



**PARKS & RECREATION ADVISORY COMMITTEE  
MEETING AGENDA  
TUESDAY, APRIL 5, 2022  
5:30 P.M.  
ZOOM WEBINAR**

This meeting will take place virtually via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call: 1 253-215-8782. **Webinar ID: 941 8444 1385**. Members of the public wishing to provide public comment during the meeting can do so by clicking the “Raise Hand” button (online Zoom Webinar) or press \*9 (telephone).

Agenda Item	Presenter	Action Requested
<b>I. Call to Order</b>	C. Mertl	
<b>II. Approval of Agenda</b> Agenda Changes	C. Mertl	<i>If no changes:</i> Motion to approve
<b>III. Approval of Minutes</b>		
<b>IV. Public Participation on Non-Agenda Items</b>	C. Mertl	
<b>V. New Business</b> Urban & Community Forestry Program Kaxdigoowu Trail Rehabilitation Auke Lake Temporary Closure 35 Mile ORV Riding Park	Liz Graham AK-DOT&PF G. Schaaf M. Elfers	None None Recommendation Recommendation
<b>VI. Unfinished Business</b> Disposal of Park Land (Parcel No. 4B2801020070)	G. Schaaf	Recommendation
<b>VII. Staff Reports</b>		
<b>VIII. Committee, Liaison, and Board Member Reports</b>  Chair Report Liaison to the Assembly Board Member Liaisons Other Board Member Business	C. Mertl Alicia Hughes-Skandijs Liaisons All	
<b>IX. Adjournment</b>	C. Mertl	



**TO:** Parks & Recreation Advisory Committee  
**FROM:** George Schaaf, Parks & Recreation Director  
**DATE:** April 1, 2022  
**RE:** April 5, 2022 Meeting

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### DIRECTOR'S REPORT

Please find enclosed the information supporting your agenda topics for this meeting. The meeting is anticipated to last 60 minutes and will take place via **Zoom Webinar**. To join the Zoom Webinar, go to <https://juneau.zoom.us/j/94184441385> or call 1-253-215-8782. **Webinar ID:** 941 8444 1385.

#### NEW BUSINESS

**A. Urban & Community Forestry Program – Presented by Liz Graham, U.S. Forest Service**

Liz Graham is the acting Urban and Community Forestry Program Manager for Alaska. She will introduce herself and her program to the Committee, and discuss the need for a Juneau urban forestry plan/landscape ordinance. With new funding opportunities on the horizon, these actions will help Juneau access some of these funds and programs.

**SUGGESTED MOTION:**

None.

**B. Kaxdigoowu Heen Dei (Brotherhood Bridge Trail) Rehabilitation – Presented by Christina Mounce & Peter Jackson, Alaska Dept. of Transportation & Public Facilities [Page 5]**

Parks & Recreation staff are working with DOT&PF to repair and improve the Kaxdigoowu Heen Dei (Brotherhood Bridge Trail), and construction is planned for 2023. Public comments on the project are being requested through April 30, 2022. Staff will present information about the project and public process.

**SUGGESTED MOTION:**

None.

**C. Auke Lake Temporary Closure – Presented by G. Schaaf [Page 6-13]**

The Department has prepared an ordinance to temporarily close the surface of Auke Lake to motorized vessels and other uses on August 6-7, 2022, during the IRONMAN Alaska triathlon. The closure is necessary to allow race staff and volunteers to mark the 2.4-mile swim course, and to protect the safety of more than 1,500 competitors who will be in the lake on the day of the race.

Auke Lake is a navigable lake that is regulated by both the State of Alaska and CBJ. The Alaska Dept. of Natural Resources has reviewed the closure and provided a Letter of No Objection.

**SUGGESTED MOTION:**

The Parks & Recreation Advisory Committee recommends that the Assembly adopt the ordinance temporarily closing Auke Lake during the IRONMAN Alaska triathlon.

**D. 35-Mile ORV Riding Park – Presented by M. Elfers [Page 14]**

The Parks and Recreation Department has been working with an informal group of off road vehicle enthusiasts to plan for riding opportunities in Juneau since 2019. Using past CBJ studies and evaluations of various sites around the community, the group has identified the 35 mile CBJ property as a potential location for a riding park. An initial concept layout has been developed for the riding park and includes a secure entry with a kids training area, a loop trail, mud bog area, and cross country area. Staff is in initial talks with the Juneau Off-Road Association (JORA) to take the lead as the community non-profit organization on the planning of the park.

**SUGGESTED MOTION:**

The Parks and Recreation Advisory Committee recommends that the Assembly support the manager to negotiate an agreement with JORA to permit, design, construct, operate and maintain an off road vehicle riding park at 35 mile.

**UNFINISHED BUSINESS**

**A. Disposal of Park Land – Requested by CBJ Lands & Resources [Page 15-21]**

James Parise previously applied for an easement to construct a driveway across CBJ land dedicated as a Natural Area Park in Auke Bay (Parcel No. 4B2801020070). For a number of reasons, the Departments of Law and Community Development determined that it is not possible to grant an easement. To accommodate Mr. Parise’s renovation project, the Parks & Recreation Department provided Mr. Parise with a Memorandum of Agreement allowing temporary access across the park to facilitate a home renovation project. Mr. Parise has now applied to purchase the entire CBJ parcel; this application is included in the packet for tonight’s meeting.

According to the Juneau Comprehensive Plan, it is the policy of CBJ to “hold lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest” (Policy No. 17.2). The Plan goes on to state:

*“To the greatest extent practicable, retain shoreline and riparian lands in public ownership. However, where disposal of such lands is deemed by the Assembly to be appropriate, ensure the provision of public access to the shoreline and water including provision of adequate trail head or boat launch areas, and retention of a public access easement along beaches” (Development Guideline 17.2 – DG1).*

This parcel holds significant value because it provides public access to Auke Bay. While the Department has no plans or funding to develop this access in the immediate future, this access will become more important in the future as Auke Bay continues to grow. The Department also appreciates the applicant’s desire to improve access to their private property. Given the unique

circumstances of this particular situation, the Department does not oppose disposing of this<sup>4 of 21</sup> parcel if public access to the water is maintained through a permanent easement that runs with the land. I also recommend that, if the park is sold, any proceeds deposited in the Lands Fund be used to acquire additional park land in the future.

