




**PLANNING COMMISSION STAFF REPORT
LAND DISPOSAL REVIEW PAD2022 0001
HEARING DATE: SEPTEMBER 13, 2022**

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/community-development
155 S. Seward Street • Juneau, AK 99801

DATE: September 9, 2022
TO: Michael LeVine, Chair, Planning Commission
BY: Joseph Meyers, Planner II 
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Land Disposal Review for the purchase of approximately 3,000 square feet of City-owned land.

STAFF RECOMMENDATION: Denial

KEY CONSIDERATIONS FOR REVIEW:

- Land disposal is not in general conformity with the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 CBJ Land Management Plan.
- The Land Management Plan designates this City property as Retain/Dispose.
- Disposal of this land will allow the applicant to consolidate the purchased land with the 11.63 acres of land they currently own.
- The applicant owns 11.63 acres, with approximately 325 feet of frontage on a public Right-of-Way (North Douglas Highway), which could be subdivided without additional land.

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Approve:** approve the permit and adopt new findings that support the approval.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

A Notice of Recommendation will be forwarded to the Assembly for further action.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.10.170(c)
 - CBJ 49.80
 - CBJ 53.09.200(b)
 - CBJ 53.09.260

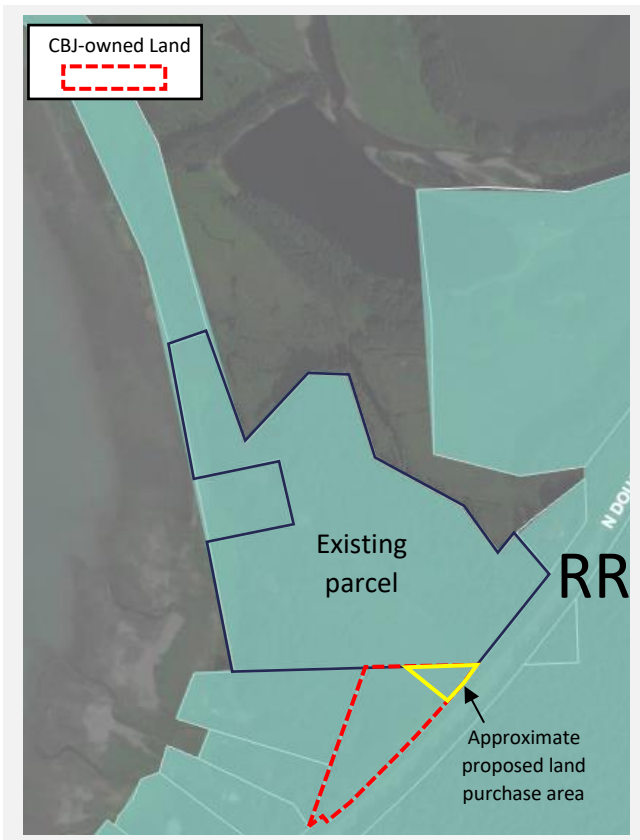
GENERAL INFORMATION	
Property Owner	Jon & Susanne Reiswig
Applicant	Jon & Susanne Reiswig
Property Address	NHN
Legal Description	Entrance Point Tract D & USS 3559 Lot 2 FR Beachside
Parcel Number	6D1201090040 & 6D1201120080
Zoning	Rural Reserve (RR)
Land Use Designation	Resource Development (RD)
Lot Size	506,603 square feet
Water/Sewer	CBJ Water; Private septic on site
Access	North Douglas Highway
Existing Land Use	Residential
Associated Applications	N/A

The Commission shall hear and decide the case per CBJ 53.09.260 - Negotiated sales, leases, and exchanges:

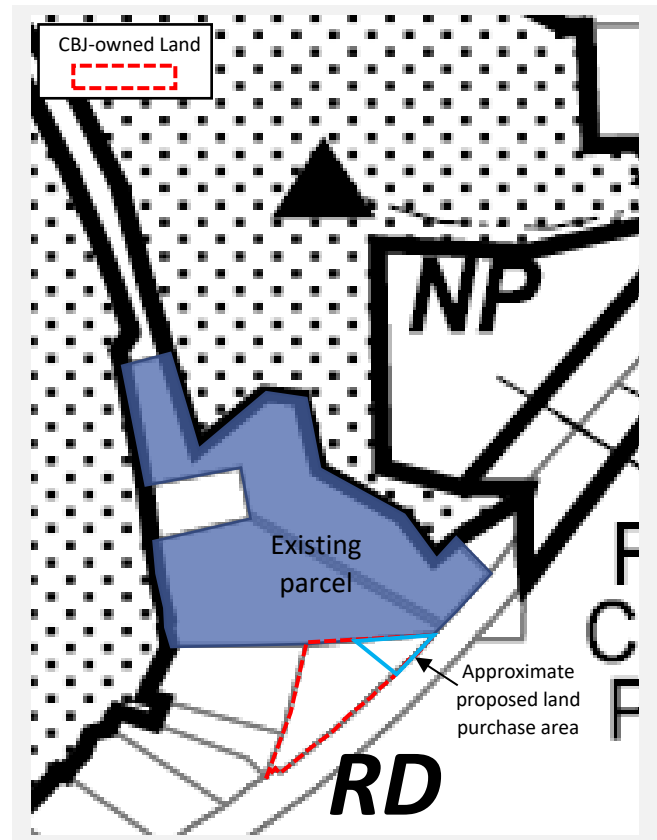
- (a) *Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
- (b) *Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

CBJ 49.10.170(c) Planning Commission Duties: *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

CURRENT ZONING MAP



LAND USE DESIGNATION MAP – (Resource Development)

