

CHAPTER 12

PUBLIC AND PRIVATE UTILITIES AND FACILITIES

Public facilities - public buildings, water service, sanitary sewer services, earth retention structures, waste reduction, recycling and disposal efforts, roads and rights-of-way, telecommunications systems, and storm drainage systems--are not only important to the health, safety and economic well-being of the CBJ, but they also strongly influence and even guide future growth patterns. The development envisioned in this Comprehensive Plan, particularly for new affordable housing and export industries, cannot be realized without the availability of public facilities and services on a timely and efficient basis.

There was rapid growth during the 1982-86 period, largely in the Mendenhall Valley but also in the North Douglas and Lemon Creek areas. In 1987, growth virtually stopped due to a dramatic contraction of the state budget. However, since the late 1980's growth has continued, gathering momentum each year so that by 1995, residential and commercial construction was again robust. Despite flattening of the state budget, this level of construction activity continued through the 1990s due to the presence of the state capital in Juneau, mining activity and the expansion of tourism. A six-year Capital Improvement Program (CIP) has been a major tool in determining the priority, timing and funding of needed facilities. The CIP is an important tool in funding projects that implement the recommendations in the Comprehensive Plan.

Provision of Public Utilities and Facilities

The CBJ government generally funds improvements to the infrastructure through user fees, special assessment districts such as the Local Improvement Districts (LIDs) created to fund sewer service extensions, and sales tax initiatives passed by the voters. The community also receives grants from the State of Alaska and the federal government, but these latter sources continue to diminish and cannot be relied upon to fund major infrastructure projects. This reinforces the need for careful planning and creative "layering" of financial resources to support the construction, operation and maintenance of public facilities and infrastructure. Public/private partnerships, such as the LIDs, development impact fees, "turnkey" developments (private sector builds a facility and CBJ government enters into a long-term lease-to-own agreement) and joint ventures can provide needed and desired public improvements and facilities.

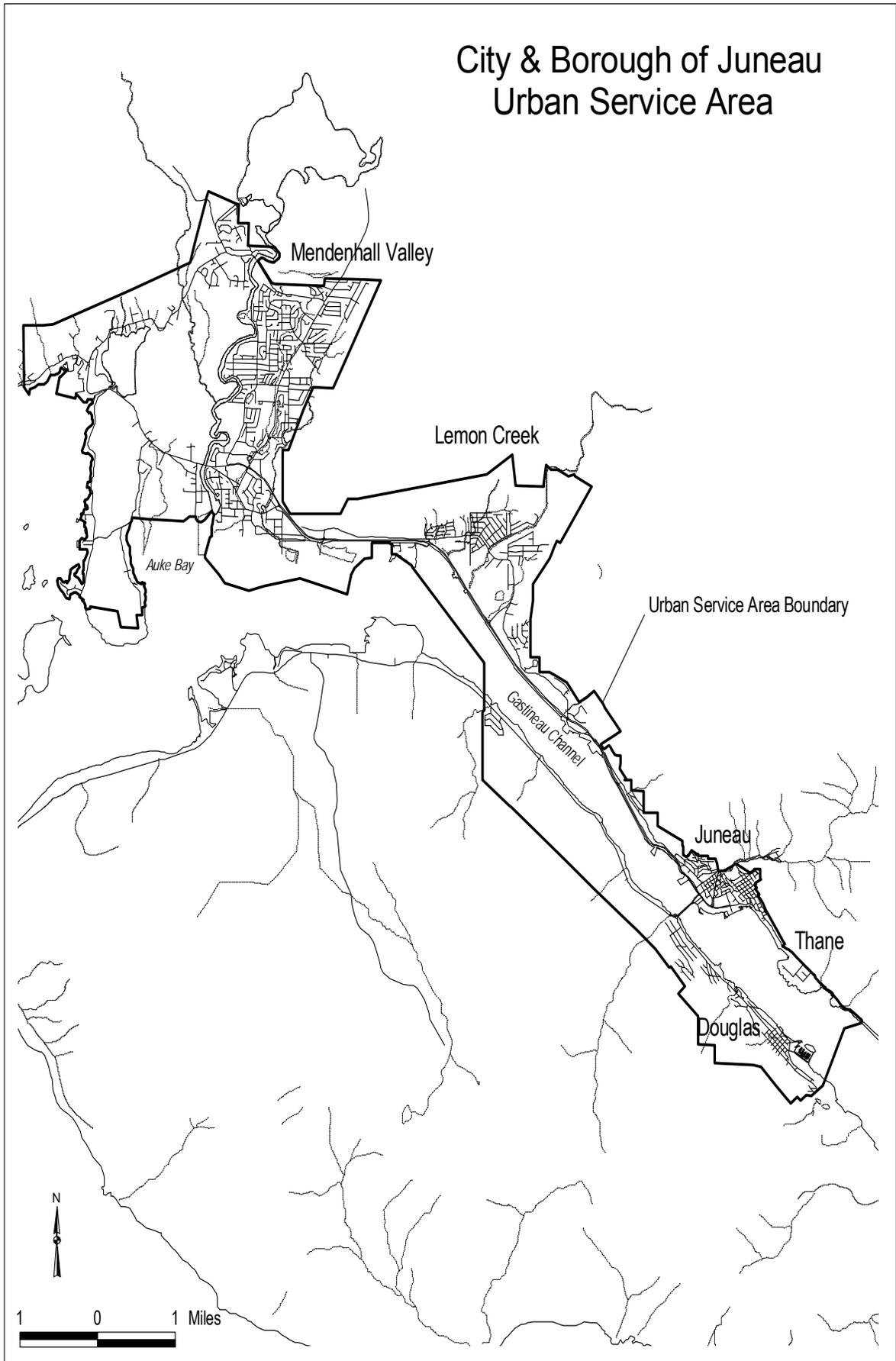
Together with the transportation network and private utility and communications systems, public services and facilities provide the community's "urban glue" and require efficient and timely provision. A full complement of services and facilities to promote the public's health, safety and quality of life is needed to provide adequately for the density and intensity of land uses envisioned in the Urban Service Area and proposed New Growth Areas; this is deemed an adequate "carrying capacity" for these services, and neighborhoods should not be developed beyond the carrying capacity of public infrastructure, utilities and services. This level of service is not necessary in rural areas nor can it be provided there in an economically efficient manner. To allocate its scarce resources efficiently, the CBJ government must make public investments that meet the greatest need and serve the greatest number of residents; this requires compact development.