**SUGGESTED MOTION:**

The Parks & Recreation Advisory Committee recommends that the Assembly dispose of the Beach Access parcel adjacent to 12005 Glacier Hwy. (Parcel No. 4B2801020070), provided that CBJ retain a permanent easement across the property to maintain public access to Auke Bay.

The Committee also recommends that any proceeds from the sale of the property to acquire park land in the future.

**STAFF REPORTS**

None.



# KAXDIGOOWU HEEN DEI IMPROVEMENTS (BROTHERHOOD BRIDGE TRAIL)

State Project # SFHWY00259 | Federal Project # TA18010  
REQUEST FOR COMMENTS | April 2022



## PROJECT DESCRIPTION

The Alaska Department of Transportation and Public Facilities (DOT&PF) and the City and Borough of Juneau (CBJ) are proposing to improve the functional condition of Kaxdigoowu Heen Dei (Brotherhood Bridge Trail).

The proposed project would:

- ☑ Replace the pedestrian bridge at Montana Creek
- ☑ Armor Montana Creek streambanks to increase the expected life of the new bridge
- ☑ Reconstruct and repave the trail
- ☑ Replace and/or add drainage culverts

## PROJECT SCHEDULE

Construction is projected to begin in the summer of 2023 and would take 3-4 months. Loud noise associated with pile driving may be heard up to half-a-mile away from the Montana Creek Bridge during construction. **Kaxdigoowu Heen Dei will be closed to thru traffic during construction.**

## REQUEST FOR COMMENTS

DOT&PF is soliciting public comments until April 30, 2022. To submit a comment, or learn more about the project, please visit [dot.alaska.gov/sereg/projects/brotherhood](https://dot.alaska.gov/sereg/projects/brotherhood), scan the QR code, or contact Christina Mounce.

## POINTS OF CONTACT:

Peter Jackson, P.E.  
DOT&PF Project Manager  
(907) 465-4439  
[peter.jackson@alaska.gov](mailto:peter.jackson@alaska.gov)

Christina Mounce  
Environmental Analyst  
(907) 465-3705  
[christina.mounce@alaska.gov](mailto:christina.mounce@alaska.gov)



**MEMORANDUM OF AGREEMENT  
BETWEEN JUNEAU CONVENTION AND VISITOR'S BUREAU, INC. AND  
THE CITY AND BOROUGH OF JUNEAU**

**I. PARTIES**

This Memorandum of Agreement (“MOA”) is between Juneau Convention and Visitor’s Bureau, Inc. (“Travel Juneau”) and the City and Borough of Juneau (“CBJ”).

**II. PURPOSE**

The purpose of this Memorandum of Agreement is to document the cooperation between the parties to facilitate IRONMAN triathlon events within the City & Borough of Juneau, and to identify each party’s responsibilities.

**III. TRAVEL JUNEAU SHALL**

- A. Serve as the primary point of contact with IRONMAN Group for planning IRONMAN events in Juneau.
- B. Serve as the primary point of contact for businesses, residents, and visitors seeking information about IRONMAN events in Juneau.
- C. Work cooperatively with CBJ, other government agencies, and the community to plan and coordinate IRONMAN events in Juneau.
- D. Schedule use of CBJ facilities by IRONMAN Group in order to minimize impacts to user groups and the general public.
- E. Ensure that adequate facilities and services are provided to support the IRONMAN event, including, but not limited to: portable restroom units, waste disposal, traffic control, security, lighting, signage, and communications (including internet).
- F. Provide a post event clean-up plan to remove trash and restore all areas used by participants, spectators to equal or better condition within 72 hours after the conclusion of the event. Travel Juneau will ensure that IRONMAN Group follows this plan.
- G. Coordinate with IRONMAN Group to promote events and increase the volume and economic impact of fully independent tourism for Juneau.
- H. Provide a final report to CBJ within 90 days of the conclusion of the event documenting outcomes, including operational issues, private funding secured, and estimated economic impact.

- I. Recognize CBJ as an event sponsor in all promotional products, materials, and media. The form of the recognition shall be:

City and Borough of Juneau, Alaska

- J. Be responsible for any damage to facilities incurred as a result of the event or caused by participants, spectators, staff, or volunteers, and repair such damage in a timely manner to equal or better condition than prior to the event.
- K. Adhere to the following insurance requirements.

**Event Insurance.** Travel Juneau shall secure Event Insurance that covers all aspects of the triathlon, including all pre-race activities and post-race restoration of site(s) to previous condition. This coverage shall include Participant Accident Insurance and evidence that the General Liability coverage includes coverage for injuries to athletic participants **names the City and Borough of Juneau as Additional Insured.**

In addition to Event Insurance, Travel Juneau shall maintain the following insurance coverage at all times for the duration of this Memorandum of Agreement:

1. **Commercial General Liability Insurance.** Commercial General Liability Insurance in an amount it deems reasonably sufficient to cover any suit that may be brought against Travel Juneau. This amount must be at least \$1,000,000 per occurrence, and \$2,000,000 aggregate. **This insurance policy is to contain, or be endorsed to contain, additional insured status for the CBJ, its officers, officials, employees, and volunteers.**
2. **Workers Compensation Insurance.** If required by Alaska Statute (*see* Alaska Statute 23.30), Travel Juneau shall ensure that any Contractor must maintain Workers Compensation Insurance to protect the Contractor from any claims or damages for any bodily or personal injury or death which may arise from services performed under this contract. This requirement applies to the Contractor's firm, the Contractor's subcontractors and assignees, and anyone directly or indirectly employed to perform work under this contract. The Contractor must notify the City as well as the State Division of Workers Compensation immediately when changes in the Contractor's business operation affect the Contractor's insurance status. Statutory limits apply to Workers Compensation Insurance. The policy must include employer's liability coverage of \$100,000 per injury and illness, and \$500,000 policy limits. **If the Contractor is exempt from Alaska Statutory Requirements, the Contractor must provide written confirmation of this status in order for the CBJ to waive this requirement.**
3. **Comprehensive Automobile Liability Insurance.** The coverage shall include all owned, hired, and non-owned vehicles \$1,000,000 combined single limit coverage.

