon. Carbon sources include leaves, moss, paper, sawdust, wood shavings, wood chips, straw, and "overs" from previous batches of finished compost. Carbon is also used to create a "nest," which lines the edges of the bin so food scraps do not protrude. A final addition of carbon is added to the top to act as a biofilter. The lids are replaced and shimmed as necessary, and plastic mesh fencing is used to cover exposed portions of the pile as needed. The driver returns the truck and bins to the owner's residence, where the buckets and cans are washed and stored. Residual scraps are caught in a filter and composted in a tumbler bin on-site.

A Phase 1 bin is added to until it is full, which is typically 2-3 weeks. It quickly heats to 140 degrees F and is allowed to compost thermophilically for 1-2 months. Piles are built with passive aeration in mind, so turning is not necessary for the initial breakdown of food. Keeping turning to a minimum keeps odors down and lowers the chance of problems with neighbors and wildlife. As the pile cools it is actively aerated by using a piece of rebar to create a grid pattern of holes into all accessible sides of the pile. Temperature rises again. As room in Phase 2 bins allows, the pile is forked into the front end loader (some bins allow for direct scooping) then dumped into a wire-sided Phase 2 bin. There it reheats to 140 degrees F and undergoes another round of thermophilic composting. After about 1 month in Phase 2 it is turned onto a raised windrow to reheat for Phase 3. After several weeks to in Phase 3 the pile is turned one last time onto another windrow area for final curing. It will remain there as long as needed or required by time, weather conditions, and season.

After a pile has completed its thermophilic composting process and aged for several months a small test batch is sifted. It undergoes a Solvita respiration test, which tests compost maturity by analyzing ammonia and carbon emissions. The results can be used to determine how to next process the material or, if it is mature, what its ideal end-use may be. If the results are in the high-value end-use range a bioassay is performed to ensure proper plant growth. The compost is placed in a seedling flat, where a variety of crops are trialed, including leafy greens, brassicas, tomatoes, and cucurbits. Flats of two other brands of compost are also trialed under the same conditions to provide comparison. Turf King and

organic Dr Earth bagged compost are used as the controls. If the results of the grow trial are positive the batch will undergo sifting and bagging. The sifter is a shaker screen with $\frac{3}{8}$ " mesh. The "overs" are sorted into a pile and bagged for reuse as a carbon source. The "fines" (finished compost) pile onto a tarp until they are bagged by hand into grain sacks in 5-10 gallon volumes. Finished compost is delivered to subscribing customers several times a year. Customers are notified by email and Facebook announcement when a batch is ready and they can request a free delivery. Extra compost is sold for \$10 per 5-gallon bag.

Composting Challenges and Solutions

Wildlife:

Birds, bears, and rodents could potentially get into the piles and create sanitation and safety problems. All piles are covered with several inches of biofilter on all sides so as not to attract animals in the first place. Windrows are covered with ComposTex covers, which are waterproof yet breathable. Bins are covered with wooden lids and mesh fencing. Dogs and cats are kept on site and have established their territory. They deter scavenging animals and keep wild rodent populations in check. Electric fencing has been purchased but has not been installed since the site has evolved and sprawled constantly. The new shelters should be completed by winter, after which the western part of the site will no longer be needed a simple, rectangular fence can be installed.

Rain and snow:

Precipitation is kept off of the compost at all stages, from the initial collected organics to the final delivered product. This minimizes leachate and runoff, fosters prime composting conditions, and creates a primo product. Snow is cleared using the loader, shovels, and a shop broom. One consolidated building that sheds snow would be ideal.

Freezing temperatures:

If most of the food scraps are frozen at collection time, starting a brand new pile can be challenging. Material from an active hot pile can be used to seed a new batch and kickstart the thermophilic process. Freezing temperatures have little effect on initial compost processing once temperatures begin to rise. Piles that are older and cooled will freeze nearly solid in the winter, so turning is restricted and even delayed well into spring depending on where the pile is situated. Freezing temperatures mean the hose line freezes, so washing buckets becomes a feat in hauling water. In less severe conditions the hose can be drained and kept indoors until needed. When the main line is frozen three 15-gallon totes are filled with water and bleach solutions and set up into a rinse, wash, rinse line outside.

