

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING AGENDA**  
**For Wednesday, April 22<sup>nd</sup>, 2015**

**I. Call to Order (6:00 pm in the US Customs/Port Field Office Conference Room)**

**II. Roll Call** (Budd Simpson, Bob Janes, John Bush, David Summers, David Logan)

**III. Approval of Agenda**

**MOTION: TO APPROVE THE AGENDA AS PRESENTED OR AMENDED**

**IV. Public Participation on Non-Agenda Items**

(Not to exceed five minutes per person or twenty minutes total time)

**V. Approval of March 18<sup>th</sup>, 2015 Operations/Planning Meetings Minutes**

**VI. Consent Agenda-**

**A. Public Request for Consent Agenda Changes**

**B. Board Members Requests for Consent Agenda Changes**

**C. Items for Action**

1. Statter Harbor Parking

Recommendation: New Launch Ramp Facility

i. Rate

1. \$5/day
2. \$1/hourly
3. 10-day maximum in season
4. Applies to either vehicles or vehicles plus trailers
5. Limited number of monthly parking will be managed and issued by the Port Director or representative at \$100/month.

ii. Off season discounted rate (Oct-April)

1. \$50/month

Existing Harbor office Parking

i. Rate

1. \$5/day
2. \$1/hourly
3. 10-days maximum in season
4. \$100 monthly rate w/limited number of parking not over 20.
5. No trailers
6. Reserved Statter Harbor moorage patrons will receive one year-round parking pass included in moorage cost. This does not guarantee parking.

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ii. Off season discounted rate (Oct-April)

1. \$50/month

2. Staff Labor Fees (05 CBJAC 20.140)

Recommendation: \$75 per hour for each staff person with a one-hour minimum charge per staff person. \$125 boat charge per hour, one-hour minimum, and increments each 30 minutes prorated.

MOTION: TO APPROVE THE CONSENT AGENDA AS PRESENTED.

**VII. Unfinished Business**

1. Aurora Harbor Rebuild Project – Installation of Phone & Cable TV  
Presentation by Port Engineer

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DETERMINED AT THE MEETING.

**VIII. New Business**

1. Limitation of Access to Utility Easement/End of Fritz Cove Road  
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

MOTION: TO BE DETERMINED AT THE MEETING.

2. Request for Food Vendor Cart Access to Downtown Wharf  
Presentation by Port Director

Board Questions

Public Comment

Board Discussion/Action

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MOTION: TO BE DETERMINED AT THE MEETING.

**IX. Items for Information**

1. Snowcloud Wireless Internet  
Presentation by Southeast Communications Services Representative
2. Abby's Kitchen  
Presentation by Tom Roha
3. Little Rock Dump – Zone Change from Waterfront Industrial to Industrial  
Presentation by Juneau Port Development

**X. Staff, Committee and Member Reports**

**XI. Committee Administrative Matters - Next Meeting: Wednesday, May 20<sup>th</sup>, 2015**

**XII. Adjournment**

**CBJ DOCKS & HARBORS BOARD**  
**OPERATIONS/PLANNING COMMITTEE MEETING MINUTES**  
**Wednesday, March 18<sup>th</sup>, 2015**

I. Call to Order

Mr. Simpson called the meeting to order at 5:00 p.m. in room 224.

II. Roll Call

The following members were in attendance: Budd Simpson, Robert Janes, John Bush, and David Logan – via phone.

Absent: David Summers.

Also in attendance were: Dave Borg – Harbormaster, Tom Donek – Board Member, and Mike Peterson – Board Member.

III. Approval of Agenda

**MOTION By Mr. Bush TO APPROVE THE AGENDA AS PRESENTED AND ASK UNANIMOUS CONSENT**

The motion passed with unanimous consent.

IV. Public Participation on Non-Agenda Items

Howard Lockwood of Juneau, AK handed out a pamphlet and said I am here as a manager of Juneau Port Development, LLC. While applying for a Conditional Use Permit to accommodate mega yachts the zoning changed to Industrial. The zoning change brings with it more restrictions. I will keep you updated and I welcome any questions you might have.

Mr. Simpson said according to this zoning map it is only the uplands adjacent to your project that are zone Industrial (WI). The tidelands for your project are not zoned for anything. That might help you.

Mr. Janes said I am a property owner on the Rock Dump, which is zoned Industrial. I see there is a request for a rezoning hearing. Are they looking at making that Industrial Commercial?

Mr. Lockwood said yes.

V. Approval of January 21<sup>st</sup>, 2015 (corrected copy) and February 18<sup>th</sup>, 2015 Operations-Planning Meeting Minutes

**MOTION By Mr. Janes TO APPROVE THE January 21<sup>st</sup>, 2015 (corrected copy) and February 18<sup>th</sup>, 2015 Operations-Planning Meeting Minutes AS PRESENTED AND ASK UNANIMOUS CONSENT.**

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The motion passed with unanimous consent.

VI. Consent Agenda

A. Public Request for Consent Agenda Changes

Gregory Utermohle of Juneau, AK said I would like to discuss the Harbor Code of Conduct.

Mr. Simpson said we will move the Harbor Code of Conduct from the Consent Agenda to Unfinished Business.

B. Board Members Requests for consent Agenda Changes-None.

C. Items for Action-None.

VII. Unfinished Business

1. Harbor Code of Conduct

Gregory Utermohle of Juneau, AK said I am here on behalf of Grateful Dogs of Juneau. At the end of the last meeting we agreed to make changes to the Harbor Code of Conduct. Why are those changes not in this draft of the Harbor Code of Conduct?

Mr. Simpson said we agreed to incorporate your suggestions, except we are going to retain the requirement for licensing and registration for the pets.

Mr. Borg said this is not a proposed regulation or a new set of rules. The Harbor Code of Conduct is an outline of what the Harbors and Animal Control can enforce based on current City and Borough of Juneau regulations. Patrons with pets who are in the harbor 14 or more days will be required to register their pets with the Harbormaster's Office. Pet owners will be required to follow current CBJ regulations.

Mr. Simpson said we will address each requirement individually.

**Pet Owners (1)**

During registration, dog owners shall provide proof the animal is licensed in accordance with current CBJ regulations. Unlicensed dogs shall not reside within the CBJ Docks & Harbors system at any time.

Mr. Utermohle said I find the language to be inaccurate. For example, the second paragraph under Pet Owners (1) states, "unlicensed dogs shall not reside within the CBJ Docks & Harbors system at any time." We have already acknowledged there are unlicensed dogs permitted in the community and you are saying those unlicensed

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dogs cannot be in the harbor. The word registration is used for multiple forms of registration and it is confusing. The Code of Conduct needs to be clear and accurately describe the rules.

Mr. Simpson said we will strike the second sentence.

**Pet Owners (2)**

Be leashed at all times when on Docks and Harbors property, floats, fingers, moorings.

Mr. Borg said I want to required dogs to be leashed from the boat until they are in a vehicle.

Mr. Utermohle said Pet Owners (2) is a requirement by CBJ. However, the leash requirement for Docks and Harbors property is not covered under CBJ ordinance. The Animal Control Code states dog have to be either on leash or under voice control. A dog that is not on leash or is not under voice control is considered at large. Dogs are required to be on leash in the Downtown Business areas and on all City and Borough floats, docks and municipal wharves.

Mr. Simpson said add wharves to Pet Owners (2). It would be difficult to enforce if we had something different from the CBJ Animal Control Code. Voice control is still enforceable by the Docks and Harbors because it is covered under the broader CBJ Animal Control Code.

**Pet Owners (3)**

Clean up after your animal on docks, parking areas, and all adjacent CBJ Docks & Harbors properties. Use of waste bags or other waste removal products are mandatory on all Docks & Harbors properties.

Mr. Utermohle said there are designated areas where dog owners are required to pick up after their dogs. The designated areas overlap with the areas where your dog is required to be on a leash.