POLICY 12.1. TO PLAN FOR THE TIMELY AND EFFICIENT PROVISION OF AN APPROPRIATE LEVEL OF PUBLIC FACILITIES AND SERVICES IN ALL DEVELOPED AND DEVELOPING AREAS WITHIN THE URBAN SERVICE AREA.

Standard Operating Procedures

- 12.1 - SOP1 Maintain an Urban Service Area boundary that defines the limits within which the full range of urban services, such as municipal water and sewer, will be provided. Such municipal services are not to be provided elsewhere. The Urban Service Area boundary is delineated in the Comprehensive Plan. [See following page]
- 12.1 - SOP2 Utilize the six-year Capital Improvement Program (CIP) that includes a list of projects to be funded during the coming fiscal year as well as those recommended for consideration during the subsequent five years. Annually review all previously unfunded projects and new projects for relevance and consistency with this Plan and extend the CIP an additional year.

City & Borough of Juneau Urban Service Area



Prepared by the City and Borough of Juneau Community Development Department

Map 12.1

CBJ Urban Service Area Boundary Map

PUBLIC WATER, SEWER, STORM DRAINAGE, AND RETAINING WALLS

To support the nature and density of development envisioned in the Urban Service Area, enhance the quality of life, promote public health, and protect the environment, the CBJ should provide adequate water, sewer, storm drainage, roads and earth retention facilities therein.

Water

Fresh, potable water is in short supply elsewhere in the world. On our planet, 97% of all water is salt water. Drinking water supply is shrinking worldwide, distribution facilities are aging and, in many places, are failing, and the price of potable water will increase over time in the global market. In some communities, potable water is more valuable than gold or oil. Juneau's position at the foot of an immense icefield and in the middle of a rain forest is fortunate, a blessing. Our neighbor city, Sitka, has found a way to market its high quality fresh water and share it with the world. We, as a community, should take great care of our resource, should capture and store it before it flows into the sea without harming riparian or marine habitat, should preserve it for future generations, and, perhaps, can even share it with other communities who are not located so fortuitously near fresh, clean water.

Our CBJ water capture, storage and distribution system is a valued utility and we should take great care in managing our clean, high quality water resource and conserve this resource whenever possible.