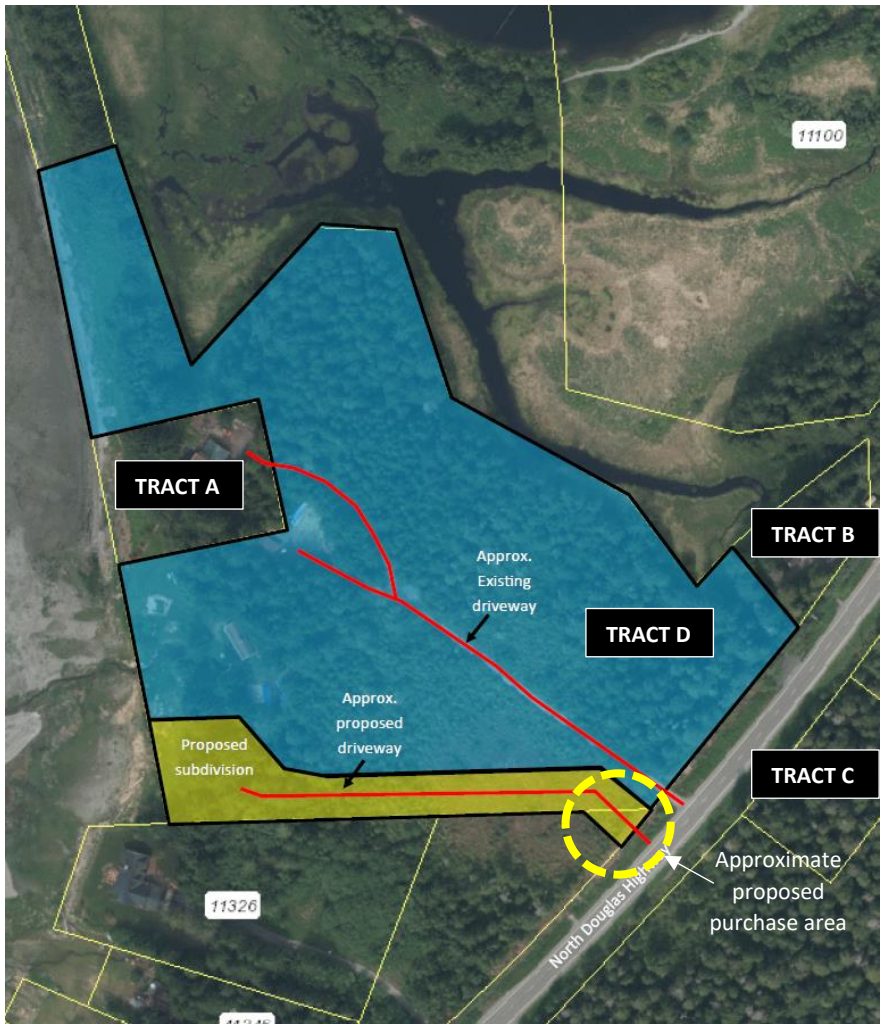


SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	Waterbody	Fish Creek
South	RR	Residential
East	Right-of-Way	North Douglas Highway
West	Waterbody	Fritz Cove

BACKGROUND INFORMATION

Project Description – The applicant owns an 11.63-acre adjacent property and is seeking to purchase approximately 3,000 square feet of CBJ-owned land to construct a driveway for a proposed single-lot subdivision. The disposal is being requested to provide room for a second driveway serving the proposed subdivided lot. However, the lot in its current form is able to be subdivided without any need for additional CBJ land. The applicant’s lot is 506,603 square feet with approximately 325 feet of frontage on North Douglas Highway, and a potential buildout of 14 lots — without purchasing CBJ land.



Background – The applicant is seeking a subdivision design that preserves the existing driveway through their property. The existing driveway is established and the owner has stated that there would be several challenges in combining the driveways; these include topography, wetlands, existing signage, and infrastructure.

The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
SUB-W76-428/Platting Resolution 428	Platting Resolution #428 created what is today Tract A with a 700-foot long, 20-foot wide access panhandle from North Douglas Highway to the lot. This subdivision was approved with the condition that the, “lots not be subdivided further without the re-subdivision of the total parcel. This requirement is based on the ordinance requirement that this waiver cannot be a part of a future subdivision”.
FP-8-82	This action re-subdivided the entire lot and also absorbed the access panhandle to Tract A. The panhandle was replaced by a 10-foot wide access easement which serves the lot today. Tract B and C were also created through this action.

Existing Conditions –

- **Entrance Point Subdivision, Tract D (Applicant-owned lot)** – The existing parcel is 11.63 acres, is zoned RR, and is classified as RD in the 2013 Comprehensive Plan. Water service is provided by the CBJ and private septic service is on site. The existing parcel was created in 1976 by platting resolution #428 which subdivided Lot A from USS 1369 (HES 119), creating a lot with Right-of-Way access through a 20-foot wide, 700-foot long panhandle. Further subdivision of Tract D in 1982 removed the 700-foot long panhandle replacing it with a 10-foot wide access easement traversing Tract D, the primary lot under review.
- **USS 3559 Lot 2 Fraction Beachside (CBJ-owned lot)** – How this lot was created initially is uncertain. It is believed that this lot was platted during the creation of North Douglas Highway, however no documents could be located to determine this. The lot is currently vacant with the exception of an eased driveway to a neighboring property on the southwest portion of the lot.

CBJ 53.09.200(b) – Purpose and intent. The purpose and Intent of CBJ Title 53.09.200(b) is:

- 1. Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a Land Management Plan.*

The Land Management Plan designates this city property for disposal as retain/dispose.

Comprehensive Plan Classification – RD

Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated RD. As resources are identified or extracted from these lands, they should be re-designated and re-zoned appropriately.

ZONING ANALYSIS

CBJ 49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;*
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*
- (5) To provide adequate open space for light and air; and*
- (6) To recognize the economic value of land and encourage its proper and beneficial use.*

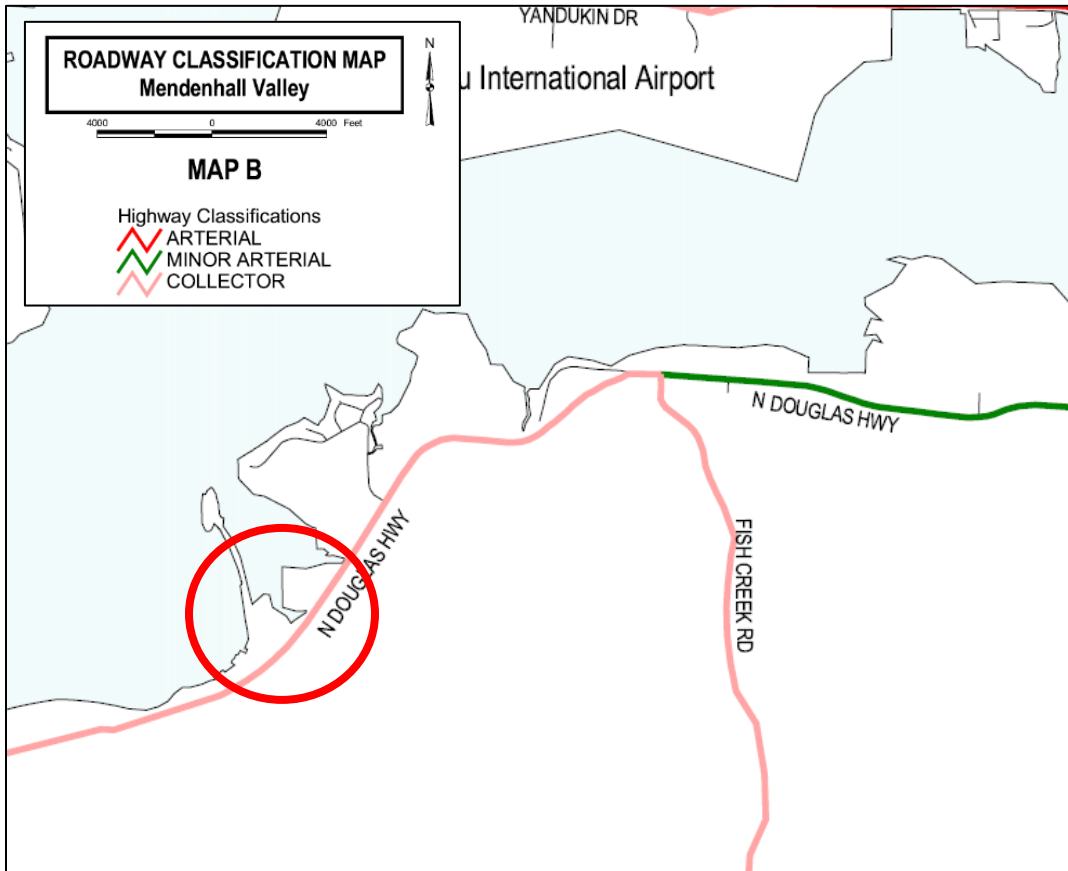
Table of Permissible Uses – The proposed purpose of this disposal is to provide more frontage to create a driveway for a proposed future subdivision. The proposed area for disposal encompasses 3,000 square feet of land in the RR zoning district.

