

**CSP2017-0007**

**A consistency review for renewal of lease  
of CBJ lands for existing monitoring  
equipment associated with the Juneau  
Airport Wind System (JAWS) .**

CBJ Planning Commission Hearing

June 13, 2017

Tim Felstead



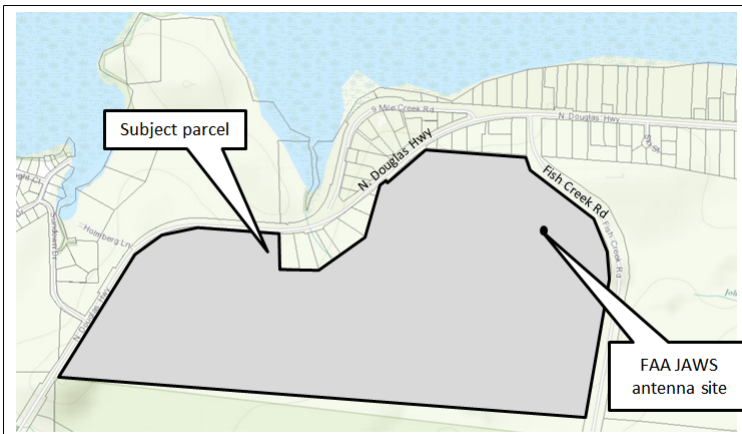
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**Project Proposal**

- The Federal Aviation Administration (FAA) wishes to renew its lease of limited areas of the subject parcels for the purposes of continuing to host their weather monitoring equipment.
- The weather monitoring equipment provides data on local aviation conditions in particular wind speeds, windshear and local turbulence around take-off and landing approach routes for Juneau International Airport.

**49.10.170 (c) City and borough land acquisitions, disposals and projects.**

*The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*



Site 1: Fish Creek Road, N. Douglas

| Location                | 2016 LMP Parcel # | Managing Dept.                           | Retention status | Lot size    | Lease Area   |
|-------------------------|-------------------|--|------------------|-------------|--------------|
| Site 1: Fish Creek Road | LND-1420          | Lands and Resources/Parks and Recreation | Retain/dispose   | 1,096 acres | 13,927 sq ft |

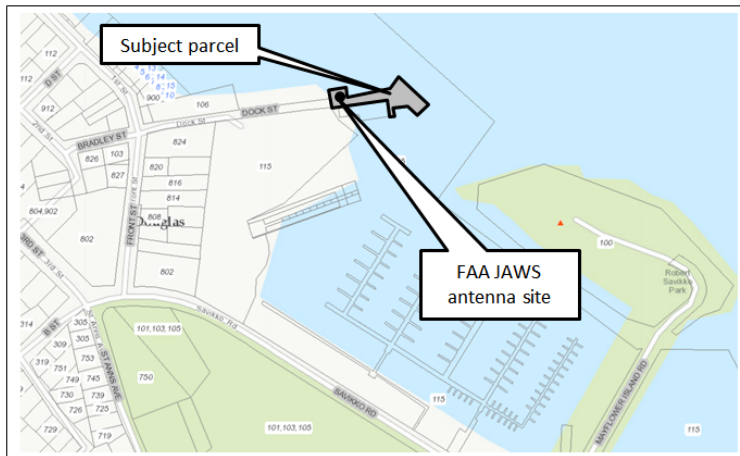
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Site 1: Fish Creek Road, N. Douglas



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Site 2: Dock Street, Douglas



Site 2: Dock Street, Douglas at Mike Pusich Douglas Harbor

| Location            | 2016 LMP Parcel # | Managing Dept.    | Retention status | Lot size    | Lease Area  |
|---------------------|-------------------|-------------------|------------------|-------------|-------------|
| Site 2: Dock Street | LND-1241          | Docks and Harbors | Retain           | 89.58 acres | 1,416 sq ft |

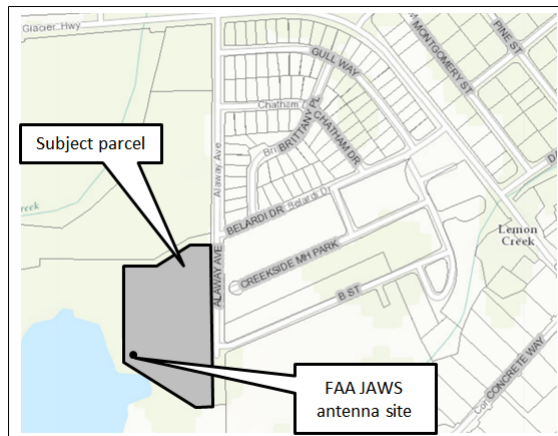
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Site 2: Dock Street, Douglas



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Site 3: Alaway Avenue, Lemon Creek



Site 3: Alaway Avenue, Lemon Creek at JPD

| Location                     | 2016 LMP Parcel # | Managing Dept. | Retention status | Lot size     | Lease Area  |
|------------------------------|-------------------|----------------|------------------|--------------|-------------|
| Site 3: <u>Alaway Avenue</u> | LND-0827          | JPD            | Retain           | 5.5650 acres | 2,269s q ft |

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**Site 3: Alaway Avenue, Lemon Creek**



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**Consistency with adopted plans –  
Comprehensive Plan**

*POLICY 8.1. TO PROMOTE AND SUPPORT AVIATION SAFETY; TO DEVELOP AND MAINTAIN AIRPORT FACILITIES MEETING THE AVIATION TRANSPORTATION NEEDS FOR JUNEAU, ITS RESIDENTS, VISITORS AND COMMERCE; AND TO WORK WITH THE PUBLIC AND PRIVATE SECTORS TO FACILITATE COMMERCE, ECONOMIC DEVELOPMENT, AND ACCESS TO ALASKA'S CAPITAL CITY. (p.104)*

*POLICY 10.4 TO MINIMIZE CONFLICTS BETWEEN RESIDENTIAL AREAS AND NEARBY RECREATIONAL, COMMERCIAL, OR INDUSTRIAL USES THAT WOULD GENERATE ADVERSE IMPACTS TO EXISTING RESIDENTIAL AREAS THROUGH APPROPRIATE LAND USE LOCATIONAL DECISIONS AND REGULATORY MEASURES. (p. 132)*

*POLICY 17.2. TO HOLD CERTAIN LANDS IN THE PUBLIC TRUST, AND TO DISPOSE OF CERTAIN LANDS FOR PRIVATE USE WHEN DISPOSAL SERVES THE PUBLIC INTEREST.*

*17.2 - SOP5 Evaluate land not scheduled for immediate disposal for possible interim uses prior to private development.*

**CSP17-07**                      **Consistency with adopted plans – Land Management Plan**

2016 Land Management Plan

The 2016 Land Management Plan notes that land not intended for disposal and given a 'retain' status may be *eased or leased for specific purposes, such as airport related uses...* (p. 43)

The proposed lease is consistent with the adopted 2016 Land Management Plan.

**CSP17-07**                      **Findings and Recommendation**

**FINDINGS**

CDD staff finds the proposed renewal of an existing lease of the three subject sites by CBJ Lands Division and JPD is consistent with the CBJ Land Use Code and is consistent with adopted plans and studies.

**RECOMMENDATION**

Staff recommends that the Planning Commission forward the subject proposal to the Assembly with a **recommendation of approval**.