Mr. Borg said this is why I want to have a code of conduct. I want people to do the right thing. I might not be able to write a ticket, but I will be able to reference the code of conduct when speaking with patrons who continue to violate these rules.

Vicky McLaughlin of Juneau, AK said the wording is unclear as to who is responsible for providing the waste bags. You could say "items are available for use".

Mr. Simpson said even if there are no waste bags available, the dog owner is responsible to pick up after their dogs.

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**Pet Owners (4)**

Ensure animals are properly confined on the vessel.

Mr. Utermohle said “properly confined” is ambiguous as to what it means. Does that mean in a cage or sheltered from wind.

Mr. Peterson said there are dogs confined to boats that bark ferociously at patrons passing by and it is not safe.

Mr. Simpson said perhaps we could add “and under control”.

Mr. Borg said the Law Department said I could not put “secured so as not to cause a danger to patrons”.

Mr. Donek said you cannot do anything about barking dogs.

Mr. Simpson said change “confined on” to “confined to”.

**Pet Owners (5)**

Persons living with pets aboard boats in the harbor are responsible for their pets’ safety, health and quality of life.

Committee Questions - NONE

**Public Discussion**

Mr. Utermohle said it is unclear as to what this document is; is it a regulation, an ordinance, or is this just something to handout to live aboard patrons? It’s not enforceable until this is adopted into law as a regulation or ordinance.

Mr. Borg said using the harbors is a privilege and not a right.

Mr. Simpson said if we have difficulty enforcing these rules we can make them into an ordinance.

Savannah Worley of Juneau, AK said I recommend you designate areas in the harbors for the dogs to be off leash. I appreciate that Docks and Harbors is concerned with the safety of their patrons and pets.

Mr. Simpson said it is not Docks & Harbors responsibility to create an area for dogs to be off leash.

Vicky McLaughlin of Juneau, AK said I am glad you took the time to split the hairs with us. A code of conduct is useful and helpful. I appreciate the time you have put

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into this. I still look at it as unfinished and I would like the opportunity to comment on the next draft.

Mr. Simpson said when it goes before the full board for adoption you will have the opportunity to speak.

Committee Discussion/Action

Mr. Donek said these rules are general and not meant to cover every minute detail of every harbor regulation.

Mr. Bush said where it states “complete a registration form” change it to “complete an additional registration form”, and change “and pay the registration fee” to “and pay any applicable registration fee”. Those changes should alleviate confusion.

**MOTION By Mr. Janes TO ADOPT THE CODE OF CONDUCT AS AMENDED AND SEND IT TO THE FULL BOARD.**

The motion passed with unanimous consent.

**VIII. New Business**

**1. Harbor Fee Review-ABLF Rate Recommendations**

Mr. Borg said number 5. A. iii. States:

1 – Hour of the prevailing labor rate blocking plus \$100/month for use of four boat stands (if outside operator brings vessel in for blocking/storage). Blocking must be approved by Harbormaster.

I received a suggestion to add “or a representative” in case I am not available for approval.

Mr. Simpson said it is always the case that where it says Harbormaster in the regulations that it includes the Harbormaster’s representatives. I suggest we add a note to the regulations that states where it says Harbormaster it means the Harbormaster and the Harbormaster’s representatives.

Mr. Borg said we changed “reservations” to “scheduling” under 2.b. and added 2.b. iv., which states “Fee will be \$3.00/LF per calendar day in excess of seven days.” I spoke with Mr. Weltzin this week, and he suggested we charge patrons for calling and making a reservation at the ABLF. I don’t know how that would work. Also, we have been investigating installing an automatic shutoff for the cranes. One of the issues that we inquired about was the safety concern when the crane turns off and there is a load on the crane. We can add a 5 minute warning that flashes and sounds an alarm



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before the crane turns off. The issue has been patrons forgetting to turn the cranes off. Sometimes the cranes are left on for more than a day. This is not good on the cranes and it is expensive for staff. The light will be useful for the patrons use, and it might help to remind them to turn off the crane. The option for the crane to only turn off if there is no load on the crane is very expensive and complicated. Regarding the gate at the top of the ramp, we received an estimate stating it will cost \$15,000 to install. We should recoup that cost is less than a year if we charge a patron \$5.00 for every time they drive down the ramp.

Committee Questions

Mr. Simpson asked can we program the cranes so that when you turn them on you cannot turn them off by swiping the FOB key again.

Mr. Borg replied I believe we can.

Public Discussion

Jennifer Mejia of Juneau, AK said I call patrons who have a habit of turning the cranes on and off in the same minute to inform them they need to leave the crane running for 5 minutes as turning them on and off in the same minute is hard on the machine. I also call patrons who forget to turn the cranes off and leave them running for a long period of time and inform them to remember to turn the cranes off. It has helped a little, but it continues to be an issue. We need a better way to manage the cranes.

Renee Rieser of Juneau, AK said if you charge patrons for each time they swipe the fob key, they will learn to leave the cranes on longer.

Dennis Watson of Juneau, AK asked do I need to buy a key fob to gain access to my boat if I put it in the Auke Bay Loading Facility Yard (ABLF), and where is the fee for the key fob.

Mr. Simpson replied yes, you would need to buy a \$10.00 fob key. The fob key fee is not in this current list, but we should address that fee too.

Dennis Watson said I am concerned about the security at the ABLF since anyone with a fob key has access. I would prefer it if people had to return the fob key when they are done at the ABLF.

Mr. Borg said the current gate is compliant with MARSEC level 1. if it went to a level 2 then we would have to deactivate all of the fob keys until it returned to a MARSEC level 1.

Dennis Watson said I recommend you add a fee for when a patron damages the yard.

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Mr. Borg said we will look into that.

Committee Discussion/Action

Mr. Bush said in my experience as a longshoreman, having a crane automatically turn off while under a load is a bad idea. When a man is alone operating the crane it would be difficult to have him restart the crane.

Mr. Simpson said we are discussing the \$5.00 fee for 15 minutes; the other things are operational. Also, no one objects to having a light added.

Mr. Donek said if it has a warning light then the person operating the crane might feel rushed when the warning timer goes off. Also, I recommend loaner fob keys that people have to return to the Harbor Office when they are done using them.

Mr. Bush said I recommend when a patron leaves we make their fob key inactive, then when they return we can reactivate it and they don't have to buy a new fob key.

Mr. Janes asked does the \$10.00 charge for a fob key cover the costs of the fob key.

After the meeting a receipt was found from January 27, 2014 showing the fob keys cost the Harbors \$5.75 each.

**MOTION By Mr. Bush TO APPROVE THE PROPOSED CHANGES TO THE AUKE BAY LOADING FACILITY FEES AND FORWARD TO THE FULL BOARD FOR ADOPTION AND ASK UNANIMOUS CONSENT.**

The motion passed with unanimous consent.

**IX. Items for Information**

**1. New Douglas Harbor Configuration**

Mr. Borg said in the pamphlets provided you will find the old harbor design and the 2007 newer harbor design for Douglas Harbor. Most people I have spoken to request to have Douglas Harbor rebuilt in-kind with a few changes. The public would like to keep "A" float for their smaller boats.

Mr. Peterson asked can we add 4 more feet to "A" float.

Mr. Borg said "A" float is currently 8 feet wide, and we want to change that to 10 feet. The 42 foot slips are the only slips that will require pilings.

Mr. Simpson asked can we add a "T" to the end of the floats.

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Mr. Borg said that would hinder the swing in or alley way ability of the boats to go around. Also, the new gangway will be installed, and in order to install it two of the bents will be removed and the area will be dredged. I currently plan on leaving the other launch ramp where it is.

Mr. Simpson said take this to PND Engineers and have them update this drawing from 2007 with the changes we have discussed.

Mr. Peterson said there will be additional costs to drawing up a new design.