Table of Dimensional Standards – The proposed use of the land is for one single-family residential lot. This use is appropriate for the RR zoning district. However, the CBJ encourages maximizing density where possible, particularly in areas within the urban service area, and served by public water and sewer.

Other Permit Required – Applicant may need to apply for an Alaska Department of Transportation and Public Facilities (DOT&PF) Access Permit to connect a driveway to North Douglas Highway, a state-owned Right-of-Way.

Roadway Construction Standard Waivers – No roadway construction waivers are being requested at this time.

Roadway Classification Maps – This section of North Douglas Highway is classified as a Collector Road. CBJ 49.35.210(c) limits direct access onto Collector roads to “an interior access street or a separate frontage road”.



Hazard Areas – The portion of land requested for disposal is within the Zone X flood zone. This designation indicates that the area is at low risk from flood-related events. In addition there are no anadromous streams on or within 50 feet of the land disposal area.

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	The parcel is not within the Urban Service Boundary.
Water/Sewer	Water is provided by CBJ; Sewer is on site.
Fire Service Area	The parcel is located within Capital City Fire & Rescue Fire Service Area #10.
Schools	Juneau School District.
Recreation	Fish Creek Park is within 1,000 feet of the proposed land disposal site.

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

The below table summarizes Conservation, Historic, and Archeological Resources which may be affected by the property disposal.

Resource	Summary
Conservation Areas	None
Wetlands	None

Anadromous	There are no anadromous streams on any of the parcels related to this land disposal or within 50 feet.
Impaired Waterbodies	No known
Historic	None
Archeological	None
Comprehensive Plan View sheds	None

CONFORMITY WITH ADOPTED PLANS

2013 COMPREHENSIVE PLAN VISION: *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

2013 COMPREHENSIVE PLAN – The proposed text amendment does not conform to the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
17	226	Policy 17.2	<p><i>To hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest.</i></p> <p>No information has been provided that demonstrates this land disposal serves the public interest (see below, 2016 Land Management Plan section).</p>
4	37	Policy 4.2	<p><i>To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.</i></p> <p>No information has been provided that demonstrates that the CBJ-owned land could not be used for other housing development purposes resulting in more infill lots.</p>
10	129	Policy 10.1	<p><i>To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.</i></p> <p>No information has been provided that demonstrates that this land disposal will provide affordable housing opportunities for residents.</p>

2016 HOUSING ACTION PLAN – The proposed text amendment does not conform with the 2016 Housing Action Plan.			
Chapter	Page No.	Item	Summary
Part 2	36	Recommendation 4	<p><i>Develop Housing Choices to Accommodate Juneau’s Workforce Needs</i></p> <p>No information has been provided that demonstrates that this land disposal will accommodate Juneau’s workforce needs.</p>

2016 LAND MANAGEMENT PLAN – The proposed text amendment does not conform with the 2016 Land Management Plan.			
Chapter	Page No.	Item	Summary
N/A	7	<p>Goal 1</p> <p>Objectives</p> <p>Finding</p>	<p><i>Continue the land disposal program which systematically places CBJ land into private ownership.</i></p> <ul style="list-style-type: none"> • Make land available for community expansion. • Expand the property tax base. • Minimize the CBJ’s costs for disposing of land. • Provide opportunities for a variety of housing by disposing of land in multiple locations, by a variety of methods and at several price ranges. • Maximize the CBJ’s return on its property. • Provide opportunities for as many people as possible to acquire CBJ land. <p>No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. This land disposal does not provide a variety of housing, and it limits future housing development opportunities on the CBJ-owned site, and it does not support opportunities to as many people as possible, as the applicant owns the adjacent 11.63-acre property.</p>
	7	<p>Goal 2</p> <p>Objectives</p>	<p><i>Provide direction on the best use of CBJ-owned land for both development and preservation.</i></p> <ul style="list-style-type: none"> • Encourage multiple land uses. • Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities & services. • Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities. • Retain a significant quantity of land to provide for future land use options. • Maintain sufficient land for future CBJ land needs.

2016 LAND MANAGEMENT PLAN – The proposed text amendment does not conform with the 2016 Land Management Plan.			
		Finding	No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. The applicant proposes consolidating the land with 11.63-acre property that they own, thus limiting the future options of the remaining CBJ land at this site.
	7	Goal 3	<i>Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.</i>
		Objectives	<ul style="list-style-type: none"> • Plan expansion of municipal utilities to coincide with and support CBJ land disposals using an “infill” strategy as adopted in CBJ’s Comprehensive Plan. • Establish land disposal priorities based on availability of existing and planned utilities.
		Finding	No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. The land disposal is for a site not serviced by public sewer.

AGENCY REVIEW

CDD conducted an agency review comment period between July 1, 2022 and July 15, 2022. Agency review comments can be found in **Attachment C**.

Agency	Summary
Assessor	No comments received.
Lands	No comments received.
Engineering	“No issues from General Engineering regarding land sale.”
DOT&PF	See Attachment C; RE: Driveway

PUBLIC COMMENTS

CDD conducted a public comment period between August 11, 2022 and August 25, 2022. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on site two weeks prior to the scheduled hearing. No public comments were received as of the writing of this staff report.

FINDINGS

In accordance with CBJ 53.09.260, staff finds the proposed disposal of land by the CBJ does comply with Title 49 Land Use Code; however, it is not in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 Land Management Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Public Notice Materials
Attachment C	Agency Comments
Attachment D	Reviewed Materials



JUNEAU DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 11260 Douglas Highway	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) ENTRANCE POINT TR D / USS 3559 LT 2 FR BEACHSIDE	
	Parcel Number(s) 6D1201090040 / 6D1201120080	
	<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____	
	LANDOWNER/LESSEE	
Property Owner Jon A Reeswig; Susanne L Reeswig / City & Borough of Juneau	Contact Person JON	
Mailing Address 11260 N. DOUGLAS HWY. JUNEAU 99801	Phone Number(s) 907 586 3821	
E-mail Address SALMONCREEKMEICAL@GCI.NET		
LANDOWNER/LESSEE CONSENT Required for Planning Permits, not required on Building/Engineering Permits		
I am (we are) the owner(s) (or is/are) of the property subject to the application and I (we) consent as follows: A. The application for a land use or activity review for development on my (our) property is made with my consent/understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.		
X <u>Jon A Reeswig</u> Landowner/Lessee Signature	<u>5/27/22</u> Date	
X <u>Susanne L Reeswig</u> Landowner/Lessee Signature	<u>5/28/22</u> Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property on the scheduled public hearing date.		
APPLICANT If the same as OWNER, write "SAME"		
Applicant Jon A Reeswig; Susanne L Reeswig	Contact Person	
Mailing Address 42360 Douglas Highway 11260 N. DOUGLAS HWY.	Phone Number(s) 907 586 3821	
E-mail Address salmoncreekmeical@gci.net		
X <u>Jon A Reeswig</u> Applicant's Signature	<u>5/27/22</u> Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

This form and all documents associated with it are public record once submitted.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
CSP22-002	5/31/22

PAD 22-001

FORMS \PLAN\GRN\DP Ad.docx

Updated 2017 - Page 1 of 1



CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.
NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.