In addition to long established municipal water systems in downtown Juneau and Douglas, the area-wide water system serves the Mendenhall Valley, Lemon Creek, Auke Bay to Indian Point, and Douglas Island from the community of Douglas to the Forest Service Boundary near Fish Creek. The system also serves the entire east Mendenhall Valley, Auke Bay, and extends out Glacier Highway to serve the Lena Loop residential area. The water system as designed and installed is not intended to support large demand industrial users. The water supply is not adequate and the distribution system is not adequate for these types of users without substantial additional investment. Those types of industrial uses, such as fish and food processing, are encouraged and should be urged to maximize water conservation and reuse in their operations.

The water system as installed provides sufficient water flows and reservoir capacities in the majority of the community to qualify the community for an ISO rating of five; the best possible rating is a Class 1, the worst is a Class 10 (unprotected). Prior to these improvements in the system, only Juneau and West Juneau could qualify for this rating. The CBJ area-wide water system receives its water from two sources, the Gold Creek Basin/Last Chance Basin and Salmon Creek Reservoir. This Plan places land use protections on watersheds that could serve the Echo Cove and North Douglas New Growth Areas as well as future potable water supplies for the Mendenhall Valley.

Extension of public water to remote locations with correspondingly lower residential density becomes extremely expensive on a per-service basis and should not be pursued.

Sewer

Due to slope and soil conditions, many areas not served by sewer are marginally suitable for on-site septic systems. Due to a lack of resources, the Alaska Department of Environmental Conservation (DEC), which is responsible for local enforcement, does not adequately monitor the installation and maintenance of septic systems.

To prevent potentially serious health problems, sewer service should be available in all new urban development areas. In areas within the Urban Service Area, extension of the existing municipal system is the most economically and technically feasible alternative. In New Growth Areas, located some distance from municipal systems, a packaged or community-wide sewage treatment system would be appropriate. In the early 90's, and at great expense to the CBJ, sewer was extended to the upper west Mendenhall Valley to serve several hundred residences that had been using on-lot disposal with high rates of failure; this was repeated in North Douglas when septic systems failed and soiled the shoreline. Even with homeowners paying into a Local Improvement District, taxpayer subsidies to extend sewer service to outlying areas can represent 80 percent of the costs of sewer line extensions and connections; this should not be repeated.

The Mendenhall Valley Wastewater Treatment Plant was substantially expanded in the 1980's and now has the capacity to treat wastewater from the entire valley area, east and west, as well as the area between the valley and the service area of the Juneau-Douglas Wastewater Treatment Plant located on the Rock Dump. In the early

1990's, a sewage sludge incinerator was completed. This facility reduces sludge from both of the main treatment plants to inert ash that is easily disposed of and eliminates the need to place the much higher volume of unburned hazardous sludge in landfills.

All potential New Growth Areas, as identified in this Plan, may be most feasibly served through the use of self-contained water, sewer and storm drainage facilities. To help decide whether these should be publicly or privately owned and maintained, the CBJ should first determine its future obligation with regard to the development of these areas through the specific New Growth Area Master Planning process and adoption of a specific development plan and timeline.

The Urban Service Area boundary (USAB) indicates the extent to which urban services are to be extended and is shown on the Comprehensive Plan Land Use Maps. The CBJ water system actually extends far beyond the boundary in North Douglas and out Glacier Highway at Auke Nu Cove. As noted above, this was the result of an electoral commitment and represents a deviation from the USAB concept. As the cost of providing these services continues to increase with both inflation and lower service density, it is more important than ever to commit firmly to the USAB concept and resist extension of urban services beyond the boundary.

POLICY 12.2. TO EXTEND PUBLIC WATER, SEWER, STORM DRAINAGE, AND EARTH RETENTION FACILITIES TO ALL AREAS WITHIN THE URBAN SERVICE AREA.

Standard Operating Procedure

- 12.2 - SOP1 Coordinate the provision of public services and facilities to all developed lands within the USAB. Assist private developers outside the USAB to identify state and private sources of sanitary sewer technical information and funding, particularly for New Growth Areas.