2. North Douglas Launch Ramp – Kayak Separation

Mr. Borg said there is nowhere else for the kayakers to go near the North Douglas Launch Ramp. They will continue to share the North Douglas Launch Ramp with other users this year.

X. Staff, Committee and Member Reports

Mr. Borg said floats will be installed tomorrow, March 19<sup>th</sup>, 2015 at 1:00 p.m. Staff will clean off the ramps tomorrow too. The Aurora Harbor Rebuild is on schedule to be finished May 31, 2015. Also, the Statter Harbor Launch Ramp is on schedule. The wicks are being installed this week. The SeaLift has received maintenance and should be ready to launch and haul next week.

XI. Committee Administrative Matters

The next Operations/Planning Committee meeting is scheduled for Wednesday, April 22<sup>nd</sup>, 2015.

XII. Adjournment

The Operations/Planning Committee meeting adjourned at 6:42 p.m.



# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Carl Uchytel, Port Director  
**To:** Harbor Fee Review Committee  
**Date:** March 24<sup>th</sup>, 2015  
**Re:** STAFF RECOMMENDATION –STATTER PARKING

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1. The Harbor Fee Review Committee requested Staff recommendations for operations pertaining to Statter Harbor parking. The ideas present here are intended to be conceptual, and pending approval, would require modification to the existing regulations.
2. Statter Harbor Launch Ramp facility is scheduled to be complete on July 31, 2016. It is recommended that any changes to the rates not be effective unless after substantial completion of the new facilities. It is anticipated that Docks & Harbors would continue to use the APARC system currently in use.
3. Statter Harbor Parking
  - a. New Launch Ramp Facility
    - i. Rate
      1. ~~\$10~~5/day
      2. ~~\$2~~1/hour (to support commerce across the street)
      3. ~~5~~10-days maximum
      4. Applies to either vehicles or vehicles plus trailers
      5. Limited number of monthly parking will be managed and issued by the Port Director or representative at ~~\$175~~100/month.
    - ii. Off season discounted rate (Oct-April)
      1. ~~\$175~~50/month
  - b. Existing Harbor Office Parking
    - i. Rate
      1. ~~\$10~~5/day
      2. ~~\$2~~1/hour (to support commerce across the street)
      3. ~~5~~10-days maximum
      4. ~~No monthly rate.~~ \$100 monthly rate w/limited number of parking not over 20.
      5. No trailers.
      6. Reserved Statter Harbor moorage patrons will receive one year-round parking pass ~~at no cost~~ included in moorage. This does not guarantee parking—only ~~no cost to park.~~
    - ii. Off season discounted rate (Oct-April)
      1. ~~\$175~~50/month



# Port of Juneau

155 S. Seward Street • Juneau, AK 99801  
(907) 586-0292 Phone • (907) 586-0295 Fax

**From:** Carl Uchtyl, Port Director  
**To:** Harbor Fee Review Committee  
**Date:** April 17<sup>th</sup>, 2015  
**Re:** RECOMMENDATION –STAFF LABOR FEES (05 CBJAC 20.140)

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1. The Harbor Fee Review Committee reviewed recommendations on April 15<sup>th</sup> regarding Staff Labor Fees under 05 CBJAC 20.140. The rates presented here require additional Board and Assembly approval requiring modification to the existing regulations.
  - Staff Labor fees ([05 CBJAC 20.140](#))
    - 4/2005
    - When required in the furtherance of duties set out in CBJ Ordinance Title 85, harbor regulations and rules, fees for services of Docks and Harbors Department staff will be assessed as follows:
      - ~~\$60.00~~ **\$75.00** per hour for each staff person with a one-hour minimum charge per staff person;
      - ~~\$5.00 per foot of silhouette vessel length when moving a vessel;~~ **\$125 boat charge per hour, one-hour minimum, and increments each 30 minutes prorated.**
      - The actual cost of contracted services, supplies or materials plus a ten percent mark-up.

#

Loren Domke/Kathy Nielson  
965 Fritz Cove Rd.  
Juneau, AK 99801

April 8, 2015

Docks and Harbors Board  
City/Borough of Juneau  
155 S. Seward St.  
Juneau, AK 99801

Re: Limitation of access to utility easement/end of Fritz Cove Rd.

Dear Board Members:

We request that the Board close the utility easement adjacent to the end of Fritz Cove Road to motorized vehicular traffic. Currently, the easement is regularly used as a public launch ramp for boats up to 26 ft. in length. Until 2005, the easement was essentially a trail, restricted to pedestrians. Motorized vehicle access was created during the development of the Spuhn Island subdivision. After completion of the subdivision, pedestrian only access was restored when the utility contractor placed large boulders in the easement. Gradually, over subsequent years, various individuals moved the rocks to permit 4 wheel access; and, contractors working on the island used heavy equipment to create a gravel access road for their own purposes. As a consequence, vehicle usage has become a daily occurrence in the spring and summer, with boats launched and retrieved several times daily.

Intermittent efforts by neighbors to limit vehicle usage have been complicated by jurisdictional ambiguity and policy between the state and city. The easement access starts on the DOT right of way and, according to the city, crosses onto its property. DOT has not acted on requests to limit vehicle access to the beach. That has recently changed. The attached correspondence from the Southcoast Region Right of Way Office authorizes the city to assume jurisdictional control and limit access to pedestrian use.<sup>1</sup>

There are several reasons to restore exclusive pedestrian beach access:

- **Incompatibility with other cove users and uplands residents.** Smuggler's Cove is one of the few harbors in the area which does not have a CBJ launch ramp. Past

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<sup>1</sup> See attached e mail and map from DOT Southcoast Region right of way chief.

land use plans have designated the beach access for pedestrians and non-motorized canoe and kayak use, recognizing that the cove is a unique recreational asset. The cove beach also is heavily used by individuals seeking a quiet spot to shore fish, observe marine life or just to watch the sunset. Listening to a vehicle in low range attempting to trailer launch a boat is incompatible with these activities and uses.

- **Avoidance of launch permit fees.** The beach access from the end of Fritz Cove is not particularly convenient for trailers, but it is free. Everyone resident who fishes under power benefits from use of CBJ harbors and facilities, whether or not they purchase a launch permit. For this reason, the harbor master has taken the position that access should be restricted.
- **Return to the status quo.** The defacto launch ramp created in 2005 is a significant change for homeowners living on and adjacent to the cove, and it is a change which has happened without any of the expected due process of law. Normally, before permitting a launch ramp, there would be public notice and a hearing process so that everyone affected by the decision would have an opportunity to comment. Instead, the motorized access has occurred through informal self-help measures, avoiding any of the public review process necessary for making this kind of modification to existing land use.

To expedite matters, we will personally assume the installation expense of a locking gate or bollards. Either of these solutions would preserve pedestrian access and at the same time permit vehicular access for utility maintenance.

Yours very truly,

A handwritten signature in cursive script, appearing to read 'Kathy Nielson' or 'Loren Domke', written in dark ink.

Kathy Nielson/Loren Domke

## **Loren Domke**

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**From:** Buck, Joseph T (DOT) <joe.buck@alaska.gov>  
**Sent:** Tuesday, March 31, 2015 11:02 AM  
**To:** domkelaw@gci.net  
**Cc:** Schmidt, Joanne M (DOT)  
**Subject:** Smugglers Cove Access - End of Fritz Cove Road  
**Attachments:** Smugglers Cove Beach Access - F17.pdf

Hi Loren,

To follow up on our telephone conversation last week, attached is sheet F17 from the current DOT&PF project 69397 JNU Fritz Cove Road with the Smugglers Cove beach access highlighted.

The beach access is both a permitted utility access and a public access. The environmental analysis for the Department's current highway project determined it a valued 4(f) access that would not be altered by the highway work.