For any claims related to this agreement, Travel Juneau's insurance coverage shall be primary insurance coverage as respects the CBJ, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the CBJ, its officers, officials, employees, or volunteers shall be excess of Travel Juneau's insurance and shall not contribute with it.

- L. Defend, indemnify, and hold harmless CBJ, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to Travel Juneau's performance under this Memorandum of Agreement, without limitation as to the amount of fees, and without limitation as to any damages, costs or expenses resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82. This indemnification agreement applies to the fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBJ relating to this Memorandum of Agreement. The obligations of Travel Juneau arise immediately upon actual or constructive notice of any action, claim, or lawsuit. CBJ shall notify Travel Juneau in a timely manner of the need for indemnification, but such notice is not a condition precedent to Travel Juneau's obligations and is waived where Travel Juneau has actual notice.

#### **IV. CBJ SHALL**

- A. Provide non-exclusive use of the following CBJ-managed lands and facilities for IRONMAN events at no cost to Travel Juneau or IRONMAN Group:
- Auke Lake
  - Auke Lake Trail
  - Auke Lake Wayside, including parking lot and boat ramp.
  - Dimond Park Fields 1-4.
  - Dimond Park Concession Stand & Restrooms.
  - Dimond Park parking lots (except Dimond Park Aquatic Center and Mendenhall Valley Public Library).
  - Kaxdigoowu Heen Dei (Brotherhood Bridge) Trail.
  - Kaxdigoowu Heen Dei (Brotherhood Bridge) trailheads and parking lots at River Rd. and Glacier Hwy.
  - Montana Creek Road.
- B. Provide once-daily janitorial cleaning of the Dimond Park Field House, Concession Stand, and Restrooms while in use by IRONMAN Group.
- C. Work cooperatively with Travel Juneau, other government agencies, and the community to plan and coordinate IRONMAN events in Juneau.
- D. Waive commercial use fees (including application fees) otherwise required by 11 CBJAC 01.050 for use of CBJ facilities identified in this agreement by Travel Juneau or IRONMAN Group, in consideration of the cooperation between the parties. Commercial use permits will be required pursuant to CBJ 67.01.090(i) and may contain reasonable conditions.
- E. Suspend construction and maintenance activities at the facilities named in this agreement for the duration of the IRONMAN event, except emergency repairs deemed necessary as determined solely by CBJ.
- F. Allow de minimus use of water and electricity provided by existing infrastructure at Dimond Park at no cost.



- G. Work cooperatively with Travel Juneau, other government agencies, and the community to plan and coordinate IRONMAN events in Juneau.
- H. Provide one (1) Advanced Life Support (ALS) ambulance with staff in the vicinity of the event for emergency medical services on the day of the IRONMAN race, as well as one (1) Basic Life Support (BLS) ambulance with staff on standby. Ambulances are available for medical emergencies and traumas related to the IRONMAN event and are not intended to provide minor first aid services. Ambulances may be dispatched for other calls if other resources are not available.
- I. Provide police services subject to personnel availability and workload. Travel Juneau shall be responsible for paying all costs associated with additional police staffing, overtime, and related expenses provided by CBJ.

**V. IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:**

- A. Travel Juneau and/or IRONMAN Group shall be solely responsible for providing adequate security and may assist with traffic control for the event as requested by JPD. CBJ will not provide any site security other than emergency response.
- B. The responsibilities contained in this Memorandum of Agreement reflect the entirety of each party’s obligations. Any additional responsibilities must be mutually agreed to in writing.
- C. Principal Contacts. The individuals listed below are authorized to act in their respective capacities for matters related to this agreement.

<b>Travel Juneau Contact</b>	<b>CBJ Contact</b>
Liz Perry, Executive Director Travel Juneau 800 Glacier Ave., Suite 201 Juneau, AK 99801 Phone: (907) 586-2201 Email: liz.perry@traveljuneau.com	George Schaaf, Parks & Recreation Director City & Borough of Juneau 155 S. Seward St. Juneau, AK 99801 Phone: (907) 586-5226 Email: george.schaaf@juneau.org

- D. Termination. Either party may terminate this agreement without cause upon 30 days written notice.
- E. Choice of Law. The Superior Court for the State of Alaska, First Judicial District at Juneau, Alaska shall be the exclusive jurisdiction for any action of any kind and any nature arising out of or related to this MOA. Venue for trial in any action shall be in Juneau, Alaska. The laws of the State of Alaska shall govern the rights and obligations of the parties.
- F. Severability. If a court of competent jurisdiction renders any part of this MOA invalid or unenforceable, that part will be severed and the remainder of this MOA will continue in full force and effect.

G. Waiver. Failure or delay by the CBJ to exercise a right or power under this MOA will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by the CBJ. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

H. Agreement. All parties mutually agree to the terms of this MOA.

This Memorandum of Agreement is entered into as of the date signed by the City & Borough Manager below.

**City & Borough of Juneau:**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**Travel Juneau:**

Date: \_\_\_\_\_

By: \_\_\_\_\_

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Presented by: The Manager  
Presented: 04/04/2022  
Drafted by: Layne/Palmer

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2022-23**

**An Ordinance Temporarily Closing Auke Lake for the 2022 IRONMAN Alaska Triathlon and Providing a Penalty.**

WHEREAS, IRONMAN Group and Travel Juneau entered into an agreement to bring the IRONMAN to Juneau in August, 2022; and

WHEREAS, a portion of the IRONMAN triathlon will take place in Auke Lake for a 2.4 mile swim on August 7, 2022; and

WHEREAS, public access to Auke Lake is generally provided by the City and Borough of Juneau; and

WHEREAS, IRONMAN Group plans to set up the swimming route for the race in Auke Lake on Saturday, August 6, 2022; and

WHEREAS, approximately 1,500 participants will be swimming two laps (2.4 miles) in Auke Lake between 6:00 a.m. and 9:20 a.m. on Sunday, August 7, 2022; and

WHEREAS, as a home rule municipality, the City and Borough of Juneau—in addition to the State of Alaska—has regulatory authority over places like Auke Lake that are wholly within the City & Borough of Juneau; and

WHEREAS, Auke Lake is 160 acres and pursuant to CBJC 67.01.095, is normally open daily for motorized uses June – August from 9:00 a.m. to 10:00 a.m.; and

WHEREAS, upon balancing the general public’s interest in using Auke Lake, the lack of other reasonable IRONMAN swimming locations, the minor burden of a temporary public use closure, and the high potential for user conflicts if a public use closure is not enacted, this ordinance is in the best interest of the public health, safety, and welfare of participants, triathlon staff, and the general public.