Implementing Actions

- 12.2 - IA1 Amend the Land Use Code to specify that no permanent urban service infrastructure, specifically sewer and storm drainage, shall be provided by the CBJ in any location beyond the USAB, and that the CBJ water system will not be extended beyond its 2008 configuration except to serve lands within the USAB. Extensions should only be considered after a decision has been made to expand the Urban Service Area boundary as a Comprehensive Plan Land Use Map amendment.
- 12.2 - IA2 Consider the connection of the Mendenhall and Auke Bay wastewater treatment plants as a top priority, together with extending sewer service to developed lands within the USAB not presently serviced by CBJ sewer.
- 12.2 - IA3 Urge the Alaska Department of Environmental Conservation (DEC) to adequately monitor on-site sewage disposal systems in the CBJ. Provide assistance to the DEC program to identify and monitor existing septic systems or to transfer this function to the CBJ with sufficient resources to enable an adequate transition.
- 12.2 - IA4 Develop plans for overall storm drainage systems, including public provision of a central drainage system within the USAB, and storm/sanitary sewer separation.
- 12.2 - IA5 Develop a water conservation plan for CBJ utility customers.

Electrical Generation and Distribution

With the scarcity of non-renewable fossil fuel, particularly "cheap oil," the CBJ government and Juneau's electrical energy utility, the Alaska Electric Light & Power Company (AEL&P), must plan for the production of energy locally. The community is well-situated to expand its hydroelectric generating system, as well as investigating potential other renewable energy sources such as wind, tidal and biomass. A detailed discussion of energy use, conservation and management can be found in Chapter 6 of this Plan. This section is specifically aimed at the electrical system for Juneau and is included in this subject section because the system is essential for modern life. Nearly all of the community's electricity is generated at hydro-electric plants by AEL&P. Eighty percent of the electricity is provided from the federally-constructed Snettisham Hydroelectric Facility located 28 air miles southeast of Juneau at the Speel Arm fjord and Crater and Long alpine lakes. AEL&P also generates electricity from hydro-facilities on Salmon

Creek, Annex Creek, Gold Creek, and at Lake Dorothy. AEL&P also maintains diesel generators and jet turbine generators as back-up facilities.

POLICY 12.3. TO ENCOURAGE THE PROVISION OF AN ADEQUATE SUPPLY OF HYDROELECTRIC ENERGY AND OTHER RENEWABLE SOURCE ELECTRICAL GENERATING FACILITIES TO PROVIDE FOR THE CONTINUED GROWTH AND DEVELOPMENT OF THE COMMUNITY.

Standard Operating Procedure

- 12.3 - SOP1 Encourage the continued development of clean, efficient hydro- and other renewable-source electrical generating facilities to provide for future community needs and to reduce dependence upon the use of fossil fuels for energy.

Development Guideline

- 12.3 - DG1 In reviewing permits for businesses that use heavy energy loads, seek implementation of Best Management Practices that conserve and/or re-use energy loads, minimize the use of fossil fuels, and maximize renewable energy sources in its operations.

Implementing Action

- 12.3 - IA1 Seek to convert CBJ transport vehicles and stationary motors from fossil fuel systems to renewable energy systems.
- 12.3 - IA2 Amend the Title 49 Land Use Code to allow as-of-right the installation of renewable-source electrical generating facilities to residential and commercial structures, provided that they do not obstruct sunlight to adjacent properties or generate unacceptable noise.
- 12.3 - IA3 Consider creation of an ordinance prohibiting covenants and restrictions on private developments that infringe on the ability of property owners to install renewable energy source infrastructure that is appropriately scaled for the development.

Waste Management

Management of solid and household hazardous waste is an essential community service. Assurance that waste management, including disposal, occurs in an aesthetic, safe, convenient, cost-effective, and environmentally sound manner is critical to protect the health, safety, and environment for our citizens. Local government typically provides solid waste management services, directly with its own personnel, indirectly with one or more contractors, or through a combination of both public and private service provision. In Juneau, curbside pickup of solid waste and recyclables as well as landfill operations are conducted entirely by the private sector, while source separated drop-off recycling, household hazardous waste collection and disposal, and junked vehicle disposal are currently conducted by private firms. Plans for future waste management in Juneau call for developing a single household hazardous waste collection facility that is open to the public on a more regular basis than is currently available, as well as drop boxes for recycling and other changes that will make recycling more accessible to Juneau residents.

Heightened concern about the negative environmental impacts of solid waste landfills have resulted in more stringent federal standards for siting, operating, closing, remediating, and monitoring of landfills. This has resulted in greater care and costs in managing existing landfills and constructing new ones. Nationwide, there is an emphasis on developing integrated waste management systems in which waste reduction, reuse and recycling are preferred over traditional waste disposal options of incineration and landfilling. This is the approach pursued by the CBJ in the preparation of the *Final Solid Waste Management Strategy for the City and Borough of Juneau* in 2007 and the Solid Waste Management Program Implementation of 2009. Of particular concern by the public are programs that address waste stream reduction and curbside pick-up of recyclable material. In 2012, curbside pickup of recyclable materials was initiated by the private sector. This program will certainly affect the solid waste stream in Juneau, but the full impact of this new service will need to be evaluated over time.