If the CBJ should decide in the future to limit the beach access to pedestrians only, and wants to put up a gate of some type, they could do so on their own property or could apply to the Department for an encroachment permit for a gate within the State right-of-way. Any gate design proposed within the right-of-way would have to be located down below the cul-de-sac guard rail so as not to be a traffic hazard.

Joe

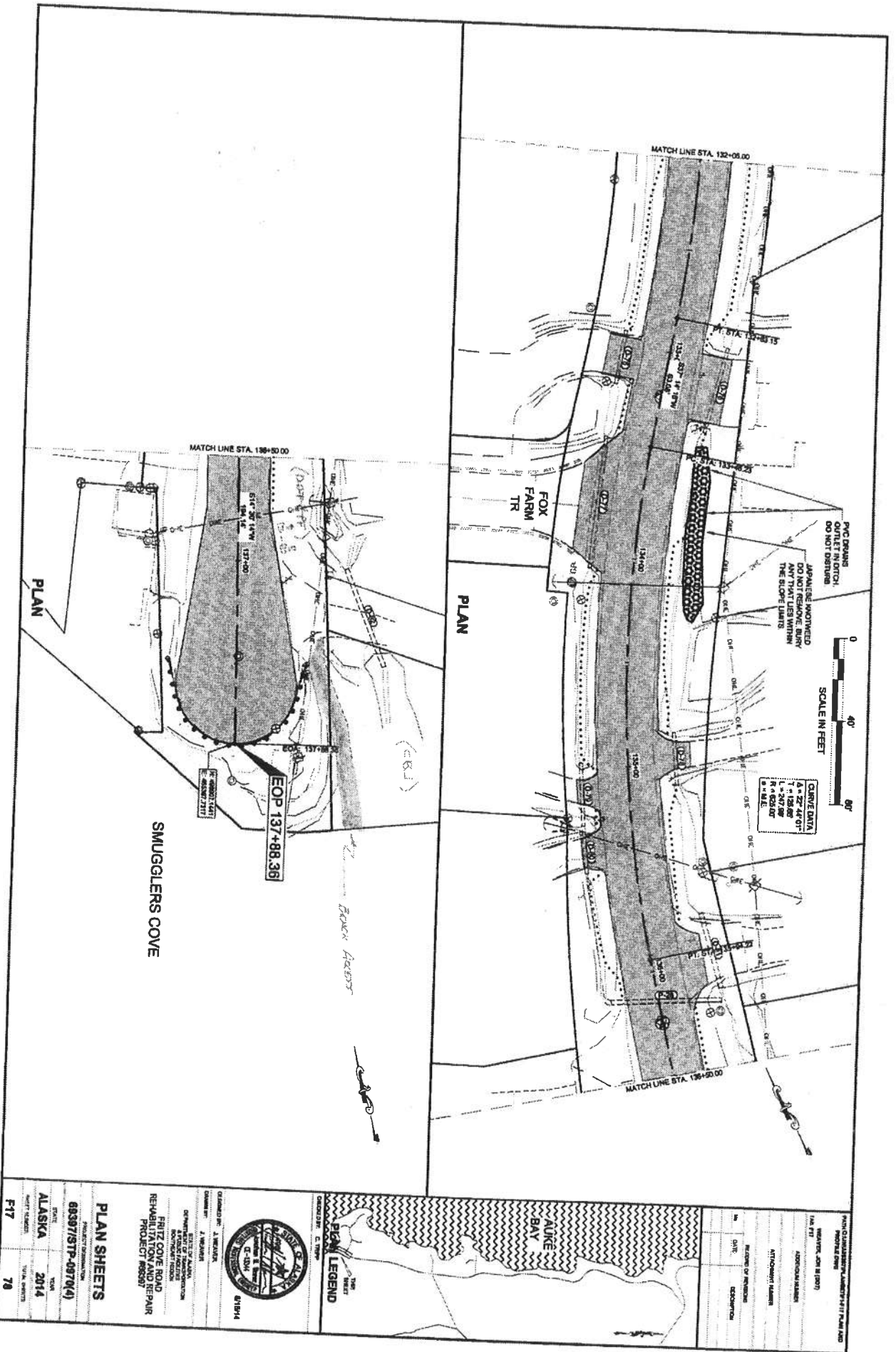
**Joe Buck, PE**

Right-of-way chief  
Southcoast Region

Alaska Department of Transportation & Public Facilities  
Right-of-Way & Utilities Section  
6860 Glacier Highway  
P.O. Box 112506  
Juneau, AK 99811-2506  
Ph: 907.465.4541  
Fax: 907.465.4414  
[joe.buck@alaska.gov](mailto:joe.buck@alaska.gov)

*"KEEP ALASKA MOVING through service and infrastructure"*





0 40' 60'

SCALE IN FEET

**GRADE DATA**

1 = 27.48 FT

2 = 27.48 FT

3 = 27.48 FT

4 = 27.48 FT

5 = 27.48 FT

6 = 27.48 FT

7 = 27.48 FT

8 = 27.48 FT

9 = 27.48 FT

10 = 27.48 FT

**PLAN SHEETS**

**60307/STP-0970(4)**

**ALASKA**

**2014**

**F17**

**70**

**From:** [Kirk Duncan](#)  
**To:** [Carl Uchytel](#); [Hal Hart](#); [Greg Chaney](#); [Rorie Watt](#)  
**Cc:** [Rob Steedle](#); [Kim Kiefer](#); [Gary Gillette](#); [David Borg](#); [Erich Schaal](#); [Teena Scovill](#)  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST  
**Date:** Tuesday, April 14, 2015 2:11:00 PM

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Parks and Recreation has no opinion in this issue at this location

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**From:** Carl Uchytel  
**Sent:** Tuesday, April 14, 2015 11:08 AM  
**To:** Hal Hart; Greg Chaney; Rorie Watt; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
**Subject:** FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

Hal/Greg/Rorie/Kirk –

Do you have an opinion to the Domke request to limit vehicular access to Smuggler's Cove at the terminus of Fritz Cove Road? I intend to take this to the Docks & Harbors Operations-Planning meeting next Wednesday.

Thx.

Carl

**From:** [Hal Hart](#)  
**To:** [Rorie Watt](#); [Greg Chaney](#); [Carl Uchytel](#); [Kirk Duncan](#); [Beth McKibben](#)  
**Cc:** [Rob Steedle](#); [Kim Kiefer](#); [Gary Gillette](#); [David Borg](#); [Erich Schaal](#); [Teena Scovill](#)  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST  
**Date:** Tuesday, April 14, 2015 1:11:47 PM

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I think Greg covered this well.

- (1) Spuhn Island residents (note it is not remote since they have sewer, water, power) are to park in the Auke Bay area RV parking area provided by the owners.
- (2) Access and parking near water is a commodity just like access to water, views to water homes on water. It is precious because of its scarcity.
- (3) Parking and access to water generally is provided for public launching at Auke Bay.
- (4) Parking is also provided for remote Shelter Island residents and the increasing number of summer residents (per Carl a few minutes ago) for an extraordinary low price of \$100.00 per month. This is a much better deal than airport parking.
- (5) Karla Alwine said that for a price she could offer parking to Shelter Island residents as well.
- (6) There will be increasing demand for parking and access to water as more residents develop their properties at Auke Bay and the surrounding neighborhoods...including Pederson Hill, infill at Auke Lake, infill in Fritz Cove, development of Spuhn continued development on Shelter Island and development in the vicinity of the town center.
- (7) Access points such as the end of Fritz Cove Road should have signage reminding people that there is great/safe public access to water at that location along with reasonable parking accommodations.

Hal Hart AICP  
Director, Community Development Department  
City and Borough of Juneau  
*Alaska's Capital City*

(907) 586-0757

---

**From:** Rorie Watt  
**Sent:** Tuesday, April 14, 2015 12:06 PM  
**To:** Greg Chaney; Carl Uchytel; Hal Hart; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

I do not have an opinion on this. DOT maintains Fritz Cove Road and Public Works/Engineering's only need is clear access to CBJ maintained utilities. That access does not need to be exclusive use of the land. Driving access, parking etc is normal on top of many of our pipes, manholes and vaults. Thanks for asking.