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

**Section 1. Classification.** This ordinance is a noncode ordinance.

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**Section 2. Authorization to Prohibit Unauthorized Use of Auke Lake.**

- (A) **Public Use Closure.** The Manager may temporarily close Auke Lake to unauthorized public uses on Saturday, August 6, 2022, 7:00 a.m. through Sunday, August 7, 2022, 11:59 p.m. for the swimming portion of the IRONMAN Alaska triathlon. The Manager may extend and reduce the public use closure duration as necessary to protect public health, safety, and welfare of participants, triathlon staff, and the general public.
- (B) **Conflict with CBJC 67.01.095, Motorized uses on Auke Lake.** To the extent the public use closure authorized in section (A) of this ordinance conflicts with CBJC 67.01.095 or any other City & Borough of Juneau law, the public use closure authorized by section (A) of this ordinances controls.
- (C) **Public Notice.** The Manager should cause public notices to be issued identifying the public use closure period approximately seven days and 24 hours prior to the closure. The Manager must place signs at conspicuous public access points to Auke Lake identifying the public use closure.
- (D) **Penalty.** Violation of the public use closure in section (A) of this ordinance is punishable as criminal trespass, CBJC 42.15.015(a)(1).

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Beth A. Weldon, Mayor

Attest:

\_\_\_\_\_  
Elizabeth J. McEwen, Municipal Clerk



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

DIVISION OF MINING, LAND & WATER  
Southeast Regional Land Office

P. O. Box 111020  
Juneau, Alaska 99811-1020  
Main: 907.465.3400  
TDD: 907.269.8411  
Fax: 907.500.9011

City and Borough of Juneau Parks  
and Recreation Department Attn:  
George Schaaf, Director 155 S.  
Seward Street  
Juneau, Alaska 99801

Re: Letter of Non-Objection (LNO): **LAS 34022**

Dear City and Borough of Juneau,

The Alaska Department of Natural Resources (DNR), Division of Mining, Land & Water (DMLW), Southeast Regional Office (SERO) (herein known as the Grantor) has completed its review of the City and Borough of Juneau (CBJ, herein known as the Grantee) request to temporarily close Auke Lake to motorized uses in Juneau, Alaska, located within Township 40 South, Range 65 East, Section 23.

The requested motorized use closure dates are **August 6<sup>th</sup>, 2022, to August 7<sup>th</sup>, 2022**. The reason for the temporary closure is to ensure the health and safety of the 2022 Juneau Ironman Triathlon staff and participants involved in the 2.4-mile swim event on Auke Lake.

Based on the information provided, DNR-DMLW does not object to this activity. The following terms and conditions are hereby incorporated as part of this Letter of Non-Objection (LNO)

- **This LNO is valid for and during the period of August 6<sup>th</sup>, 2022, and August 7<sup>th</sup>, 2022.** This LNO may be considered for an extension no sooner than 90 days prior to the expiration date. Requests for such extensions must be submitted in writing to the Grantor.
- No property right or interest in state land accompanies this LNO. This LNO is revocable with or without cause.
- This LNO is subject to all valid existing rights. Grantor makes no representations or warranties whatsoever, either expressed or implied, as to the existence, number, or nature of such valid existing rights.
- Grantor reserves the right to grant agreements to third parties for compatible uses on or adjacent to the land subject to this letter.
- Per 11 AAC 05.020(b), application and use fees are waived.

This LNO will be administered by DNR-DMLW, SERO. Any questions or concerns should be directed to Megan Hillgartner, Natural Resource Manager, at (907) 465-3401 or at [megan.hillgartner@alaska.gov](mailto:megan.hillgartner@alaska.gov)

**ALASKA DEPARTMENT OF NATURAL RESOURCES**  
Division of Mining, Land and Water

By:

Benjamin M. White, Regional Manager  
Southeast Regional Office



**TO:** Chris Mertl, Chair Parks and Recreation Advisory Committee  
**FROM:** Michele Elfers, Deputy Director Parks and Recreation Department  
**DATE:** April 5, 2022  
**RE:** Off Road Vehicle Park Planning

The Parks and Recreation Department has been working with an informal group of off road vehicle enthusiasts to plan for riding opportunities in Juneau since 2019. Using past CBJ studies and evaluations of various sites around the community, the group has identified the 35 mile CBJ property as a potential location for a riding park. An initial concept layout has been developed for the riding park and includes a secure entry with a kids training area, a loop trail, mud bog area, and cross country area. Staff is in initial talks with the Juneau Off-Road Association (JORA) to take the lead as the community non-profit organization on the planning of the park.

The formal public process for developing a riding park includes:

1. Approval for the manager to negotiate an agreement with JORA to permit, design, construct, operate and maintain an off road vehicle riding park at 35 mile. Support for this approval will be requested of the PRAC and the Lands, Housing and Economic Development Committee, prior to being considered by the Assembly.
2. Permit application for a Conditional Use Permit to the Planning Commission for the park. CBJ Parks and Recreation Department and JORA would be joint applicants.
3. Ordinance allowing CBJ Parks and Recreation to partner with JORA on the development of the park. The ordinance is needed to authorize a partnership that may include JORA operating a park and charging fees on public land, in addition to procuring services and materials to maintain that land and park.