Waste Reduction, Reuse and Recycling

It is in the long-term interest of all people in Juneau to minimize waste disposal and to recycle used materials as a part of local efforts to conserve natural resources. Recycling, where appropriate, will lead to the more efficient and economical use of resources and will lessen the impact on the environment by decreasing the need for the disposal of materials. It is recognized that since Juneau is located far from major recycling markets, it may not be energy efficient to recycle some classes of materials at the present time. Therefore, reduced resource use and careful purchasing practices are especially important. Direct, immediate or short-term costs should not be the sole consideration for CBJ government support of programs and policies for waste reduction, reuse and recycling. Instead, related indirect, future, or long-term costs should also be considered, such as the costs of landfill operation, closure, and post-closure. The CBJ government understands that effective efforts towards materials conservation, reuse, and recycling, as well as energy conservation, necessarily involve close and on-going communication, coordination, and cooperation between the public, private and non-profit sectors. While some programs may not be cost effective in Juneau alone, the CBJ government could work with regional entities such as the Southeast Regional Solid Waste Authority, that are currently developing plans for a central facility for the region. It would also benefit the Juneau community for the CBJ government to work with other local and regional entities to develop inter-local agreements to increase volumes of recyclables shipped to markets.

POLICY 12.4. TO FACILITATE THE REDUCTION OF WASTE MATERIALS GENERATED AND DISPOSED BY HOUSEHOLDS AND BUSINESSES THROUGH PROMOTION OF AN AGGRESSIVE SOLID WASTE DIVERSION PROGRAM INCLUDING ACTIVITIES FACILITATING WASTE PREVENTION, REUSE AND RECYCLING.

Development Guideline

- 12.4 - DG1 When reviewing building or use permits for major residential and non-residential developments, ensure that the design of the project incorporates adequate space and facilities in appropriate locations to facilitate separation of recyclable waste materials and access for the pick-up and transfer of those materials to appropriate recycling centers.

Implementing Actions

- 12.4 - IA1 Implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.
- 12.4 - IA2 Require companies that do business with the CBJ to implement waste reduction and recycling Best Management Practices (BMPs); these BMPs should be required as qualifications for CBJ purchasing procedures.
- 12.4 - IA3 Create incentives for businesses that implement a waste reduction plan.
- 12.4 - IA4 Consider community service programs, including halfway house correctional programs, as potential human resources for recycling and waste reduction efforts, such as for the sorting of recyclables at a recycling center.
- 12.4 - IA5 Facilitate identification and permitting of a “stump dump” landfill site for near-term use by residential and non-residential builders.
- 12.4 – IA6 Work with the cruise industry and other industries creating large amounts of solid waste to reduce the amount of waste entering Juneau’s landfill and to increase the amount of solid waste that is recycled.

POLICY 12.5. TO PROMOTE EFFICIENT, SAFE, CONVENIENT, COST—EFFECTIVE AND ENVIRONMENTALLY—SOUND METHODS FOR THE DISPOSAL OF SOLID AND HAZARDOUS WASTE.

Development Guideline

- 12.5 - DG1 When reviewing building or use permits for the areas around the candidate landfill sites identified in the October 1993 *Technical Reconnaissance Study for New Landfill Site Selection*, be cognizant of the on- and off-site impacts that could be generated by landfill operations at those sites.

Implementing Actions

- 12.5 - IA1 Implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.
- 12.5 - IA2 Identify on the Comprehensive Plan Land Use Maps new locations suitable for burial of human and animal remains in a way that does not consume large land areas. Such new sites may include crematoria and publicly-accessible places to honor loved ones with plaques and similar features, rather than the location of buried remains or stored ashes.
- 12.5 - IA3 Work with regional organizations to develop a regional solid waste authority to deal with solid waste issues region-wide.

POLICY 12.6. TO ENCOURAGE WASTE REDUCTION, REUSE AND RECYCLING ACTIVITIES THAT HAVE POSITIVE ECONOMIC AND/OR ENVIRONMENTAL BENEFITS.

Implementing Actions

- 12.6 - IA1 Implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.
- 12.6 - IA2 Coordinate/cooperate with villages, towns, municipalities, private companies and non-profit organizations within the region on solid waste management programs.