To be completed by Applicant

PROJECT SUMMARY
Requesting to purchase roughly 3,000 square feet in order to subdivide and create an ocean front lot with street access.

TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits?
 YES Case No.: _____
 NO

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ _____

ALL REQUIRED MATERIALS ATTACHED

Complete application
 Pre-Application notes (if applicable)
 Narrative including:

- Current use of land or building(s)
- Proposed use of land or building(s)
- How the proposed project complies with the Comprehensive Plan
- How the proposed project complies with the Land Use Code (Title 49)

 Site Plan (details on page 2)

NOTE: This application is required even if the proposed project is associated with other Land Use permits.

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

CITY/STATE PROJECT FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u> </u>			

\$100 sign deposit
\$50 sign fee

This form and all documents associated with it are public record once submitted.

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For assistance filling out this form, contact the Permit Center at 586-0770.

Case Number	Date Received
CSP22-002	5/31/22

Attachment A - Application Packet

PAD22-cc1

City/State Project and Land Action Review Information

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

Application: An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
 - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
 - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
 - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
 - d. Existing and proposed lighting (including cut sheets for each type of lighting);
 - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
 - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

Document Format: All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

Application Review & Hearing Procedure: Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

Review: As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Attachment A - Application Packet

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan.Bleidorn@juneau.org
(907) 586-5252

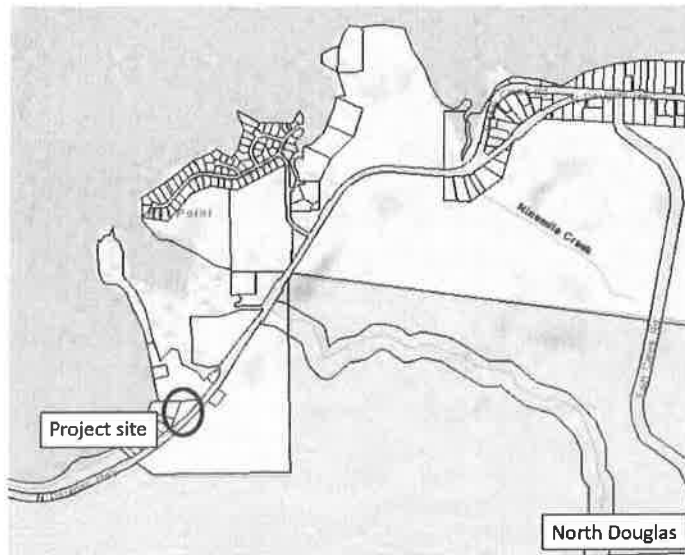
TO: Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee

FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*

SUBJECT: Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

DATE: April 28, 2022

The Lands Office has received a request to purchase city property from Jon and Susanne Reiswig, the owners of 12260 Douglas Highway. The Reiswigs propose to purchase a fraction of the adjacent City property in order to subdivide their lot. According to the application, there is currently insufficient land to access the highway so they are requesting around 1,400 square feet of City property.



The City property is a large 92-acre parcel transected by Douglas Highway, with the sub-parcel created by the Highway is 1.5 acres. The requested property is managed by Lands and the 2016 Land Management Plan designated this property as retain/dispose. The Plan also states that this property could be utilized for a future residential subdivision. The northern part of the City property has Fish Creek running through it and is designated as retain in the Plan.

53.09.260 - Negotiated sales, leases, and exchanges.

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further

considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

The next step in the process is for this application to be forwarded to the Assembly as New Business to make a determination under 53.09.260. In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Jon and Susanne Reiswig.

Attachments:

1. Jon and Susanne Reiswig Applicant to Purchase City Property



Application to Purchase City and Borough of Juneau Lands

Applicant Information

Business / Individual *

Jon A. & Susanne L. Reiswig

Address *

11260 north douglas hwy.

Street Address

Juneau

City

AK

State / Province / Region

99801

ZIP / Postal Code

Phone *

(907) 586-3821

Email

salmoncreekmedical@gci.net

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 *

11260 North Douglas Hwy. Mile 8.75

Legal Description *

6D1201120080 USS3559 Lt.2

Provide Brief Description of Your Proposal *

I want to develop lot 2 USS 1369. I need highway access on North Douglas Hwy. I propose purchasing a small segment of city land adjacent to tract D of Entrance Pt. Subdivision. The city land is adjacent to the south side of the present driveway (lot 1 USS 3281. There is insufficient land to access the highway for lot 2

Provide a Map of CBJ Land you wish to Purchase *

No file selected.

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

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

Notify as my representative JW Bean 907723 3610

Upload Supporting Documents (optional)

