




**PLANNING COMMISSION STAFF REPORT
PROPERTY DISPOSAL PAD2024 0002
HEARING DATE: AUGUST 13, 2024**

(907) 586-0715

CDD_Admin@juneau.gov

www.juneau.org/community-development

155 Heritage Way • Juneau, AK 99801

DATE: August 5, 2024
TO: Mandy Cole, Chair, Planning Commission
BY: Jay Larson, Planner II 
THROUGH: Jill Lawhorne, Director, AICP

PROPOSAL: Applicant requests a Property Disposal Review for approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land.

STAFF RECOMMENDATION: Approval

KEY CONSIDERATIONS FOR REVIEW:

- Land disposal is in general conformity with the 2013 Comprehensive Plan, and the 2016 CBJ Land Management Plan.
- The 2016 Land Management Plan earmarks these properties for disposal.
- The land requested for disposal is undeveloped.

GENERAL INFORMATION	
Property Owner	City and Borough of Juneau
Applicant	City and Borough of Juneau
Property Address	15700 Auke Rec Bypass Road
Legal Description	USS 3807
Parcel Number	8B3401000100
Zoning	RR & D3
Land Use Designation	Residential
Lot Size	151.17 acres
Water/Sewer	None/None
Access	Glacier Hwy
Existing Land Use	Residential
Associated Applications	None found

ALTERNATIVE ACTIONS:

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed project. Planning Commission must make its own findings.
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:

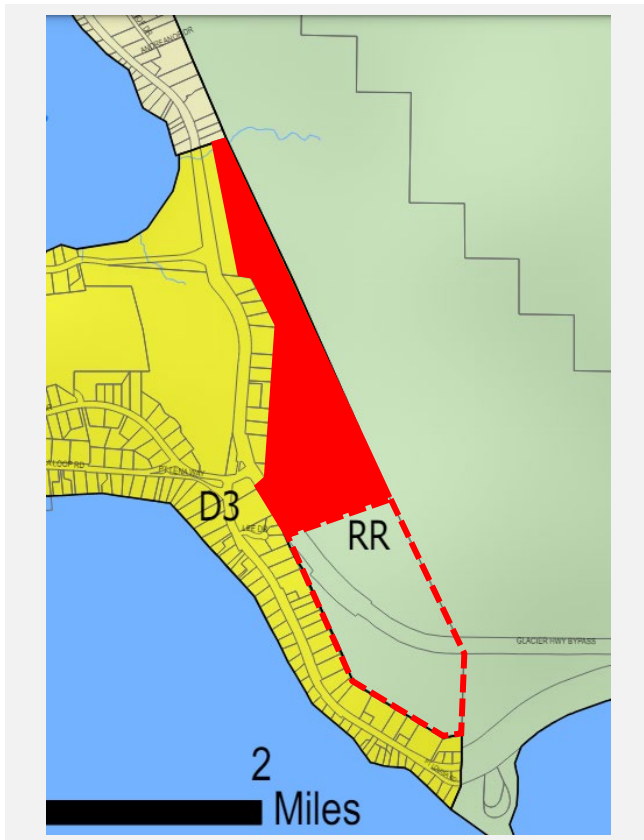
- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - CBJ 49.05.100
 - CBJ 49.10.170(c)
 - CBJ 53.09.200(b)
 - CBJ 53.09.260