---

**From:** Greg Chaney  
**Sent:** Tuesday, April 14, 2015 11:33 AM  
**To:** Carl Uchytel; Hal Hart; Rorie Watt; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

When the Planning Commission approved the Sphun Island Subdivision, they made it pretty clear that they didn't want the end of Fritz Cove Road to become the terminus for significant boating access to the new subdivision. A condition of approval was that the developer would set aside parking along the road system near a harbor facility to accommodate property owners on Sphun Island. The developer is currently providing this parking at the RV Park in Auke Bay. I think all of this argues against allowing the end of Fritz Cove Road/Smuggler's Cove from becoming a new launch ramp area.

Greg Chaney  
CBJ Lands and Resources Manager

<http://www.juneau.org/plancom/documents/SUB04-08stf060804.PDF> (see pages 9 – 12 of staff report)

[http://www.juneau.org/plancom/documents/NOD\\_SUB04-08.PDF](http://www.juneau.org/plancom/documents/NOD_SUB04-08.PDF) (see conditions 4, 5)

[http://www.juneau.org/plancom/documents/NOD\\_SUB05-02.PDF](http://www.juneau.org/plancom/documents/NOD_SUB05-02.PDF) (see condition 2)

---

**From:** Carl Uchytel

**Sent:** Tuesday, April 14, 2015 11:08 AM

**To:** Hal Hart; Greg Chaney; Rorie Watt; Kirk Duncan

**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill

**Subject:** FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

Hal/Greg/Rorie/Kirk –

Do you have an opinion to the Domke request to limit vehicular access to Smuggler's Cove at the terminus of Fritz Cove Road? I intend to take this to the Docks & Harbors Operations-Planning meeting next Wednesday.

Thx.

Carl

**From:** [Rorie Watt](#)  
**To:** [Greg Chaney](#); [Carl Uchtyl](#); [Hal Hart](#); [Kirk Duncan](#)  
**Cc:** [Rob Steedle](#); [Kim Kiefer](#); [Gary Gillette](#); [David Borg](#); [Erich Schaal](#); [Teena Scovill](#)  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST  
**Date:** Tuesday, April 14, 2015 12:06:14 PM

---

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---

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**Sent:** Tuesday, April 14, 2015 11:33 AM  
**To:** Carl Uchtyl; Hal Hart; Rorie Watt; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
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<http://www.juneau.org/plancom/documents/SUB04-08stf060804.PDF> (see pages 9 – 12 of staff report)  
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[http://www.juneau.org/plancom/documents/NOD\\_SUB05-02.PDF](http://www.juneau.org/plancom/documents/NOD_SUB05-02.PDF) (see condition 2)

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**From:** Carl Uchtyl  
**Sent:** Tuesday, April 14, 2015 11:08 AM  
**To:** Hal Hart; Greg Chaney; Rorie Watt; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
**Subject:** FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

Hal/Greg/Rorie/Kirk –

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Thx.  
Carl

**From:** [Greg Chaney](#)  
**To:** [Carl Uchytel](#); [Hal Hart](#); [Rorie Watt](#); [Kirk Duncan](#)  
**Cc:** [Rob Steedle](#); [Kim Kiefer](#); [Gary Gillette](#); [David Borg](#); [Erich Schaal](#); [Teena Scovill](#)  
**Subject:** RE: FRITZ COVE ROAD - ACCESS - DOMKE REQUEST  
**Date:** Tuesday, April 14, 2015 11:33:05 AM

---

When the Planning Commission approved the Sphun Island Subdivision, they made it pretty clear that they didn't want the end of Fritz Cove Road to become the terminus for significant boating access to the new subdivision. A condition of approval was that the developer would set aside parking along the road system near a harbor facility to accommodate property owners on Sphun Island. The developer is currently providing this parking at the RV Park in Auke Bay. I think all of this argues against allowing the end of Fritz Cove Road/Smuggler's Cove from becoming a new launch ramp area.

Greg Chaney  
CBJ Lands and Resources Manager

<http://www.juneau.org/plancom/documents/SUB04-08stf060804.PDF> (see pages 9 – 12 of staff report)  
[http://www.juneau.org/plancom/documents/NOD\\_SUB04-08.PDF](http://www.juneau.org/plancom/documents/NOD_SUB04-08.PDF) (see conditions 4, 5)  
[http://www.juneau.org/plancom/documents/NOD\\_SUB05-02.PDF](http://www.juneau.org/plancom/documents/NOD_SUB05-02.PDF) (see condition 2)

---

**From:** Carl Uchytel  
**Sent:** Tuesday, April 14, 2015 11:08 AM  
**To:** Hal Hart; Greg Chaney; Rorie Watt; Kirk Duncan  
**Cc:** Rob Steedle; Kim Kiefer; Gary Gillette; David Borg; Erich Schaal; Teena Scovill  
**Subject:** FRITZ COVE ROAD - ACCESS - DOMKE REQUEST

Hal/Greg/Rorie/Kirk –

Do you have an opinion to the Domke request to limit vehicular access to Smuggler's Cove at the terminus of Fritz Cove Road? I intend to take this to the Docks & Harbors Operations-Planning meeting next Wednesday.

Thx.  
Carl









**From:** [Carl Uchtyl](#)  
**To:** [Jonah Smith](#)  
**Cc:** [David Borg](#); [Teena Scovill](#); [Gary Gillette](#); [Hal Hart](#)  
**Subject:** Re: esplanade vending  
**Date:** Wednesday, April 08, 2015 9:53:06 PM

---

Jonah,

Docks & Harbors has not taken any action to approve any type of food carts along the seawalk. If you remain serious in your request, I will begin a process beginning with the Docks & Harbors Operations-Planning Committee meeting at 5 pm on April 22nd. It would be helpful if you could draft a letter outlining your request.

I want to be clear that this does not constitute approve of your request, only that we will explore the opportunity.

Sincerely,

Carl Uchtyl

Port Director

---

From: Jonah Smith <[smith.jonah.s@gmail.com](mailto:smith.jonah.s@gmail.com)>

Sent: Wednesday, April 8, 2015 3:03 PM

To: Carl Uchtyl

Subject: Re: esplanade vending

Hi Carl,

I just wanted to follow up again this year. The last I heard was that there would not be any vending opportunities for 2014. I would like to revisit the possibility for 2015. If this is anything I can do please let me know. Hopefully we can work something out.

Jonah Smith

On Wed, Oct 30, 2013 at 3:58 PM, Jonah Smith <[smith.jonah.s@gmail.com](mailto:smith.jonah.s@gmail.com)> wrote:

> Thank you for looking into it. I will be following up again in 2014  
> to see if there have been any changes. If you establish a policy that  
> is different from the current CBJ policy for vending could you  
> forward a copy to me or let me know when to start searching for it?  
>

> Thanks again,

> Jonah Smith  
>

> On Thu, Oct 31, 2013 at 4:17 AM, Carl Uchtyl

> <[Carl\\_Uchtyl@ci.juneau.ak.us](mailto:Carl_Uchtyl@ci.juneau.ak.us)> wrote:

>> Jonah,

>> After deliberating with some members of my Board and department personnel, Docks & Harbors will not be authorizing food vendors to operate on downtown managed properties in 2014. My decision is primarily because we do not yet have a policy in place which ensures a public process and equitable compensation for the use of food vendors on the docks. I believe CDD is currently reviewing numerous requests for food vending opportunities in the downtown area. You are welcome to address the Docks & Harbors Board at Thursday's meeting (5:30 pm in Assembly Chambers) with your request. Unfortunately, I will be unable to grant your request for a food vending permit on Docks & Harbors property for 2014.