Drop files here or

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

"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 *

Jon

First

Reiswig

Last

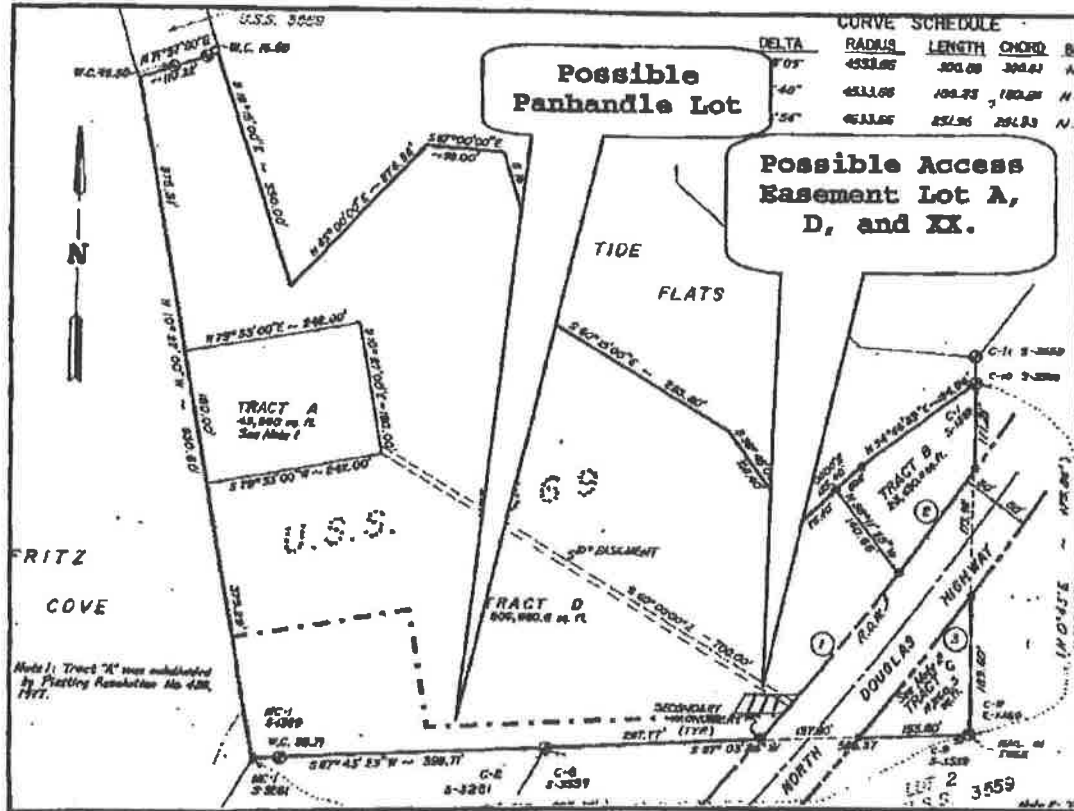
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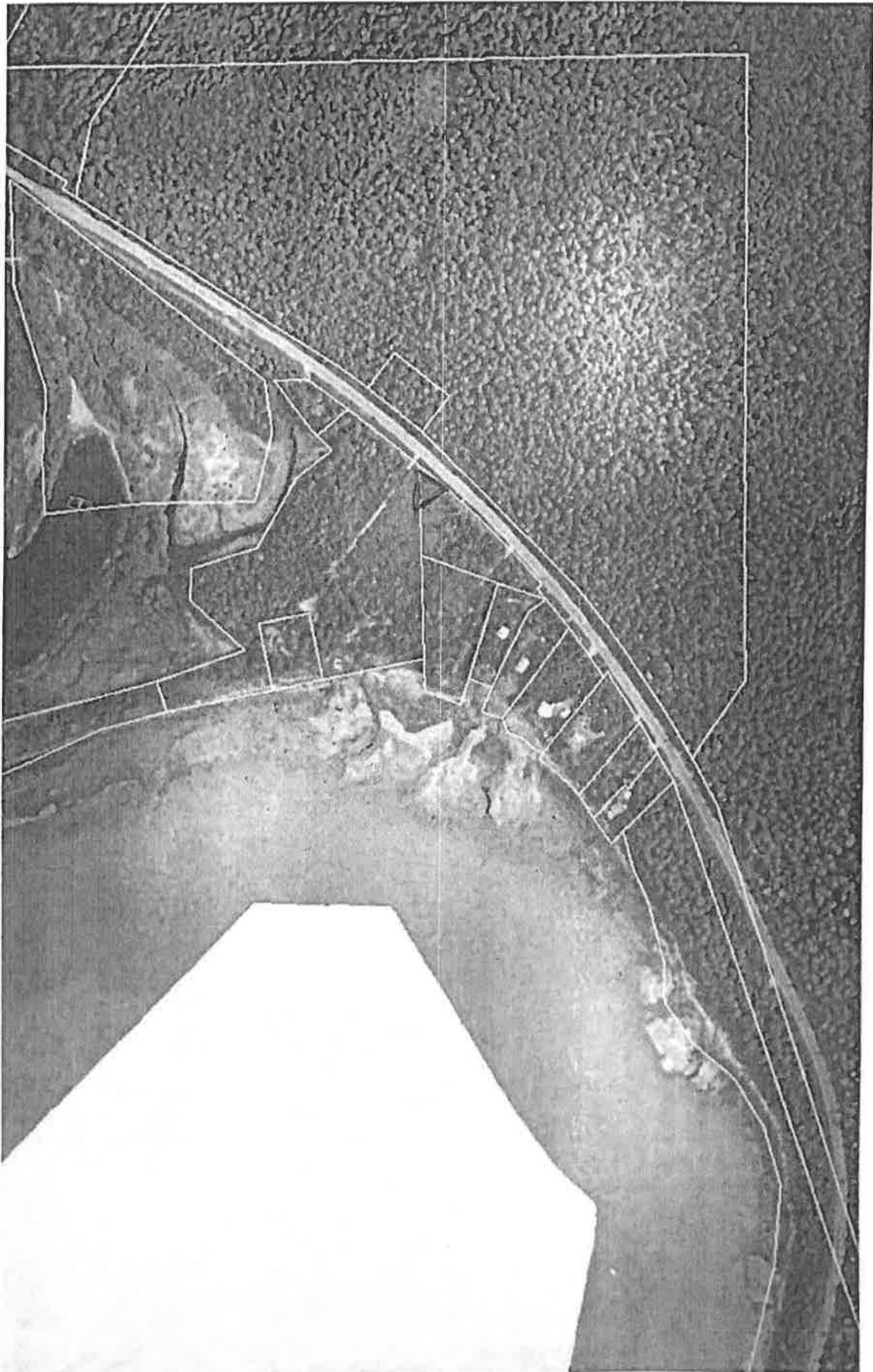
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Privacy - Terms

SUBMIT

Subdivision Review Committee
 File No.: VAR2009-00019
 July 13, 2009
 Page 5 of 5





Thursday, March 3, 2022 1:57:41 PM - CBJ GIS property map - prototype JavaScript browser with Search capability and 4

Attachment A - Application Packet

Lands, Housing & Economic Development Committee

May 02, 2022



Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

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Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

- The City property is a large 92-acre parcel transected by Douglas Highway.
- The requested property is managed by the Lands Division and the 2016 Land Management Plan designated this property as retain/dispose.
- The northern part of the City property has Fish Creek running through it and is designated as retain in the Plan.





Attachment A - Application Packet



Attachment A - Application Packet



Attachment A - Application Packet

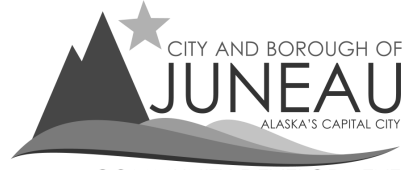
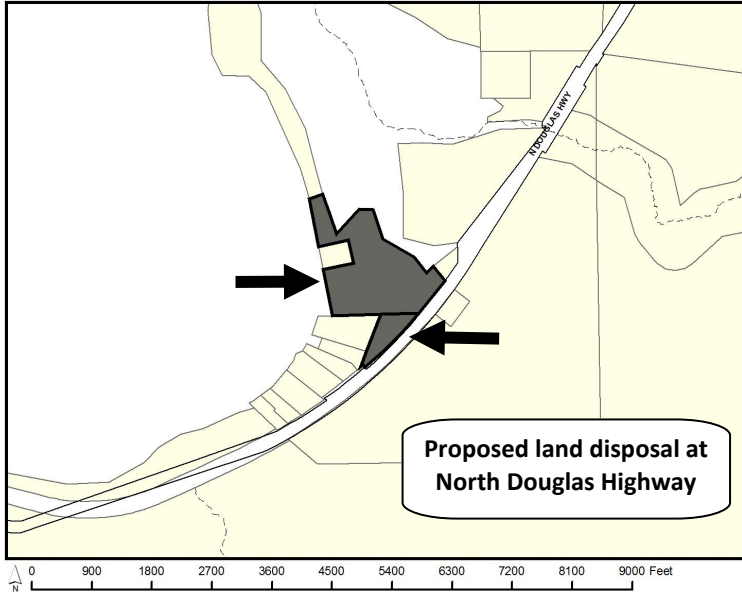
Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Jon and Susanne Reiswig.



Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **land disposal of 3,000 square feet at North Douglas Highway** in a **Rural Reserve zone**.

PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **September 6, 2022**, at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes and more here as well.

Now through Aug. 22

Comments received during this period will be sent to the Planner, **Joseph Meyers**, to be included as an attachment in the staff report.

Aug. 23 — noon, Sept. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

HEARING DATE & TIME: 7:00 pm, Sept. 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84149547128> and use the Webinar ID: 841 4954 7128 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

Sept. 14

The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4209 ♦

Email: pc_comments@juneau.org

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: PAD2022 0001

Parcel No.: 6D1201090040; 6D1201120080

CBJ Parcel Viewer: <http://epv.juneau.org>



Attachment B - Public Notice Materials



Attachment B - Public Notice Materials

From: [Bizzarro, Caleb T \(DOT\)](#)
To: [Joseph Meyers](#)
Subject: RE: Driveway/
Date: Tuesday, July 26, 2022 10:05:03 AM
Attachments: [image004.png](#)

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Good morning Joseph,

After reviewing the application materials for the proposed purchase of CBJ property (to allow for a driveway access on North Douglas Hwy); I would like to supply the following information for your awareness, and its potential influence on purchase size requirements.

Here is the pertinent specifications for a residential approach along state rights of way. Please be aware, there is also commercial driveway specifications which I will exclude for the time being as it does not seem relevant to your inquiry.

Residential Driveway Specifications, in accordance with the [Alaska Highway Preconstruction Manual](#).

Driveway Width: 14-20ft (24ft, maximum allowable rural residential *farm* driveway)

Driveway Landing Length: greater than or equal to 12ft paved

Driveway Return Radius (Return Radii): Edge of pavement returns should connect the edge of the driveway with the edge of a paved shoulder on uncurbed roadways. Where uncurbed roadways have paved shoulders less than 9 feet wide, the return should terminate 8 feet from the edge of traveled way and be connected to the edge of pavement (traveled way or paved shoulder) with a 10:1 taper (10 feet longitudinally along the roadway for each 1 foot transversely).

Table 1190-2
Driveway Return Radii (feet)

Driveway Width (ft)	Residential		Farm		Commercial	
	Curbed	Uncurbed	Curbed	Uncurbed	Curbed	Uncurbed
14 - 20	*20	20	-	20	-	-
24 - 34	-	-	-	40	*40	40

Property Edge Clearance: The property line edge clearance should be equal to the return radius (at least 20ft each side in this case)

If the applicant is subdividing the lot as shown, then there is no further minimum distance requirements from neighboring approaches. Other potential factors at play, sight distance requirements as well as AADT. It would appear these constraints may be met based on my initial review.

Please let me know if you have follow-up questions regarding access requirements. If the applicant would like to apply for an access permit, please direct them to DOT&PF's [ePermits](#) website.

Best Regards,

Caleb Bizzarro

Right Of Way Agent

Department of Transportation & Public Facilities

Southcoast Region Design & Engineering Services

Ph: (907) 465 4519

Email: caleb.bizzarro@alaska.gov

Telework: Tuesday & Thursday, 7:30AM – 4:30PM

Office: Monday, Wednesday, Friday, 7:30AM – 4:30PM

From: Joseph Meyers <Joseph.Meyers@juneau.org>

Sent: Monday, July 25, 2022 2:52 PM

To: Bizzarro, Caleb T (DOT) <caleb.bizzarro@alaska.gov>

Subject: Driveway/

CAUTION: This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Caleb,

I am reaching out to seek comment on a proposed acquisition of CBJ-owned land on North Douglas Highway. Preliminary plans and application are attached.

The applicant is seeking to buy a small piece of CBJ-owned land to install a driveway – so they may subdivide. The amount of land they purchase from the CBJ will correlate with DOT standards for minimum driveway distances and other requirements you may have. The approximate distances between the two driveways below is 45-50 feet. The yellow circle is the proposed purchase area which may expand depending on what is required.

Please let me know if you have questions.



Thank you and kind regards,

Joseph Meyers | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

230 S. Franklin Street, 4th Floor Marine View Building

Personal line: 907.586.0753; Ext: 4209

He/him



From: [John Bohan](#)
To: [Joseph Meyers](#); [Mark Millay](#); [Eric Vogel](#)
Subject: RE: PAD2022 0001
Date: Wednesday, July 27, 2022 8:14:39 AM

No issues from GE regarding land sale. Water system is on the subdivision side of ND Hwy, so adding water service for newly created parcel will not be burdensome.

Thanks

Thanks

John Bohan, PE

CBJ Chief CIP Engineer

155 S. Seward St

Juneau AK 99801

(907)586-0800 x-4188

fax 463-2606

From: Joseph Meyers <Joseph.Meyers@juneau.org>
Sent: Monday, July 25, 2022 2:00 PM
To: Mark Millay <Mark.Millay@juneau.org>; John Bohan <John.Bohan@juneau.org>; Eric Vogel <Eric.Vogel@juneau.org>
Subject: PAD2022 0001

Good afternoon all,

I am reviewing an application for another land acquisition on North Douglas Highway. The plans and application are attached.

The applicant wants to buy a small piece of City-owned land to install another driveway so they may subdivide. Will you take a look at this and let me know if you see any potential issues with the driveways, utilities, etc.