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.*

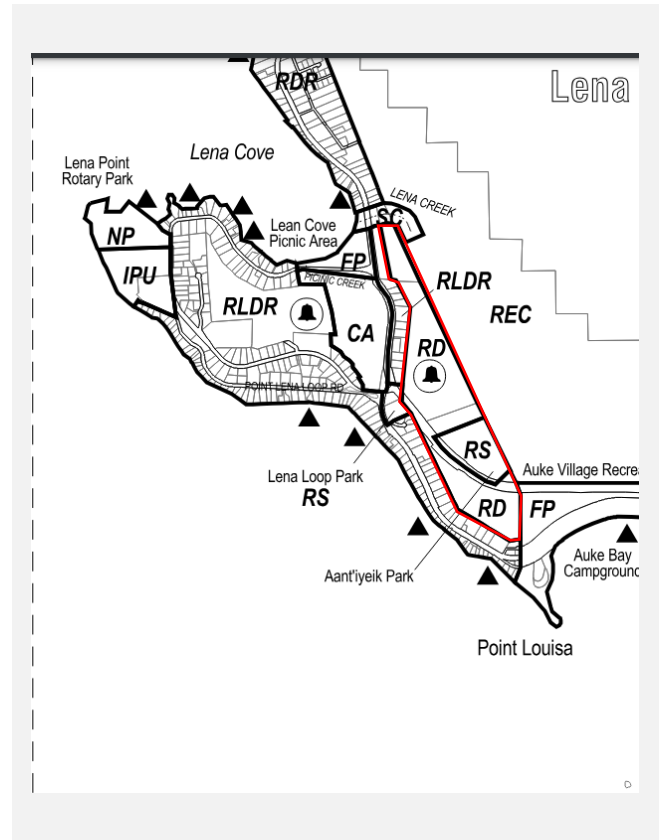
CURRENT ZONING MAP



LAND USE DESIGNATION MAP

RD= Resource development

RS= CBJ Recreational Service Park



SURROUNDING LAND USES AND ZONING

Direction	Zoning District	Land Use
North	D1/RR – Single Family & Duplex/ Rural Reserve	Residential
South	D3 – Single Family & Duplex	Residential
East	RR – Rural Reserve	Residential
West	D3 – Single Family & Duplex	Residential

BACKGROUND INFORMATION

Project Description – The applicant submitted an application (**Attachment A**) requesting to purchase approximately one acre of CBJ property. This property is located outside of the sewer service boundary. This property also does not have water service as service out the road is located south of the property, on Auke Rec Bypass Road. The applicant’s property is served by municipal water. If this application is approved there is an opportunity for an access and utility easement to provide municipal drinking water to the remaining CBJ parcel. Access to Municipal Drinking water may facilitate development of the remaining CBJ property.

Background – The CBJ owned property was Patented from the State of Alaska in 1968. The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
Zoning	The current zoning for this property is RR - Rural Reserve. The RR, rural reserve zoning district, is intended for lands primarily in public ownership managed for the conservation and development of natural resources and for future community growth. In addition, recreation cabins, lodges and small seasonal recreational facilities may be allowed.
1960 - Survey	U.S. Survey No. 3807 (Attachment B)
State of Alaska Patent	Patent No. 612 grants all of U.S. Survey 3807, containing 151.17 acres to the CBJ. (Attachment C)
USE1997-00011 Site Map	Project Site Map shows location of reconstruction and realignment area for new roadway. (Attachment D)
USE1999-00005	A temporary use permit to locate a hot mix asphalt plant, on a temporary basis, on CBJ lands adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway. A Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec. By-Pass Right-of-Way for the purpose of paving this new section of State roadway. (Attachment E)
Utilities	There are currently no utilities access points to this parcel. This approval would provide utility access via an easement.

CBJ 53.09.200(b) - Purpose and intent. The purpose and Intent of 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.

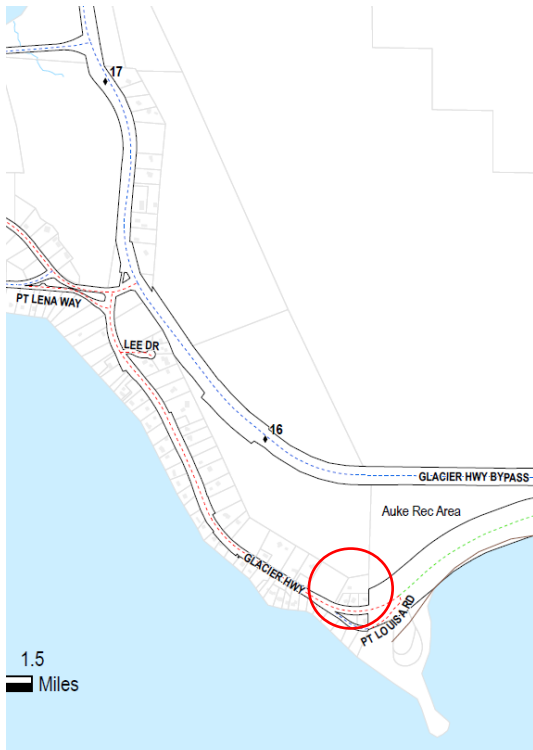
The Land Management Plan designates this city property for disposal as dispose.