Hazardous Materials

Federal law requires information-sharing regarding extremely hazardous material. This law is known as the Emergency Planning and Community Right-to-Know Act. It is intended to encourage and support emergency planning efforts at the state and local level and to provide communities with information concerning potential chemical hazards. In addition, the federal government is required to identify and investigate potential hazardous waste sites within the community and enforce cleanup if the existing materials are considered hazardous.

In the early 1990's, municipalities were required to take responsibility for household hazardous wastes. In September of 1992, an assessment for disposal of household hazardous wastes was added to the city's utility bills. At present, the household hazardous waste disposal program offers seven collection events annually, with plans for expansion of the service to three days each week under negotiation.

There is clearly a local responsibility to be aware of the location, nature, and potential effects of hazardous materials and to minimize the possibility of injury, death and property damage from the inappropriate storage, use, disposal, or release of such materials.

POLICY 12.7. TO ASSIST IN THE IDENTIFICATION AND MITIGATION OF IMPACTS ASSOCIATED WITH HAZARDOUS MATERIALS.

Standard Operating Procedures

- 12.7 - SOP1 Cooperate with state and federal agencies in the investigation of hazardous waste sites.

12.7 - SOP2 Working in conjunction with enforcement agencies such as the federal Drug Enforcement Agency (DEA), the Alaska State Troopers, and the Juneau Police Department, provide managed hazardous and pharmaceutical waste disposal opportunities.

12.7 - SOP3 Provide information to the public regarding managed hazardous waste disposal opportunities.

Development Guideline

12.7 - DG1 When applicable, require safe, alternative (off-site) siting of more than a weekly supply of hazardous materials for businesses, and/or a Best Management Plan with appropriate mitigation measures in the event of a failure of these measures when approving permits for new development.

Implementing Actions

12.7 - IA1 Collect, map on the GIS system, and assess data on the type, amount and location of hazardous materials in the community. This information is to be made available to emergency service personnel for use in developing proper care and storage Best Management Practices for each hazardous materials user, and in planning and implementing an emergency response program for each site.

12.7 - IA2 Consider adopting an ordinance to control the transportation of explosives and ammunition through congested areas of the borough, particularly downtown Juneau, and to limit the time during which such materials may be transported in order to minimize the risk to visitors to and residents of Juneau posed by such materials.

Litter and Junk

The general CBJ government activity of devising and enforcing rules against litter and inappropriate stockpiling of junk has been gathered under the program name "Junk Busters." The program embraces the efforts of the Community Development Department, the Police Department and work by associated contractors and organizations. Television, radio and newspaper advertisements have been developed to promote understanding of litter laws, encourage participation toward solving litter-related problems, and to let the public know what to do if there is a problem. A Junk Busters hotline was established in 1994 that provides three services: Submittal of litter and junk complaints 24 hours a day; a recorded message about current recycling opportunities available in the community; and recorded information about household hazardous waste and waste oil disposal.

Litter Free, Inc. is a non-profit organization with a broad spectrum of volunteers from the community. The CBJ Assembly has provided them with financial support to aid their efforts toward coordinating volunteer and non-profit organization cleanups of public areas in borough. In addition, the CBJ government assists in the annual spring cleanup sponsored by Litter Free, Inc.

Another component of the Junk Busters program addresses illegal dumping. Illegal dumping on public land is reported to CBJ, usually through either the Juneau Police Department or the Parks & Recreation Department, and an investigation of violators is initiated. If investigators are unable to find the culprits or unable to get them to clean up, and when all other methods have failed, CBJ agencies clean up the property and, if the violation occurs on private property, recovers the cost through a property tax lien. In 2012, the Parks & Recreation Department began using video surveillance cameras at popular dump sites to assist in identifying dumpers and holding them accountable for their actions.

Success in these efforts can be defined in two stages. The first is evidenced by the large amounts of refuse being gathered and properly disposed represents the cleanup of both current and long-standing litter and junk problems. The second is demonstrated by a history of steadily reduced amounts of material that has to be gathered, indicating that the community is making progress toward the goal of preventing litter and junk in the first place.

POLICY 12.8. TO CARRY OUT AND IMPROVE PROGRAMS THAT WILL BOTH REDUCE AND ELIMINATE LITTERING AND ACCUMULATION OF JUNK WITHIN THE BOROUGH AS WELL AS CLEAN UP SUCH MATERIAL WHEN IT IS FOUND.