Thank you,

Joseph Meyers | Planner II

[Community Development Department](#) | City & Borough of Juneau, AK

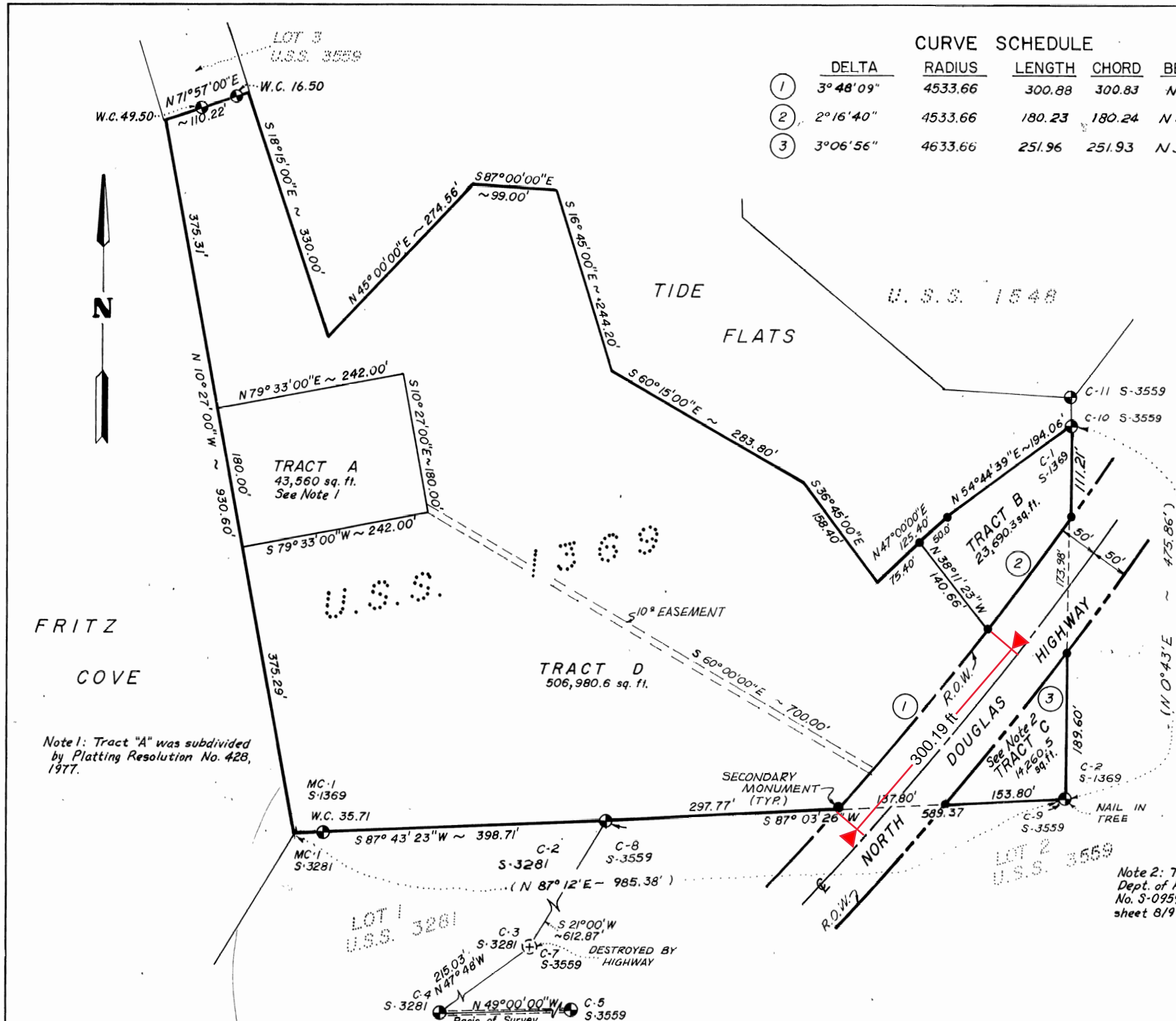
230 S. Franklin Street, 4th Floor Marine View Building

Personal line: 907.586.0753; Ext: 4209

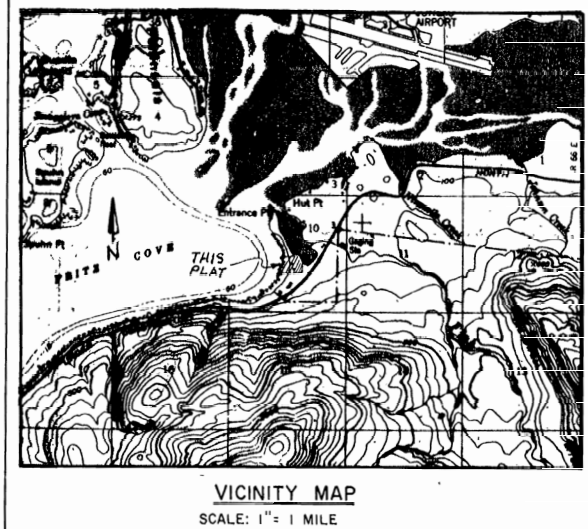
He/him



1982-X-001 00092



CURVE SCHEDULE					
	DELTA	RADIUS	LENGTH	CHORD	BEARING
①	3° 48' 09"	4533.66	300.88	300.83	N 39° 13' 35" E
②	2° 16' 40"	4533.66	180.23	180.24	N 36° 11' 07" E
③	3° 06' 56"	4633.66	251.96	251.93	N 38° 23' 06" E



STATEMENT OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my(our) free consent and dedicate all streets, alleys, walks, parks and other open spaces public or private use as noted.

Date July 14, 1982.

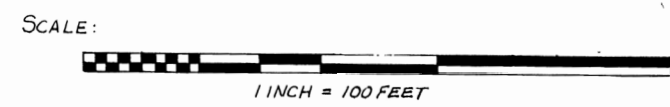
Owner John A. Reising Witness JW Bean
 Owner Suzanne Reising Witness Steve Bean

NOTARY'S ACKNOWLEDGEMENT

On this 14 day of July, 1982, before me, the undersigned, a notary public in and for the State of Alaska, residing at Juneau, personally John A. Reising known to me to be the person who executed the foregoing certificate and acknowledged to me that he executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof, I have hereunto affixed my signature and official seal the day, month, and year in this certificate first above and therein mentioned.

Ginger S. Bean
 Notary Public for the State of Alaska
 My commission expires: July 11, 1985



Note 1: Tract "A" was subdivided by Platting Resolution No. 428, 1977.

Note 2: Tract "C" was created by Dept. of Highway, Alaska Project No. S-0959(4) North Douglas, sheet 819, Oct. 13, 1971.

SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that all dimensional and relative bearings are correct and that corner monuments are set in place and noted upon this plat as present.

LEGEND

- B.L.M. Monument located this survey
- Secondary Monument set this survey 3/4" Rebar with Plastic Cap.



CERTIFICATE OF APPROVAL BY THE BOARD

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska, and that said plat shown hereon has been approved by the Platting Board by Plat Resolution No. EP-5-82 dated June 8, 1982, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated July 20, 1982.
Kathleen M. Daniels
 Chairman, Platting Board
 City and Borough of Juneau, Alaska