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.*

Roadway Construction Standard Waivers – N/A



Hazard Areas – None Mapped

COMMUNITY SERVICES

Service	Summary
Urban Service Boundary	Outside Urban Service Boundary
Water/Sewer	No. See above.
Fire Service Area	Fire Service Area No. 10
Schools	Auke Bay Elementary
Recreation	Across the hwy from Aant’ iyeik Fields, east of Lena Loop Park and west of Auke Bay Campground

ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES

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

Resource	Summary
Conservation Areas	To the northwest, no specific direction
Wetlands	Possible
Anadromous	On the northern end of the parcel, but not on this lot
Comprehensive Plan View sheds	No

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 disposal is in compliance with the 2013 Comprehensive Plan.			
Chapter	Page No.	Item	Summary
12	198	Policy 12.1 – SOP1	The proposed disposal supports Policy 12.1 by creating future access to municipal water and sewer for CBJ owned property. <i>12.1 – SOP1 Maintain an Urban Service Area boundary that defines the limits within which the full range of urban services, such as municipal water and sewer, will be provided. Such municipal services are not to be provided elsewhere. The Urban Service Area boundary is delineated in the Comprehensive Plan.</i>

2016 LAND USE PLAN - The proposed disposal is in compliance with the 2016 Land Use Plan.			
Chapter	Page No.	Item	Summary
Future Land Disposal Program	84	Reservations of Land within Large Tracts	Another concern with the identification of the large tracts of land for disposal is that not all the land within a parcel would be sold or developed. Reservations will be made for greenbelts along stream corridors, protection of valuable wetlands, public facilities, and other areas with significant public interest. These features would be identified during a reconnaissance study of the tract, prior to subdivision. The remaining lands, which are appropriate for development, would be sold.

AGENCY REVIEW

CDD conducted an agency review comment period between June 21 to July 5, 2024. No agency review comments were submitted.

FINDINGS

In accordance with CBJ 49.15.580 staff finds the proposed disposal complies with Title 49 Land Use Code and is in general conformity with adopted plans, specifically the 2016 Land Use Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of approval to the CBJ Assembly for the disposal of Parcel No. 8B3401000100.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	1960 U.S. Survey No. 3807
Attachment C	1968 Patent from the State of Alaska
Attachment D	1997 Site Map No. USE97-00005
Attachment E	1999 Conditional Use Permit No. USE99-00005
Attachment F	Abutters Notice and Public Notice Sign Photo
Attachment G	CBJ Land Holdings List



DEVELOPMENT PERMIT APPLICATION

NOTE: Development Permit Application forms must accompany all other Community Development Department land use applications. This form and all documents associated with it are public record once submitted.