Standard Operating Procedures

- 12.8 - SOP1 Support a marine cleanup program, including community awareness to discourage use of disposable plastics. Assist the commercial fishing industry in establishing a fishing net recycling program.
- 12.8 - SOP2 Support non-profit, anti-litter organizations such as Litter Free, Inc. to organize and coordinate community clean up events and standard operating procedures.
- 12.8 - SOP3 Update and improve litter and zoning ordinances that will result in improved community appearance.
- 12.8 - SOP4 Provide information to the public regarding recycling opportunities and the use of recycled or recyclable materials such as cloth shopping bags instead of plastic ones.

Implementing Actions

- 12.8 - IA1 The CBJ should implement the *Final Solid Waste Management Strategy for the City and Borough of Juneau*, as adopted on November 29, 2007 and amended January 7, 2008.
- 12.8 - IA2 Revise the Land Use Code to limit the number of unlicensed or inoperative vehicles allowed on residential property.
- 12.8 - IA3 Investigate, with the business community, a cost effective method for disposal of recyclable materials.
- 12.8 - IA4 Evaluate the need to provide additional facilities for waste oil disposal.

Rights-of-Way and Roads

Rights-of-Way serve as the backbone of the entire built environment, and are the routes that all other urban services “follow” in the community. As they are used for travel by private car, public transportation, bicycle, or by foot, as well as serving as the routes followed by electrical distribution systems, water lines, and the sewer system, public Rights-of-Way (ROWs) must accommodate a wide variety of uses that often conflict with one another. Construction of roads, or even of driveways, in ROWs must be accomplished with great care if the improvements are to stand the test of time and to serve the public’s needs for access and the provision of urban services. Once constructed, ROWs must be maintained so as to enable these many uses to co-exist, and it is critical that ROWs be protected from inappropriate or constricting development.

Even parking, a use that is typically associated with roads, can have detrimental effects on the functionality of some ROWs when it is not carefully designed or managed. On-street parking serves an undeniable purpose, and is appropriate where small lot sizes, historical development patterns, or steep topography prevent adequate off-street parking from being provided for adjacent uses. In other neighborhoods, on-street parking unduly restricts sight distance and can negatively impact the ability of emergency services vehicles to reach destinations in a timely manner. Where on-street parking exists, conversion of public on-street spaces to driveway curb cuts and private off-street parking spaces privatizes the benefit of the parking space and does not serve the public interest. Similarly, requests to restrict public on-street parking spaces to permitted accessible vehicles or short-term loading zones have impacts throughout the entire neighboring road system, and must be carefully considered.

POLICY 12.9. TO REQUIRE IMPROVEMENTS TO RIGHTS-OF-WAY TO MEET MINIMUM STANDARDS FOR PUBLIC SAFETY AND MAINTENANCE, AND TO ENSURE THAT EXISTING RIGHTS-OF-WAY ARE MAINTAINED AND PROTECTED FROM ENCROACHMENT SO AS TO FACILITATE THEIR USE IN PROVIDING ACCESS AND THE PROVISION OF URBAN SERVICES.

Standard Operating Procedures

- 12.9 - SOP1 Protect CBJ-owned Rights-of-Way from encroachment by fences, walls, buildings, garbage enclosures, and other private infrastructure that could interfere with road maintenance or snow removal.
- 12.9 - SOP2 Encourage mechanisms to promote removal of snow by private property owners from, and to otherwise maintain, sidewalks adjacent to their property; these mechanisms may include prohibitions against disposing of snow by placing it within public Rights-of-Way and drainage swales.
- 12.9 - SOP3 Maintain restrictions on parking or storing vehicles, including boats, trailers, recreational vehicles, snow machines, building materials, etc. within public Rights-of-Way. Education of and cooperation with the public are critical to the success of these restrictions.
- 12.9 - SOP4 Educate the public regarding requirements for property owners to maintain landscaping, fences, and other structures so as to ensure that traffic control devices (e.g., stop signs) are visible, sight distances are not reduced, and snow removal operations are not restricted. Cooperate with property owners to ensure compliance.
- 12.9 - SOP5 Require all new mailboxes to comply with locational and design requirements.

Development Guideline

- 12.9 - DG1 Landscaping in Rights-of-Way should be hardy enough to withstand snow storage, or located so as to not interfere with snow storage and removal; this does not preclude the installation of street trees or planted medians, but ensures that their location and the species selected for planting can withstand critical snow storage and removal activities.