Contamination:

Contamination is minimal. Residential customers are paying for a service that is not required, so they tend to be people who are highly motivated to manage waste responsibly. Food scraps from business and events tend to have plastic contamination. "Paper" cups, fruit and vegetable stickers/bands, and utensils (plastic and metal) are the most prevalent items. They are sorted out when spotted and convenient--mostly at sifting time.

Odor:

Aerobic composting typically has a mild odor, which is more farm than landfill. Generally the compost site has no odor except on turning days, which always occur on weekdays to avoid neighborhood disturbances. Nuisance odors can occur when piles become anaerobic or if there is insufficient carbon or biofilter. This typically can be avoided. When trialing new compost recipes test batches are kept small as to potentially avoid large problems that are harder resolve.

Location:

The site is situated in Rural Reserve, which is permitted by the CBJ. Having residential neighbors is less than ideal, however, so compost management is tailored to minimize odor and noise encounters. We also want to limit traffic to the site, so we do not offer drop-off of material unless it is by the large truck load and has been prearranged.

The distance from town deters carbon producers from delivering material that otherwise gets landfilled or stockpiled with no end-use. Because of this we sometimes have to purchase carbon shipped in from Washington. We have offered to pay large producers for delivery with limited success. We have recently partnered with Waste Management and the CBJ Recycleworks to have a fall "leaf event." The landfill is acting as a transfer station for leaves: residents drop them off for free and we collect them once a week.

An additional site challenge is that it has no city or well water, which prevents buckets from being washed on site. A water catchment system was recently set up and will provide limited water starting next spring. For now washing buckets at my personal residence suffices.

The snow load is significantly greater at 25 mile than in town, so snow management takes up considerable time. The road conditions are often questionable on the return trip to town as that part of town is not a priority for the plow trucks. Four wheel drive and slow driving are essential.

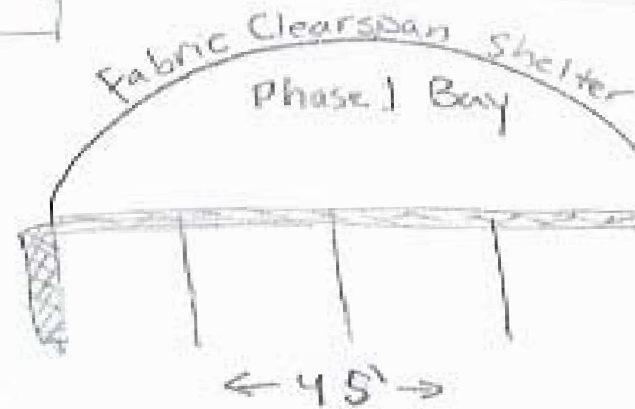
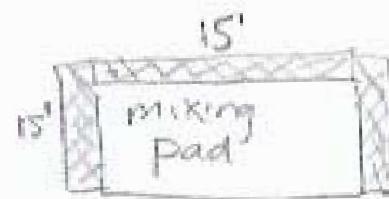
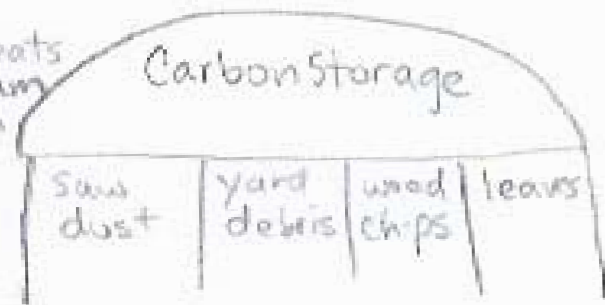
This map is 80' x 150'
but total lease site
is approx 80' x 480'
to accommodate growth.