>> Sincerely,

>> Carl

>> 586-0294  
>>

>> -----Original Message-----

>> From: Jonah Smith [<mailto:smith.jonah.s@gmail.com>]

>> Sent: Saturday, October 26, 2013 3:16 AM

>> To: Carl Uchytel

>> Subject: Re: esplanade vending

>>

>> Hi Carl,

>>

>> I am sure you are busy but I just wanted to follow up and see if you might have any ideas about if it may be possible to move forward.

>>

>> Thank you for your help so far,

>>

>> Jonah Smith

>>

>> On Wed, Oct 2, 2013 at 5:26 AM, Jonah Smith <smith.jonah.s@gmail.com> wrote:

>>> Hi Carl,

>>>

>>> I wanted to make a few notes in an effort to help expedite this process. I have attached the city vending codes and regulations to reference a few points as well as a site map.

>>>

>>> I have a high level of professionalism and would like to display nothing less to the visitors of our city. Having looked through all of the regulations since the recent construction at the old ferry esplanade, I believe there should be the opportunity to participate in vending at that location. This would be a great opportunity to support local business and highlight our local seafood.

>>>

>>> The existing downtown vendors currently have vending locations that they renew on a yearly basis, they either petitioned for those places initially, or were the first to apply for the locations when available. They cannot operate in multiple locations and will continue to stay where they are currently located. Opening another location on the esplanade should not change any portion of the issuance of locations, application process and acceptance or revocation of applications.

>>>

>>> Like all of the locations downtown that are currently occupied, there are specific requirements for the appearance, function, and operation of the vending carts. Many of the current carts are out of code and for any of the code violations their permits could be rejected or suspended.

>>>

>>> Previously, the suggested locations were unacceptable due to the layout of the area. With the recent construction there have been locations that have opened up that would meet the city requirements for easement and traffic.

>>>

>>> Below are current city ordinances that pertain to food carts and a basic overview of each. All of these should be used by the docks and harbors to set a high level of professionalism and also set a proper standard for permitting potential carts.

>>>

>>> As It is up to Docks and Harbors to determine how many locations would be acceptable based on potential obstructions, I have attached a document and have listed a few that might be possibilities and be free of obstruction:

>>> 62.10.070 section M: The manager will evaluate possible vending

>>> locations and designate those available for the following calendar  
>>> year.  
>>>  
>>> The locations are a first come first served basis with priority given  
>>> to those operating the previous year. If one location is accepted that  
>>> would be granted to first applicant meeting the requirements:  
>>> 62.10.070 section B:  
>>>  
>>> You can set standards for the physical cart and what is acceptable and  
>>> reject based on appearance:  
>>> 62.10.070 section H: The manager may adopt standards for the  
>>> construction and appearance of the carts and the issuance and renewal  
>>> of permits.  
>>> 62.10.070 section B: Application shall include description of any  
>>> vending cart and such other information as the manager may request.  
>>> 62.10.070 section B: Vending carts may not exceed 15 square feet in plan area.  
>>>  
>>> (Trying to get back to a food cart rather than grills and card tables):  
>>> 62.10.070 section F: A cart which is authorized under this section is  
>>> to be placed on a sidewalk shall be of such a size and nature or so  
>>> equipped that it may be moved quickly and easily by one person.  
>>>  
>>> Any permit may be revoked for failure to meet any of the vending codes  
>>> or requirements including appearance:  
>>> 62.10.070 section N: Vending permits may be revoked by the manager for  
>>> violation of this section.  
>>>  
>>> Thanks for your help so far, hopefully we can set a standard and move  
>>> on with permitting in the near future as I really believe that these  
>>> types of businesses are in the best of interest of the community as  
>>> well as the tourists alike.  
>>>  
>>> Jonah Smith

62.10.060 - Vending on sidewalks from private property.

No person may sell or offer to sell goods or services from private property abutting a public sidewalk in a manner which causes or is likely to cause customers to stand on the public sidewalk while ordering, making the purchase, or waiting to be served unless there is at least five feet of unobstructed sidewalk space between the cart, structure or building from which the sale takes place and the face of the curb or edge of the sidewalk if there is no curb. All persons vending in such a manner shall insure that persons waiting to make purchases queue up in single file in such a fashion as to create the least obstruction to pedestrian traffic.

(Serial No. 82-10, § 2, 1982)

62.10.070 - Sidewalk vending; permit required.

- (a) No person may engage in the business of vending goods or services on any sidewalk except as authorized by a valid sidewalk vending permit.
- (b) Applications to vend on a sidewalk during the calendar year will be accepted by the manager or the manager's designee beginning October 1. Permits and the conditions thereof shall be issued on a first-come, first-served basis except that priority shall be given to those applications received between October 1 and January 1 from applicants who operated for at least three months during the previous year under a permit specifying the same location as the one applied for. If such location is not available, such applicant shall have priority in the selection of locations not themselves subject to a priority claim by a vendor who operated thereon under a previous permit. Applications shall be accompanied by a non-refundable filing fee of \$50.00. Upon issuance of a permit, the permittee shall pay a permit fee of \$150.00 per month for each month or fractional month of the permit period applied for; except, if such period is three months or more, the applicant shall pay the first and the final month's permit fee with the application, and fees for each intervening month on the first business day thereof. The fees may be adjusted by the manager from time to time to reflect increases in the cost of municipal services and increases in the cost of processing sidewalk vendor permits and monitoring sidewalk vendors. The application shall include a description of any vending cart used in the business, the type of goods to be sold, the hours of operation, the requested location, and such other information as the manager or the manager's designee may request.
- (c) Each vendor must obtain at least \$1,000,000.00 of public liability insurance naming the City and Borough as an additional insured. Prior to beginning operation, a permittee must provide the City and Borough with a broker's certificate of insurance including provision for notification to the City and Borough if the policy is modified, canceled or terminated.
- (d) Vending carts may not exceed 20 square feet in plan area as measured squaring off all projections such as handles, wheels and shelves. An umbrella or awning may be added, but its open diameter or length may not exceed eight feet and no part of the projecting area may be less than seven vertical feet from the sidewalk or street. The manager may permit deviations from the requirements of this subsection consistent with the safe and convenient use of public sidewalks by pedestrians.
- (e) No cart may be located on a sidewalk in such a manner as to leave less than five feet of unobstructed sidewalk space between the cart and the face of the curb or edge of the sidewalk if there is no curb; nor in such a manner as to block the view by pedestrians of advertising on a building or of goods displayed in the window of a business unless the owner of the cart has obtained the permission of the affected business. All persons vending from a cart shall ensure that persons waiting to make purchases at the cart queue up in single file in such a fashion as to create the least obstruction to pedestrian traffic.
- (f) A cart which is authorized under this section to be placed on a sidewalk shall be of such a size and nature or so equipped that it may be moved quickly and easily by one person. The permittee or designee shall personally attend the cart while it is on a sidewalk.