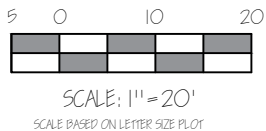
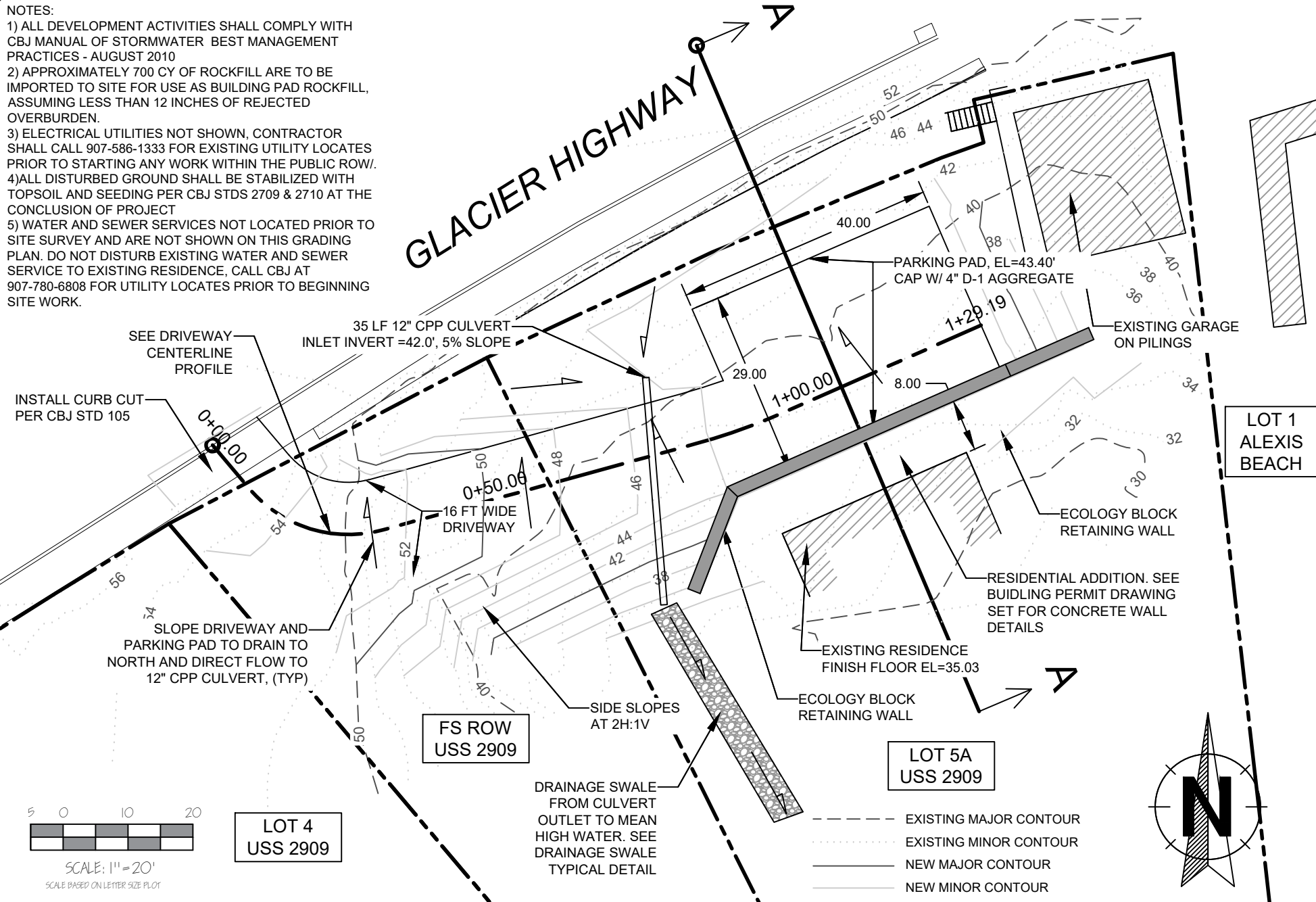
On February 9, CBJ and JORA held a public meeting to provide information on the park concept and answer questions from the community. Approximately 80 people attended the meeting and received answers to their questions. Additionally, a few public comments were received in writing after the meeting. The process outlined above will provide the public multiple opportunities for formal comment on the project as details and plans develop. Currently, the project is in a conceptual stage with field work and analysis required to develop the plans. Step 1, approval for the manager to negotiate, is a preliminary step that does not commit CBJ to the project, but provides staff support to research and develop a potential project.

Staff recommends the PRAC make a recommendation of support to the Assembly for the manager to negotiate an agreement with JORA to permit, design, construct, operate and maintain an off road vehicle riding park at 35 mile.

**GLACIER HIGHWAY**

**NOTES:**

- 1) ALL DEVELOPMENT ACTIVITIES SHALL COMPLY WITH CBJ MANUAL OF STORMWATER BEST MANAGEMENT PRACTICES - AUGUST 2010
- 2) APPROXIMATELY 700 CY OF ROCKFILL ARE TO BE IMPORTED TO SITE FOR USE AS BUILDING PAD ROCKFILL, ASSUMING LESS THAN 12 INCHES OF REJECTED OVERBURDEN.
- 3) ELECTRICAL UTILITIES NOT SHOWN, CONTRACTOR SHALL CALL 907-586-1333 FOR EXISTING UTILITY LOCATES PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC ROW/.
- 4) ALL DISTURBED GROUND SHALL BE STABILIZED WITH TOPSOIL AND SEEDING PER CBJ STDS 2709 & 2710 AT THE CONCLUSION OF PROJECT
- 5) WATER AND SEWER SERVICES NOT LOCATED PRIOR TO SITE SURVEY AND ARE NOT SHOWN ON THIS GRADING PLAN. DO NOT DISTURB EXISTING WATER AND SEWER SERVICE TO EXISTING RESIDENCE, CALL CBJ AT 907-780-6808 FOR UTILITY LOCATES PRIOR TO BEGINNING SITE WORK.

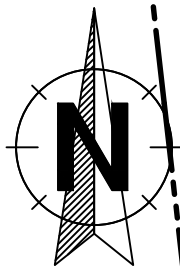


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USS 2909

**FS ROW**  
USS 2909

**LOT 5A**  
USS 2909

**LOT 1**  
ALEXIS  
BEACH



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- ..... EXISTING MINOR CONTOUR
- NEW MAJOR CONTOUR
- NEW MINOR CONTOUR