Juneau Composts, LLC Site map

Oct. 2018

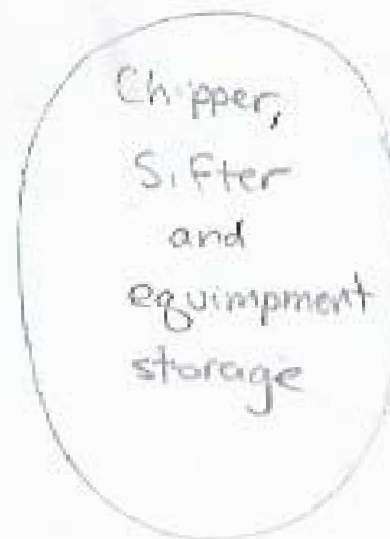
All structures are non-permanent and movable.

Site repeats
this diagram
as growth
dictates



Equipment Storage
(Loader, generator)

concrete pony walls



Grow
Trial
high
tunnel
12 x 20

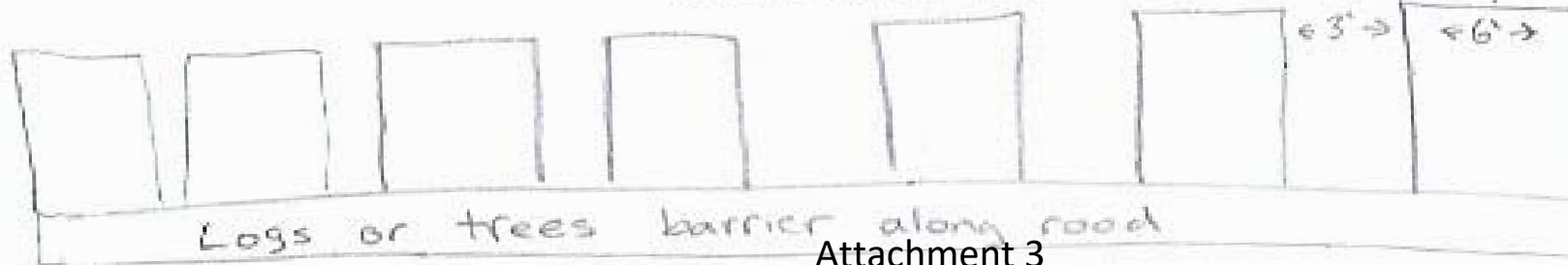
80'

back in

Pull forward

Exit

7 windrows per Phase 1 structure



Attachment 3

150'

Drive in

A watercolor illustration of a city street scene. On the left, a multi-story building with many windows is visible. A green street lamp stands in the foreground. In the center, a street with a crosswalk leads into the distance. On the right, there are more buildings, trees, and a person walking. The overall style is soft and artistic, with muted colors and visible brushstrokes.

Gunakadeit Park Property

Motion

- I am asking the Lands Committee to offer a recommendation to the Juneau Assembly to sell Pocket Park
- Or, as a second and less preferred option to lease Pocket Park.

Food Truck Park

- Create and redefine a community asset – An old public space in new light
- Offer a space for displaced Archipelago Lot tenants to continue doing business in Juneau
- Revitalize an unused lot and re-centralize downtown Juneau
- Make it safe: high security, lights and cameras

Why are food truck parks awesome?

- Creates plug and play business opportunities that harbor economic growth and development
- Fun, outdoor, casual dining with unique offerings of food to accommodate a diverse customer base. Budget diners and foodies alike.
- Creates a sense of place for the surrounding community; Downtown Juneau.

Great for Tenants

- Plug and Play amenities- power, water, sewer, trash, recycling, bathrooms, security and covered, heated seating
- Allows focus on making delicious food and providing excellent service to customers

Great for Juneau

- Fills a vacant lot and creates a new, exciting community space
- Creates a more secure, safer food truck lot with lights and cameras
- Pulls tourists further North where they can spend money in local shops
- Creates a space for already established, tax paying businesses to occupy

Great for Surrounding Businesses

- Bring more tourism North – Capitalize on the popularity of food truck parks to pull tourists further down Franklin to the year-round businesses
- After eating and drinking at the food truck park customers will migrate to all the other surrounding business





SECTION A (STA.10+40) - PROPOSED IMPROVEMENTS

