



Port of Juneau

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From: Port Director

To: CBJ Lands, Housing & Economic Development Committee

Via: Lands & Resources Manager

Date: September 22nd, 2022

Re: PROPOSED ORDINANCE CHANGE TO DOCKS & HARBORS LAND
MANAGEMENT PLAN (85.02.060 & 85.02.063)

1. Emerging from the pandemic and unpredictably, Docks & Harbors was formally approached by numerous private entities asking for property consideration to advance their business interests. Some of these requests included:
 - Hansen-Gress
 - Bayhouse Properties
 - Marine Exchange of Alaska
 - Goldbelt
2. A resulting outcome was for Docks & Harbors to delve deeply into other CBJ plans, ordinances, policies and studies pertaining to property management. In particular, the Docks & Harbors Board was deliberate in their examination of guidance under Title 85 in executing their charge to the Assembly and the citizens of Juneau. Specifically the existing Land Management Plan 85.02.063(a) 85.02.063(b) yielded significant discussion the Board regarding responsibilities and policy.

85.02.063(a) After public hearing and deliberation, the docks and harbors board shall draft and forward to the planning commission and assembly a land management plan. The plan shall address the retention, use, disposal, and development of City and Borough land under the jurisdiction of the docks and harbors board. After public hearing and deliberation, the planning commission shall forward its recommendation to the assembly. Recommended changes to the land management plan shall be developed using the same procedure.

85.02.063(b) Development of the land management plan, or a change to the plan, shall be guided by the following principles:

- (1) Multiple use should be encouraged;

- (2) A sound local economy will be promoted;*
- (3) Adequate lands for public development and public use, including recreational beaches with appropriate uplands, should be reserved;*
- (4) Tidelands should be leased only for specific water-dependent and water-related uses and not sold.*

3. The Docks & Harbors Board debate over the past three months have resulted in the enclosed recommendations to the Assembly. This proposed ordinance amendment has been prepared by the CBJ Attorney. The substantive change is that Docks & Harbors would no longer be required to maintain a specific “land management plan” for the department but rather those properties would be guided within the more comprehensive CBJ Land Management Plan. The Board discussed at length whether the statement that “tidelands should be leased...and not sold” was an absolute or flexible policy statement. In the end, the Board recommends only to replace “tidelands” with “properties under docks and harbors jurisdiction.
4. The Docks & Harbors Board has affirmed its position, with formal votes, at the August 25th Special Board meeting, the September 21th Operations-Planning Committee meeting and will be on the September 29th regular Board meeting consent agenda.

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Encl: Ordinance 2022-48 (draft)