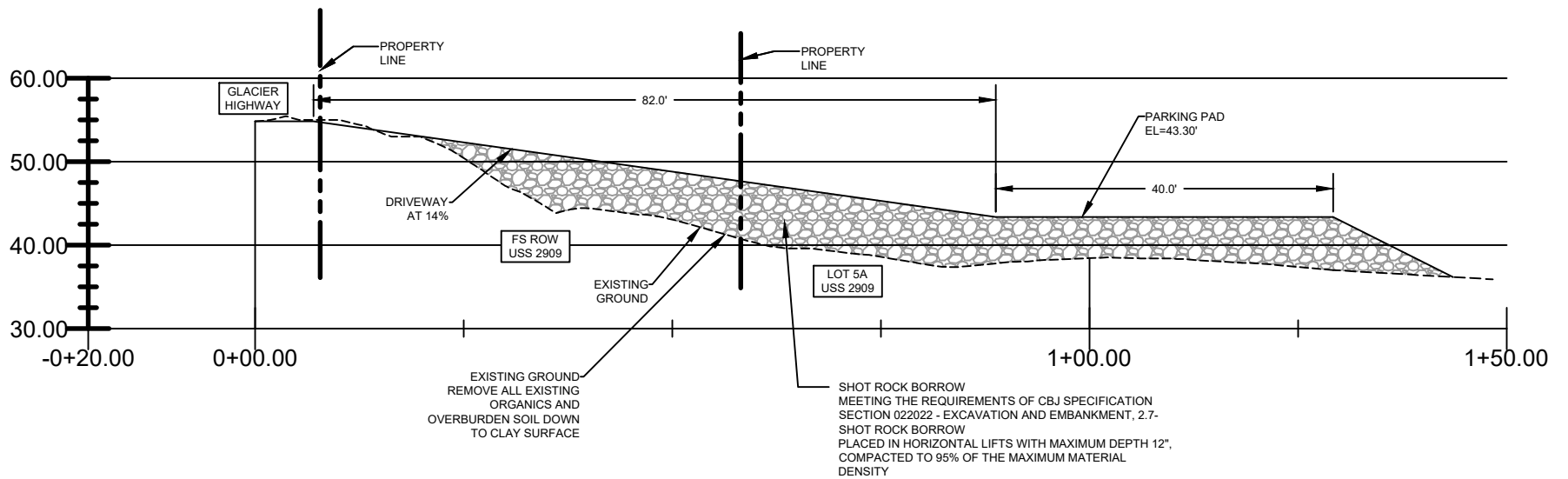
Gabriel Hayden, P.E.  
hayden@katabaticeng.com  
(503) 866-5579