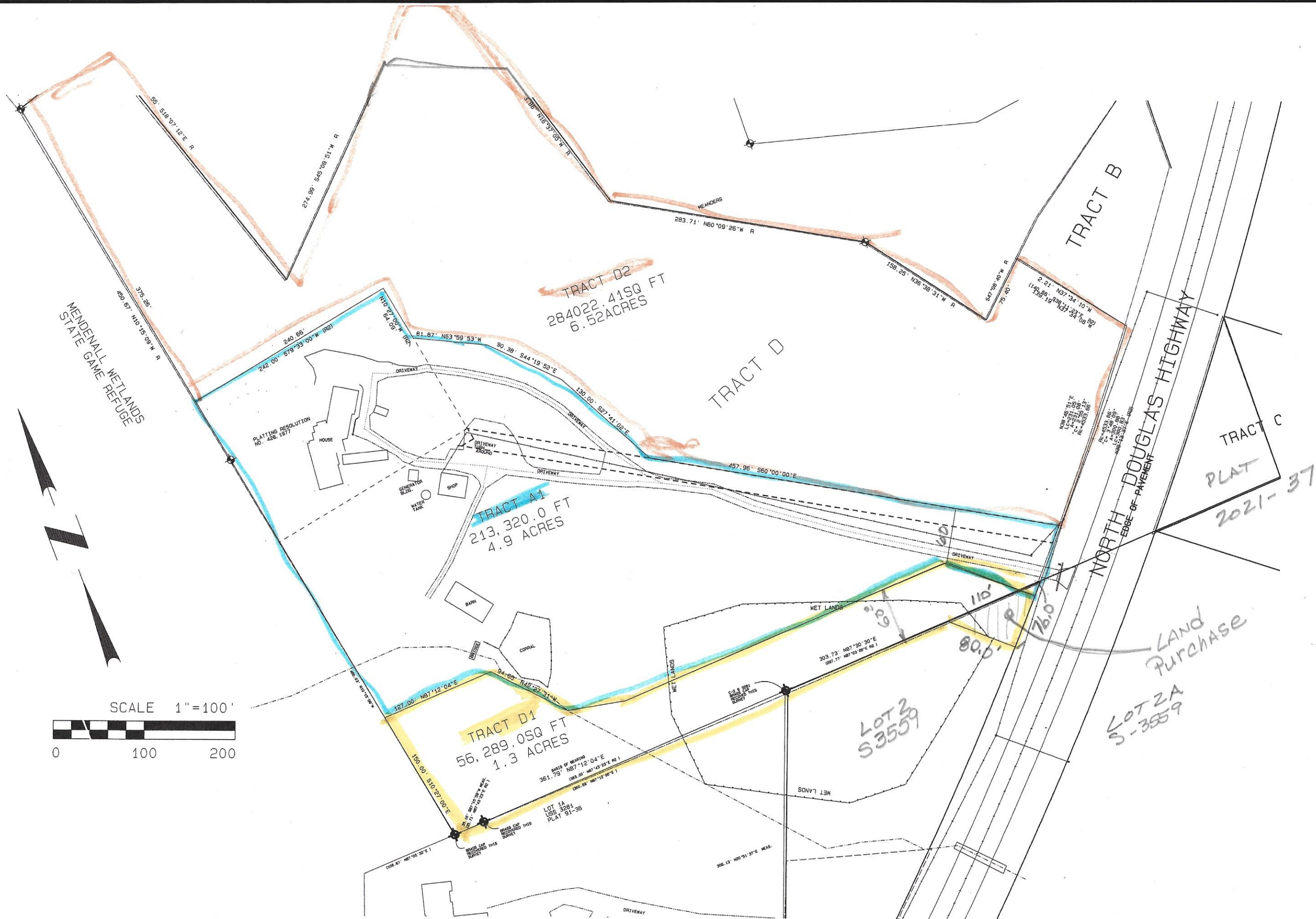
Attest: Don Wenzel

A PLAT OF:

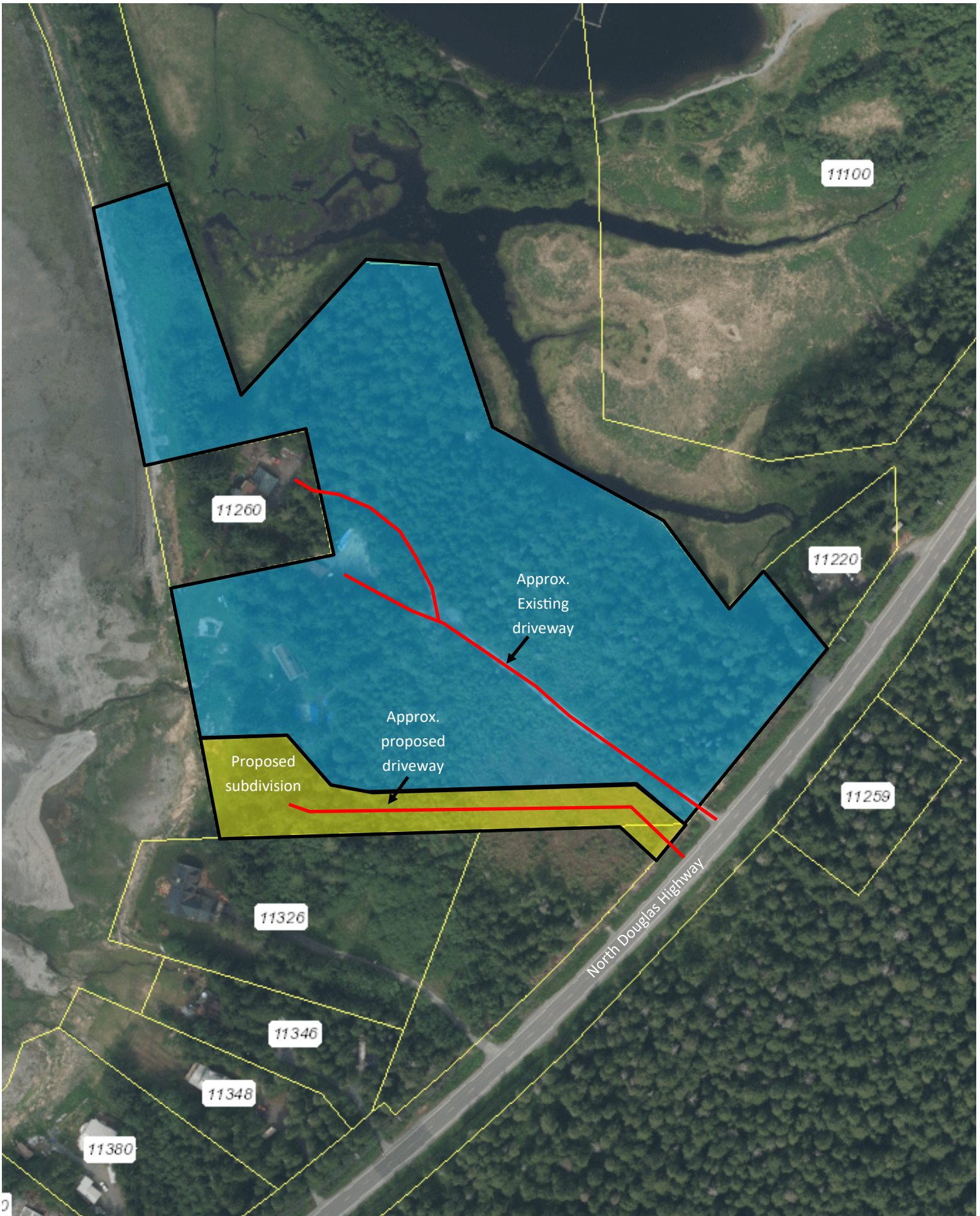
ENTRANCE POINT SUBDIVISION

RESUBDIVISION OF U.S. SURVEY No. 1369 INTO TRACTS A, B, C AND D.

	J.W. BEAN,		DATE OF SURVEY
	PROFESSIONAL SURVEYOR		1 JULY 1, 1982
9212 GLACIER HWY.		BOOK	PAGE
JUNEAU, ALASKA		41	57
908-789-0880		JOB No.	SHEET No.
SURVEYOR - PLANNER		7977	1
		DRAWN BY:	OF 1
		L. SPANG 7/82	



Attachment D - Reviewed Materials



Attachment D - Reviewed Materials