To be completed by Applicant	PROPERTY LOCATION	
	Physical Address 15700 Auke Rec Bypass Rd	
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) USS 3807	
	Parcel Number(s) 8B3401000100	
	<input type="checkbox"/> This property is located in the downtown historic district <input type="checkbox"/> This property is located in a mapped hazard area, if so, which _____	
	LANDOWNER/ LESSEE	
	Property Owner City and Borough of Juneau	Contact Person Dan Bleidorn
	Mailing Address 155 Heritage Way, Juneau AK 99801	Phone Number(s) 907-586-5252
	E-mail Address Lands_Office@juneau.gov	
	LANDOWNER/ LESSEE CONSENT	
Required for Planning Permits, not needed on Building/ Engineering Permits.		
Consent is required of all landowners/ lessees. If submitted with the application, alternative written approval may be sufficient. Written approval must include the property location, landowner/ lessee's printed name, signature, and the applicant's name.		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:		
A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.		
B. I (we) grant permission for the City and Borough of Juneau officials/employees to inspect my property as needed for purposes of this application.		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>Dan Bleidorn</p> <p>Landowner/Lessee (Printed Name)</p> </div> <div style="width: 45%;"> <p>Lands & Resources Manager</p> <p>Title (e.g.: Landowner, Lessee)</p> </div> </div>		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>X <u><i>Daniel Bleidorn</i></u></p> <p>Landowner/Lessee (Signature)</p> </div> <div style="width: 45%;"> <p><u>04/02/2024</u></p> <p>Date</p> </div> </div>		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>Landowner/Lessee (Printed Name)</p> <p>Title (e.g.: Landowner, Lessee)</p> </div> <div style="width: 45%;"> <p>X _____</p> <p>Landowner/Lessee (Signature)</p> </div> </div>		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>Landowner/Lessee (Printed Name)</p> <p>Title (e.g.: Landowner, Lessee)</p> </div> <div style="width: 45%;"> <p>X _____</p> <p>Landowner/Lessee (Signature)</p> </div> </div>		
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours. We will make every effort to contact you in advance, but may need to access the property in your absence and in accordance with the consent above. Also, members of the Planning Commission may visit the property before a scheduled public hearing date.		
APPLICANT If same as LANDOWNER, write "SAME"		
Applicant (Printed Name) City and Borough of Juneau	Contact Person Dan Bleidorn	
Mailing Address 155 Heritage Way, Juneau AK 99801	Phone Number(s) 907-586-5252	
E-mail Address Lands_Office@juneau.gov		
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <p>X _____</p> <p>Applicant's Signature</p> </div> <div style="width: 45%;"> <p>_____</p> <p>Date of Application</p> </div> </div>		

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

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

Case Number
PAD24-002

Intake Initials

DR

Date Received

5/7/24



PROPERTY ACQUISITION AND DISPOSAL 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	<p>PROJECT SUMMARY: Mr. Ruschmann is interested in purchasing about an acre of CBJ property. This CBJ property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway. The applicant's property is served by municipal water and if this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to Municipal Drinking water would help facilitate development of the remaining CBJ property.</p>
	<p>TYPE OF PROJECT REVIEW: <input type="checkbox"/> Property Acquisition Review <input checked="" type="checkbox"/> Property <u>Disposal</u> Review</p>
	<p>PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:</p> <p>Is this project associated with any other Land Use Permits? <input type="checkbox"/> YES Case No.: _____ <input checked="" type="checkbox"/> NO</p> <p>Capital Improvement Program # (CIP) _____</p> <p>ESTIMATED PROJECT COST: \$ _____</p>
	<p>ALL REQUIRED MATERIALS ATTACHED</p> <p><input type="checkbox"/> Complete application</p> <p><input type="checkbox"/> Pre-Application notes (if applicable)</p> <p><input type="checkbox"/> Narrative including:</p> <p style="padding-left: 20px;"><input type="checkbox"/> Current use of land or building(s)</p> <p style="padding-left: 20px;"><input type="checkbox"/> Proposed use of land or building(s)</p> <p style="padding-left: 20px;"><input type="checkbox"/> How the proposed project complies with the Comprehensive Plan</p> <p style="padding-left: 20px;"><input type="checkbox"/> How the proposed project complies with the Land Use Code (Title 49)</p> <p>Site Plan (details on page 2)</p>

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

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

PROPERTY ACQUISITION & DISPOSAL FEES	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>20</u>			

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 PAD24-002	Date Received 5/7/24
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Property Acquisition & Disposal Review Information

Property Acquisition & Disposal project review is outlined in CBJ 53.04 and 53.09

Each application for a Property Acquisition & Disposal 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 Property Acquisition & Disposal 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 Property Acquisition & Disposal Project 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 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.