Grading Plan

Lot 5 A, USS 2909  
12005 Glacier Highway  
Juneau, AK 99801

Site Plan

DRAWN:  
3/31/2021  
SHEET #  
1/5



**DRIVEWAY CENTERLINE  
PROFILE**



SCALE: 1" = 20'  
SCALE BASED ON LETTER SIZE PLOT



Gabriel Hayden, P.E.  
hayden@katabaticeng.com  
(907) 866-5579

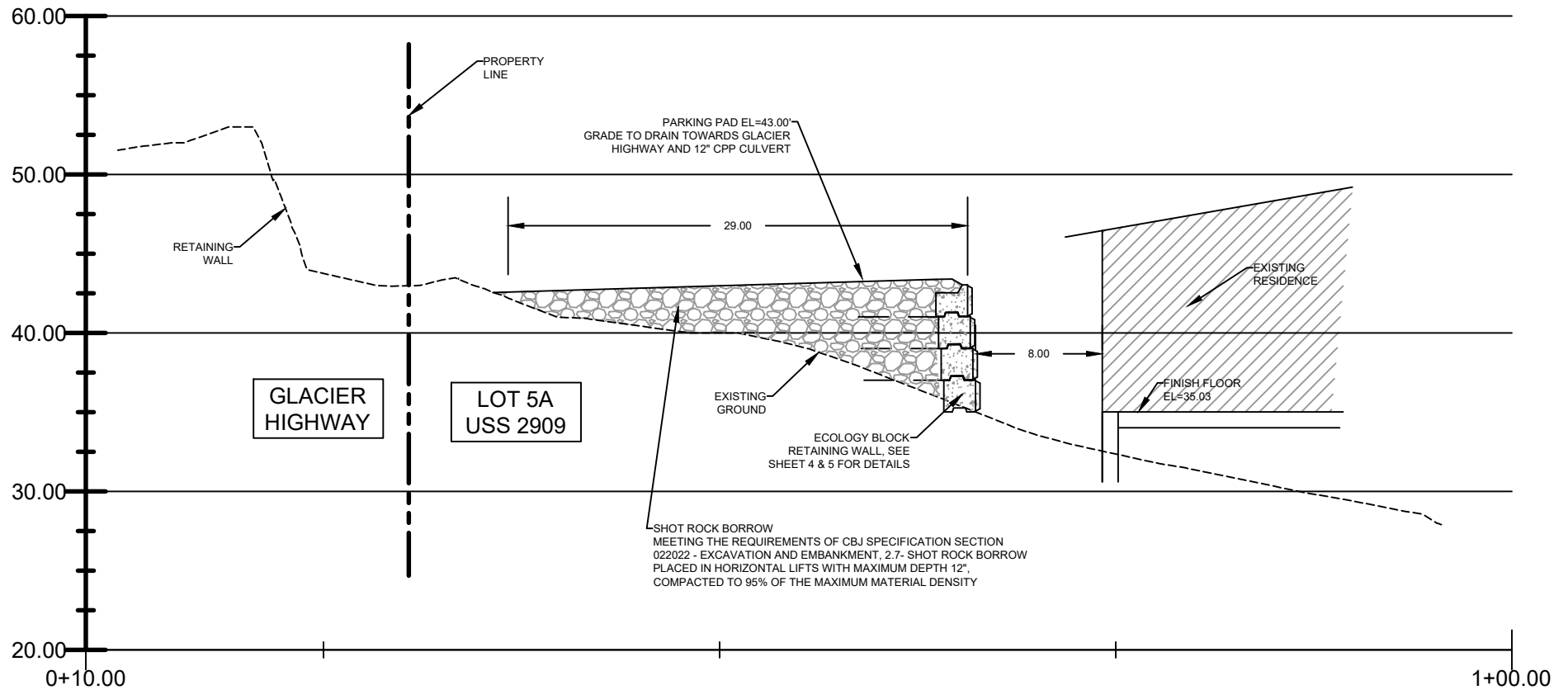
Grading Plan

Lot 5 A, USS 2909  
12005 Glacier Highway  
Juneau, AK 99801

Driveway Profile

DRAWN:  
3/31/2021  
SHEET #  
2/5





# SECTION A-A



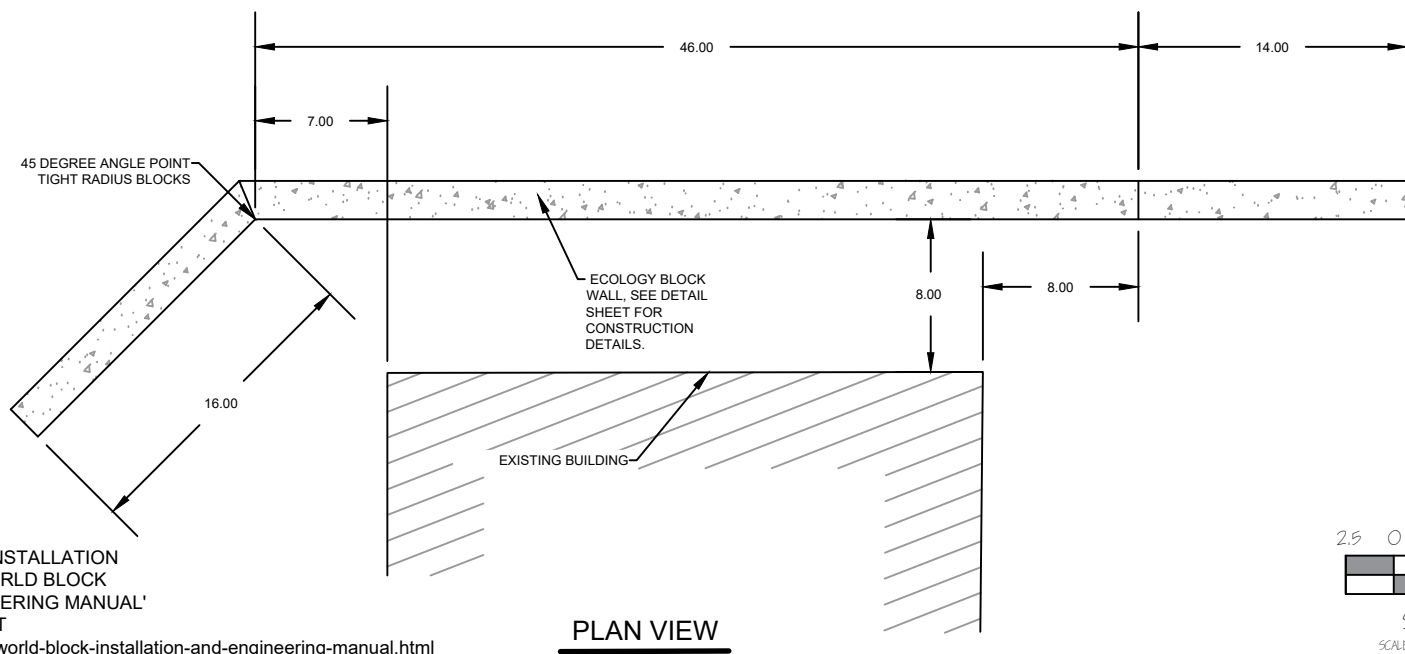
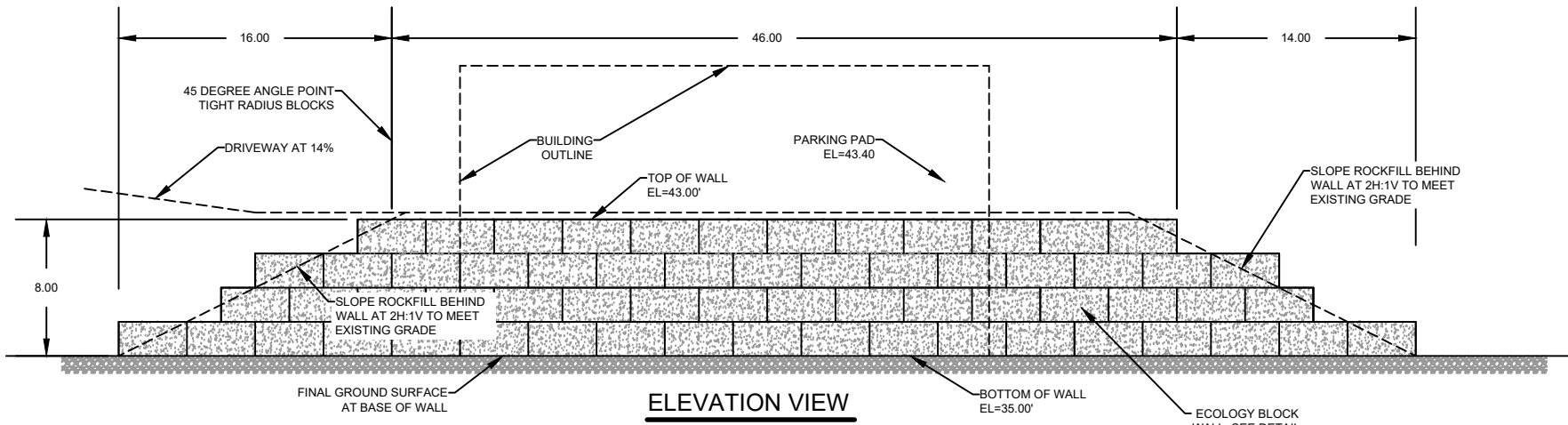
Gabriel Hayden, P.E.  
hayden@katabaticeng.com  
(907) 866-5579

Grading Plan

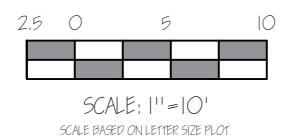
Lot 5 A, USS 2909  
12005 Glacier Highway  
Juneau, AK 99801

Section A-A

DRAWN:  
3/31/2021  
SHEET #  
3/5



NOTES:  
 1) INSTALL BLOCKS PER INSTALLATION GUIDELINES GIVEN IN 'WORLD BLOCK INSTALLATION AND ENGINEERING MANUAL' DOCUMENT. AVAILABLE AT <https://www.worldblock.com/world-block-installation-and-engineering-manual.html>