- (g) A permit issued under this section shall be prominently displayed on the cart whenever the cart is on a sidewalk.
- (h) The manager may adopt standards for the construction and appearance of carts, the issuance and renewal of permits, and may impose the time, place, method of operation, and such other restrictions on the permit as may be necessary to ensure the safe and convenient use of public sidewalks by pedestrians. Prior to issuance, the applicant shall submit to the manager a certification by the finance department that the applicant has met the requirements of the sales tax code. A permittee may not vend on a sidewalk unless the permittee has displayed on the cart or vehicle a current state business license, a current state food handling permit, if appropriate, and a current open flame permit, if appropriate, and the operation meets applicable state and local health and sanitation requirements.
- (i) No permit shall be issued except for sidewalk vending locations designated under subsection (m) of this section.
- (j) Permits shall be issued only for the sale of:
  - (1) Food;
  - (2) Goods handcrafted primarily from materials indigenous to Southeast Alaska and vended directly by the permittee;
  - (3) Works of visual art depicting Southeast Alaskan scenes or history;
  - (4) Goods characteristic of the Russian-American period before October 18, 1867, the early territorial period before 1930; and
  - (5) Goods handcrafted and characteristic of the heritage or culture of the Alaskan Natives of Southeast Alaska and sold directly by the artist.
- (k) A permittee may not engage in hawking.
- (l) Vending permits may not be assigned or transferred.
- (m) Prior to October 1 each year, the manager shall evaluate possible vending locations and shall designate those available during the following calendar year. Upon the request of an applicant, the manager may consider additional locations after October 1.
- (n) Vending permits may be revoked by the manager's designee for violation of this section, upon a determination that the operation of the permittee is causing a hazard or a significant disruption of pedestrian or vehicular traffic, that the area affected by the permit is required for a public purpose, or for other cause. The permittee shall be given an opportunity to be heard by the manager's designee before any revocation. The decision of the manager's designee may be appealed to the manager.

#### 62.10.120 - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Cart means any cart, counter, table, stand, box or other object which is placed on a sidewalk or street from or over which a person offers goods or services for sale.

Public convenience benches and chairs means any bench or chair placed upon the sidewalk by a permittee.

Sidewalk tables and chairs means any table or chair placed upon the sidewalk by a permittee for use in connection with the consumption of food and nonalcoholic beverages.

Vehicle means a motor vehicle or trailer licensed as such by the state.

(Serial No. 82-19, § 2, 1982; Serial No. 82-29, § 2, 1982; Serial No. 91-07, § 4, 1991)

**Cross reference**— Definitions generally, CBJ Code § 01.15.010

## **ABBY'S KITCHEN LLC**

5458 Bent Court  
Juneau, AK 99801  
Cell: 907.209.1298  
Kitchen: 907. 500.7993  
Fax: 907.500.7967  
Abbyskitchen@live.com

Date: 4/15/15

REMIT TO:

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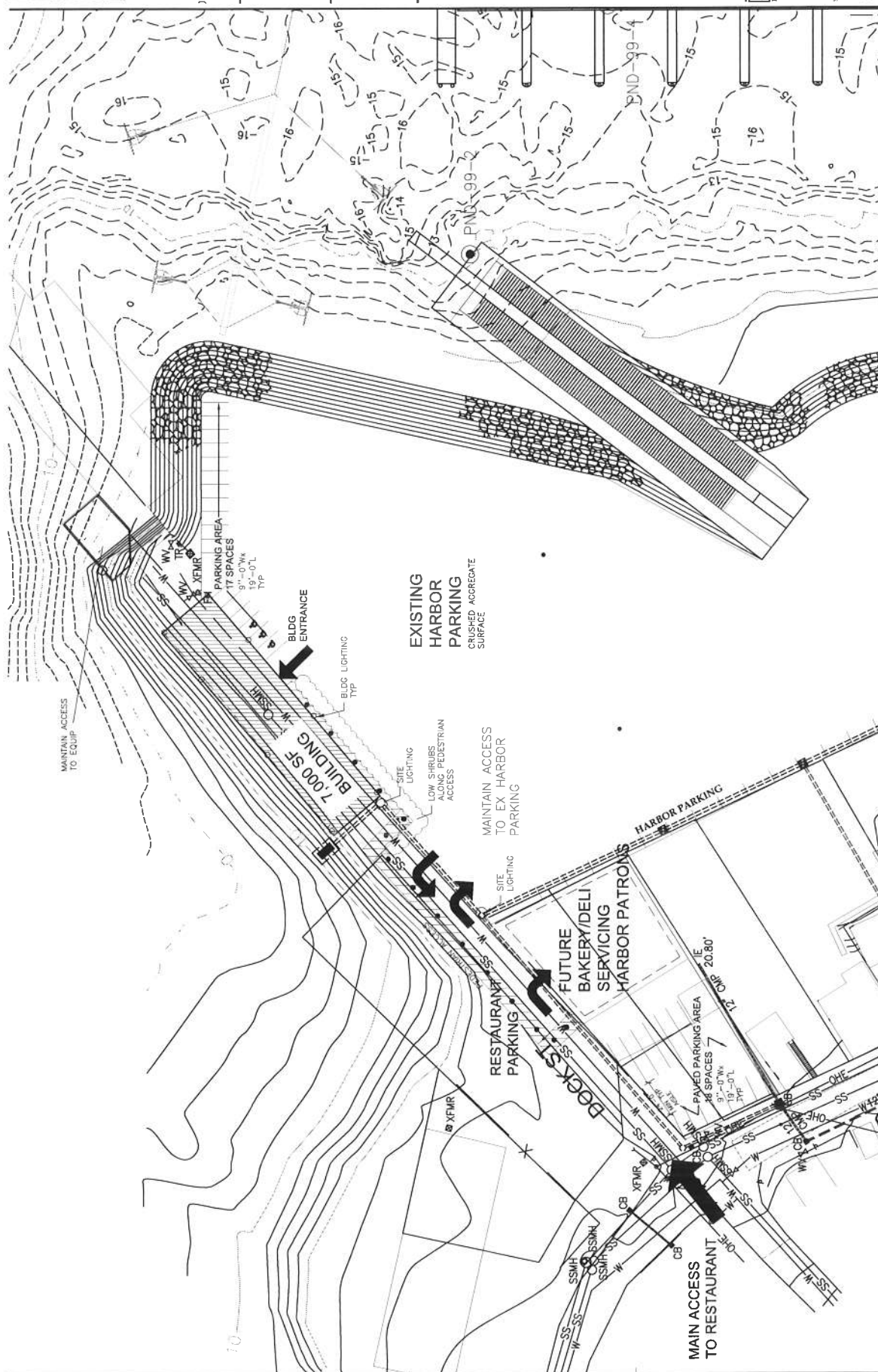
To whom it may concern:

Following documents are the conceptual floor plan, Section elevation and Site Plan detailing our proposed development in the Douglas Harbor Parking area and adjoining private lot.

We look forward to your feedback and input in putting together a successful project in Douglas Harbor. Our goal is to provide services to the Boating Community and the Juneau community at large with a full service restaurant, bakery and deli with grab & go food for boaters and also other amenities such as ice and supplies when planning boating trips.

Sincerely,

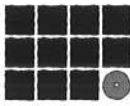
Tom Roha  
General Manager; Owner



**1 SITE PLAN**







Jensen  
Yorba  
Lott  
Inc.

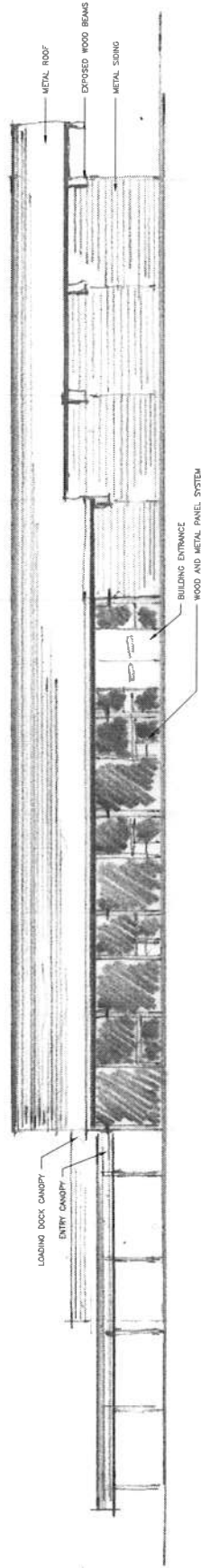
822 West 10th Street  
Juneau, Alaska 99801  
Phone: 907-586-1070  
Fax: 907-586-1071  
jensenyorbajlott.com