Implementing Actions

- 12.9 - IA1 Adopt ordinances or regulations addressing existing encroachments by fences, walls, garbage enclosures, and other private infrastructure that interferes with road maintenance or snow removal.
- 12.9 - IA2 Adopt ordinances or regulations to require that new residential developments utilize clustered or grouped mailboxes instead of individual mailbox supports at each residence, and to result in the conversion of existing individual mailboxes to gang mailboxes over time.
- 12.9 - IA3 Prohibit the disposal of yard waste or other organic matter in drainage routes.
- 12.9 - IA4 Require drainage easements allowing CBJ staff access to maintain drainage routes in new developments.

POLICY 12.10. TO MANAGE ON-STREET PARKING RESOURCES AS AN INTEGRAL PART OF THE ROADWAY SYSTEM THAT MUST BE CONSIDERED IN THE CONTEXT OF TRANSPORTATION, ACCESS, SAFETY, AND THE MAXIMUM BENEFIT TO THE COMMUNITY.

Standard Operating Procedure

12.10 - SOP1 Consider any requests to change restrictions or management of on-street parking spaces in light of parking demand in the area, existing and proposed land uses in the area, the physical restrictions of the location, and adopted parking management policies.

12.10 – SOP2 Prohibit the conversion of existing public on-street parking to driveway curb cuts or access points to private off-street parking unless the number of public spaces removed is greatly exceeded by the number of private off-street spaces that will be accessed. Generally, public on-street parking should not be eliminated in favor of driveway access to single-family residences or duplexes, but may be warranted for larger developments with a greater parking demand.

Development Guideline

12.10 - DG1 Design roadway sections to use elements such as on-street parking, landscaping buffers, and other space outside the travelled way to protect pedestrians from the travelled way and to provide snow storage capacity.

Wireless Communications Facilities

Wireless Communications Facilities (WCFs), also commonly known as “cell phone towers” (although WCFs include many more types of facilities than just cellular phone and data equipment), are an increasingly common sight in Juneau. These facilities enable on-demand communications for residents, visitors, and emergency services, but these structures can impact views, and are perceived by some members of the community as undesirable. Federal law limits the ability of local government to regulate WCFs; many public concerns cannot be addressed in local regulations.

POLICY 12.11. TO PLAN FOR AND TO ESTABLISH LAND USE CONTROLS ON WIRELESS COMMUNICATIONS FACILITIES IN A MANNER THAT IS APPROPRIATE FOR THE COMMUNITY AND WITHIN THE PARAMETERS ESTABLISHED BY FEDERAL LAW.

Standard Operating Procedures

12.11 – SOP1 Facilitate the provision of high quality, consistent wireless communication services to residents, businesses, and visitors.

12.11 – SOP2 Avoid potential injury to persons and properties from tower failure and windstorm hazards through structural standards and setback requirements.

12.11 – SOP3 Accommodate the growing need and demand for wireless communication services.

12.11 – SOP4 Encourage coordination between suppliers and providers of wireless communication services.

12.11 – SOP5 Minimize the potential for WCFs to cause interference to other radio services.

Development Guidelines

12.11 – DG1 Encourage developers and tenants of WCF to locate them, to the extent possible, in areas where the adverse impact on the community is minimal.

12.11 – DG2 Encourage the location and co-location of WCF on existing structures to minimize the need for additional structures.

Implementing Actions

- 12.11 – IA1 Conduct a planning process and adopt a CBJ *Wireless Master Plan*.
- 12.11 – IA2 Adopt new Specified Use Provisions in the Land Use Code that provide a uniform and comprehensive framework for evaluating proposals for WCF.
- 12.11 – IA3 Establish standards for location, structural integrity, and compatibility with surrounding neighborhoods to minimize the impacts of WCFs on surrounding land uses.
- 12.11 – IA4 Establish predictable and balanced codes governing the construction and location of WCF.
- 12.11 – IA5 Ensure that any new local regulation or restriction on WCFs responds to the policies embodied in federal law.
- 12.11 – IA6 Include provisions that encourage the use of locations identified in the CBJ *Wireless Master Plan* as preferred locations for wireless communications infrastructure in any ordinance that regulates WCFs.
- 12.11 – IA7 Use zoning restrictions to encourage concealment technologies for new wireless communication infrastructure to lessen adverse effects to surrounding neighborhoods.