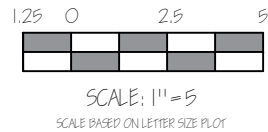
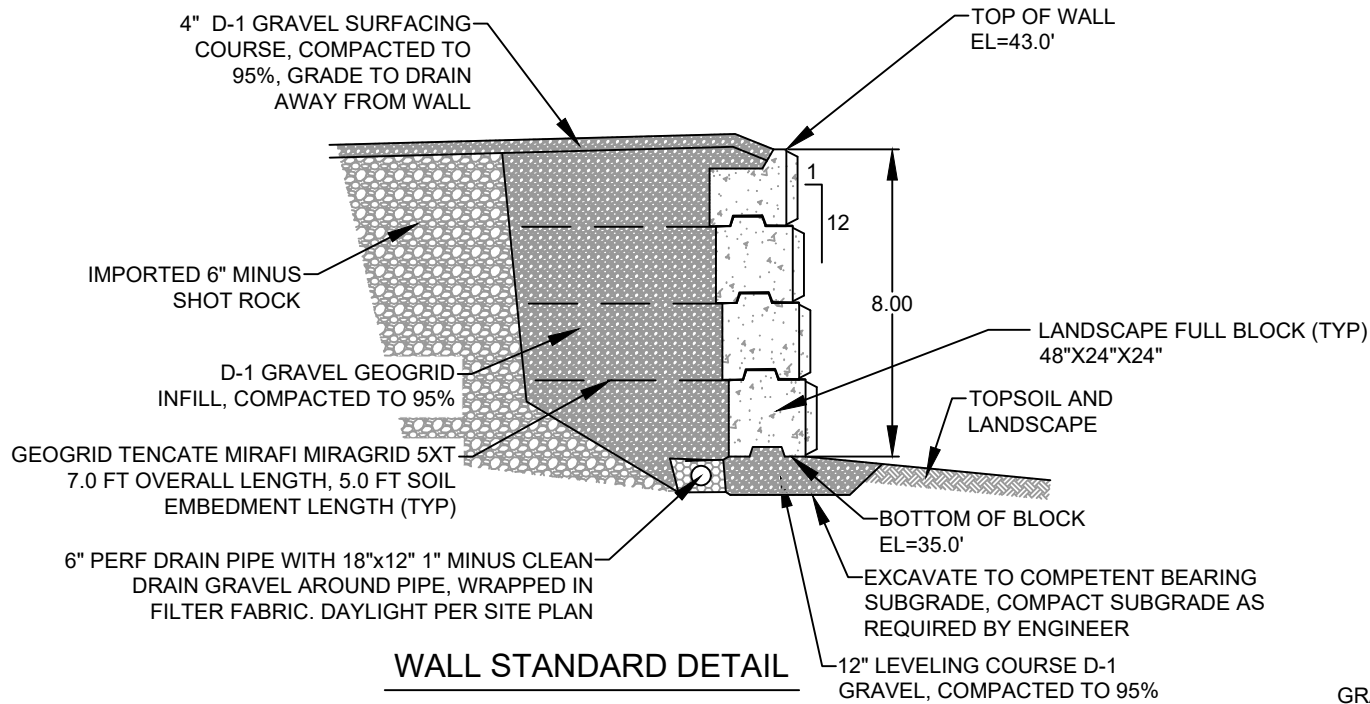
Gabriel Hayden, P.E.  
 hayden@katabaticeng.com  
 (503) 866-5579

Grading Plan

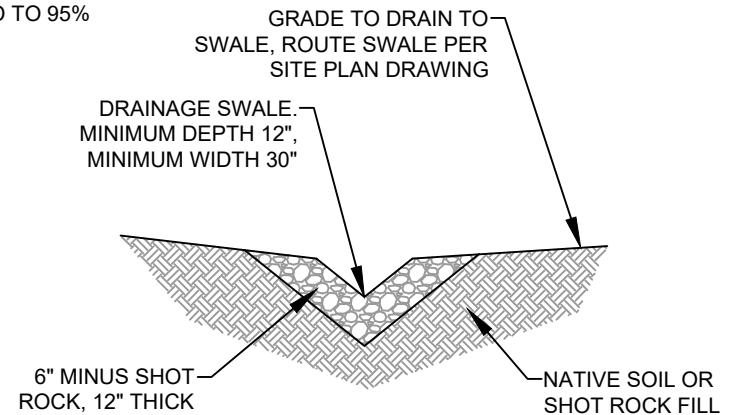
Lot 5 A, U55 2909  
 12005 Glacier Highway  
 Juneau, AK 99801

Retaining Wall  
 Elevation & Plan

DRAWN:  
 3/31/2021  
 SHEET #  
 4/5



NOTES:  
 1) INSTALL BLOCKS PER INSTALLATION GUIDELINES GIVEN IN 'WORLD BLOCK INSTALLATION AND ENGINEERING MANUAL' DOCUMENT. AVAILABLE AT <https://www.worldblock.com/world-block-installation-and-engineering-manual.html>



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 hauden@katabaticeng.com  
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Grading Plan

Lot 5 A, U55 2909  
 12005 Glacier Highway  
 Juneau, AK 99801

Details

DRAWN:  
 3/31/2021  
 SHEET #  
 5/5

## Applicant Information

### Business / Individual \*

### Address \*

Street Address

City

State / Province / Region

ZIP / Postal Code

### Phone \*

### Email

Add Another Business/Individual

---

## CBJ Land Information

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

### Site Address \*

### Legal Description \*

## Provide Brief Description of Your Proposal \*

The applicant owns the adjacent parcel, 12005 Glacier Highway, and wants to purchase the subject parcel in order to develop a new parking and access features for the residence. The applicant previously initiated a process to lease an access easement on the same property but has been advised by the CDD Director that purchasing the property is a better option to meet all parties' needs and requirements. Current vehicular access to 12005 is unsafe and impractical. The applicant is willing to provide a public access easement back to the CBJ to enable pedestrian recreation access from Glacier Highway to the city-owned beach area below the target parcel.

## Provide a Map of CBJ Land you wish to Purchase \*

mapPDF.pdf  

## 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

Murray Walsh, of Walsh Planning & Development Services is assisting the applicant in preparing this application and in following the process after submission. Walsh can be reached at 907-723-8444 and at murray@acsalaska.net

## Upload Supporting Documents (optional)

Drop files here or

SELECT FILES

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

12005-Glacier-Hwy-Grading-Plan-5-sheets-2021.pdf  

12005-Glacier-hwy-grading-plan-Site-Plan\_REV2.pdf  

"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 \*

Murray

First

Walsh

Last