RESTAURANT AND  
CATERING FACILITY FOR  
ABBY'S KITCHEN  
JUNEAU, ALASKA

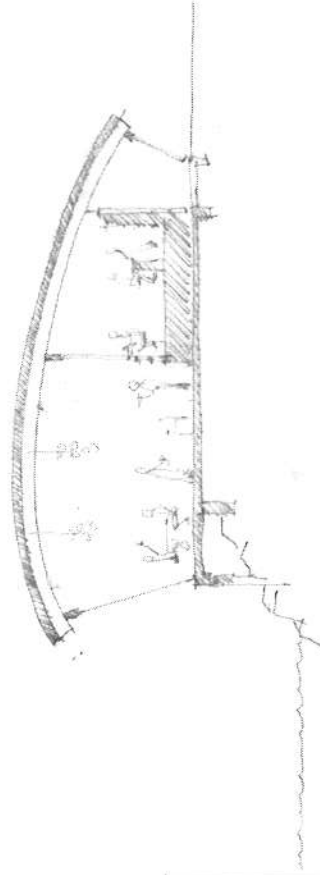
REVISIONS  
1  
2  
3

SHEET TITLE  
CONCEPT SKETCHES  
BLDG SECTION  
EXTERIOR  
ELEVATION  
DATE: APRIL 2014  
FILE: 1907

A2



1 CONCEPTUAL - SOUTH BUILDING ELEVATION



2 CONCEPTUAL - BUILDING SECTION

## JUNEAU PORT DEVELOPMENT LLC

P.O. BOX 20734  
JUNEAU, ALASKA 99802  
PHONE (907) 209-4250  
FAX (907) 463-3055  
juneau\_port\_dev@hotmail.com



BY: *[Signature]* 4/17/15

April 17, 2015

Carl Uchytel, PE  
Port Director  
City and Borough of Juneau  
155 South Seward St.  
Juneau, Alaska 99801

RE: City Engineers Request:  
Zone Change from WCI to Industrial

Carl,

At the CBJ Planning Commission meeting on Tuesday, April 14, 2015, the City and Borough of Juneau Engineering Department requested a zone change from Waterfront Industrial to Industrial at ATS 556A.

As I see it, this zone change would have made it next to impossible to complete the Harbor as planned. I presented a formal opposition under Public Participation at that meeting.

This calculated, migratory erosion of the usable Waterfront at that location, by the City Engineering Department, is slowly eliminating the control and direct monetary benefit to the Docks and Harbors Board from the creation of Waterfront businesses and their production.

The Planning Commission upheld my position and denied the City Engineers request.

Attached, are copies of the information which was presented and discussed during that opposition by me.

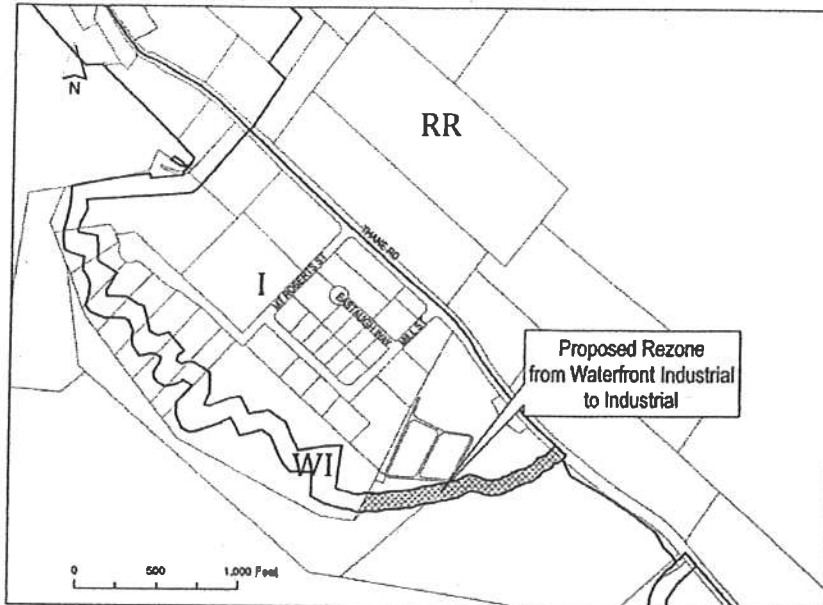
Please schedule a time under Items for Information at the Operations/CIP Committee meeting on Wednesday, April 22, 2015 for me to update the CIP members on this critical event.

Regards,

Howard Lockwood  
Manager  
Juneau Port Development LLC  
907 209-4250

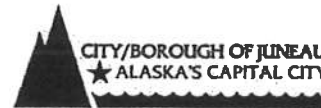


# NOTICE OF PUBLIC HEARING



**City & Borough of Juneau**  
Community Development Department  
155 S Seward Street • Juneau, Alaska 99801

**SHIP TO:**



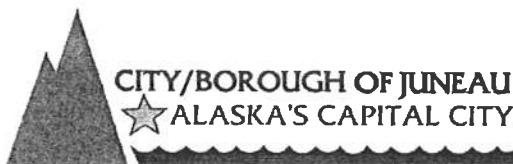
**PROPOSAL:** Rezone request to change 4.5 acres from Waterfront Industrial to Industrial

<b>File No:</b>	AME2015 0002	<b>Applicant:</b>	City and Borough of Juneau
<b>To:</b>	Adjacent Property Owners	<b>Property PCN:</b>	1-C11-0-K00-004-0
<b>Hearing Date:</b>	April 14, 2015	<b>Owner:</b>	City and Borough of Juneau
<b>Hearing Time:</b>	7:00 PM	<b>Size:</b>	4.5 Acres
<b>Place:</b>	Assembly Chambers Municipal Building 155 South Seward Street Juneau, Alaska 99801	<b>Zoned:</b>	WI - Waterfront Industrial
		<b>Site Address:</b>	Juneau Douglas Wastewater Treatment Plant on Thane Road
		<b>Accessed Via:</b>	Thane Road

**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department 14 days prior to the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a week before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

*If you have questions, please contact Beth McKibben at [Beth.McKibben@juneau.org](mailto:Beth.McKibben@juneau.org) or 586-0465.*



Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at  
<http://www.juneau.org/assembly/novus.php>

**ATTACHMENT 10**  
Date notice was printed: March 11, 2015

the local economy are protected from encroachment from incompatible lands uses or physical obstructions.”

The above policies of the Comprehensive Plan outline the need to maintain “sufficient and suitable land” for industrial uses.

Additionally, Policy 10.7 concerns land designated Industrial on the Comprehensive Plan maps. One of the criteria to be considered is “distance from sensitive receptors, such as homes, schools, and hospitals, to potential off-site impacts generated by industry including noise, dust, fumes, odors and nighttime light glare”.

#### **COMPLIANCE WITH CBJ TITLE 49 LAND USE CODE**

The Table of Dimensional Standards and the Table of Permissible Uses of the Title 49 Land Use Code establish the permitted standards and uses in zoning districts (Attachment 11).

Below is a list of several dimensional standards and uses allowed for Industrial and Waterfront Industrial zoning districts.

<b>Table of Permissible Uses</b>	<b>I</b>	<b>WI</b>
Single-family dwelling	1A	1A
Bowling Alley	3	
Theatres seating from 201 to 1,000	3	
Automobile, motorcycle racing tracks	3	
Parking garages or lots not related to a principle use on the lot	1	
Kennel	1,3	
Stabling of farm animals	1,3	
Crematorium	1,3	
Hotels, motels		3N
Floating structures supporting seasonal, commercial recreation		3
<b>KEY NOTES:</b> 1 – Department Approval Only      3 – Conditional Use Permit required      Blank box – Not Allowed A – A single family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone. N – Use must be water-dependent, water-related, or water-oriented		

The Industrial zoning district allows for more uses as the use is not required to be water-dependent, water-related, or water-oriented.