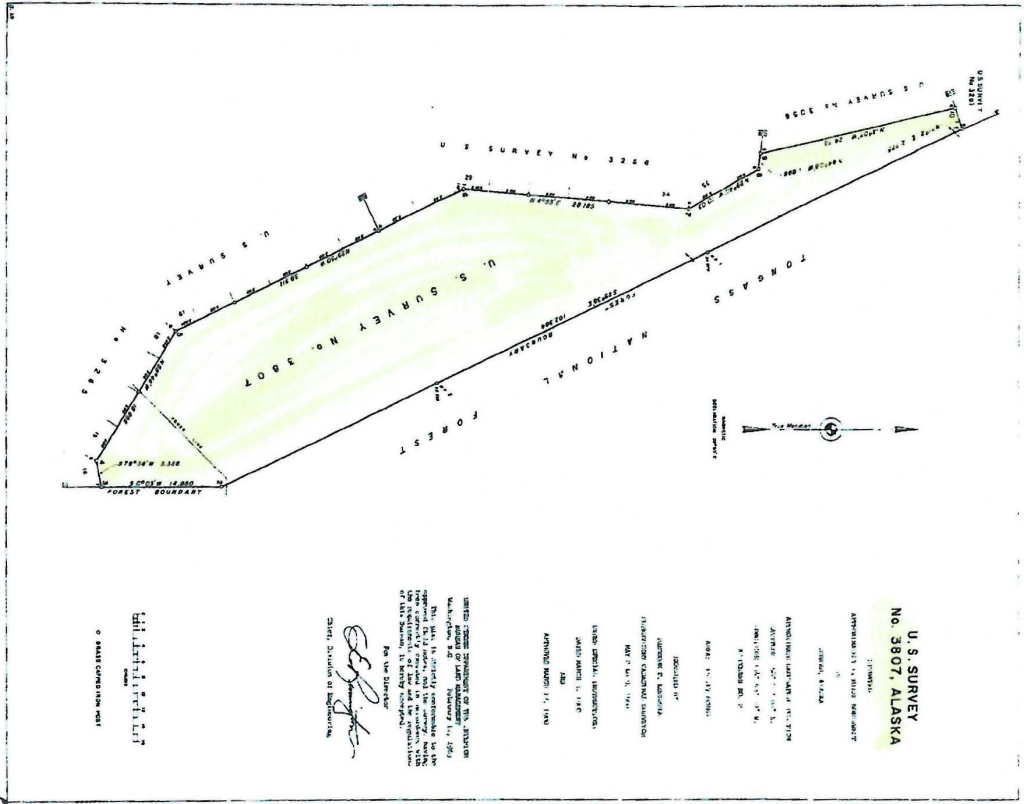
Hearing: Property Acquisition & Disposal project Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. 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

In August 2023 Chris Ruschmann applied to acquire CBJ property adjacent to his property which is located at 15700 Auke Rec Bypass Road. This CBJ property is located outside of the sewer service boundary but also does not have water service because the service out the road is located south of this property on Auke Rec Bypass Road and not on Glacier Highway. The applicant's property is served by municipal water and if this application moves forward, there is an opportunity to negotiate an access and utility easement on the applicant's property to provide municipal drinking water to the remaining CBJ Parcel. Access to municipal water would increase the value and developability of the remaining CBJ property in a way that makes this proposal beneficial to the CBJ.

According to 53.09.260 the Assembly must determine "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". If the Assembly provides a motion to negotiate with the original proposer on these two lots, and if the negotiations are successful, ordinances with terms and conditions of the sales will be introduced prior to a public hearing.

The Manager recommends the Assembly pass a motion of support to work with the original proposer in accordance with City Code 53.09.260



**U.S. SURVEY
No. 3807, ALASKA**

APPROVED FOR THE BUREAU OF LAND MANAGEMENT
BY
JAMES R. KILPATRICK
ACTING CHIEF OF BUREAU OF LAND MANAGEMENT
DATE: 11-17-1960
APPROVED BY: J. L. HARRIS

APPROVED BY:
JAMES R. KILPATRICK
ACTING CHIEF OF BUREAU OF LAND MANAGEMENT
DATE: 11-17-1960

APPROVED BY:
JAMES R. KILPATRICK
ACTING CHIEF OF BUREAU OF LAND MANAGEMENT
DATE: 11-17-1960

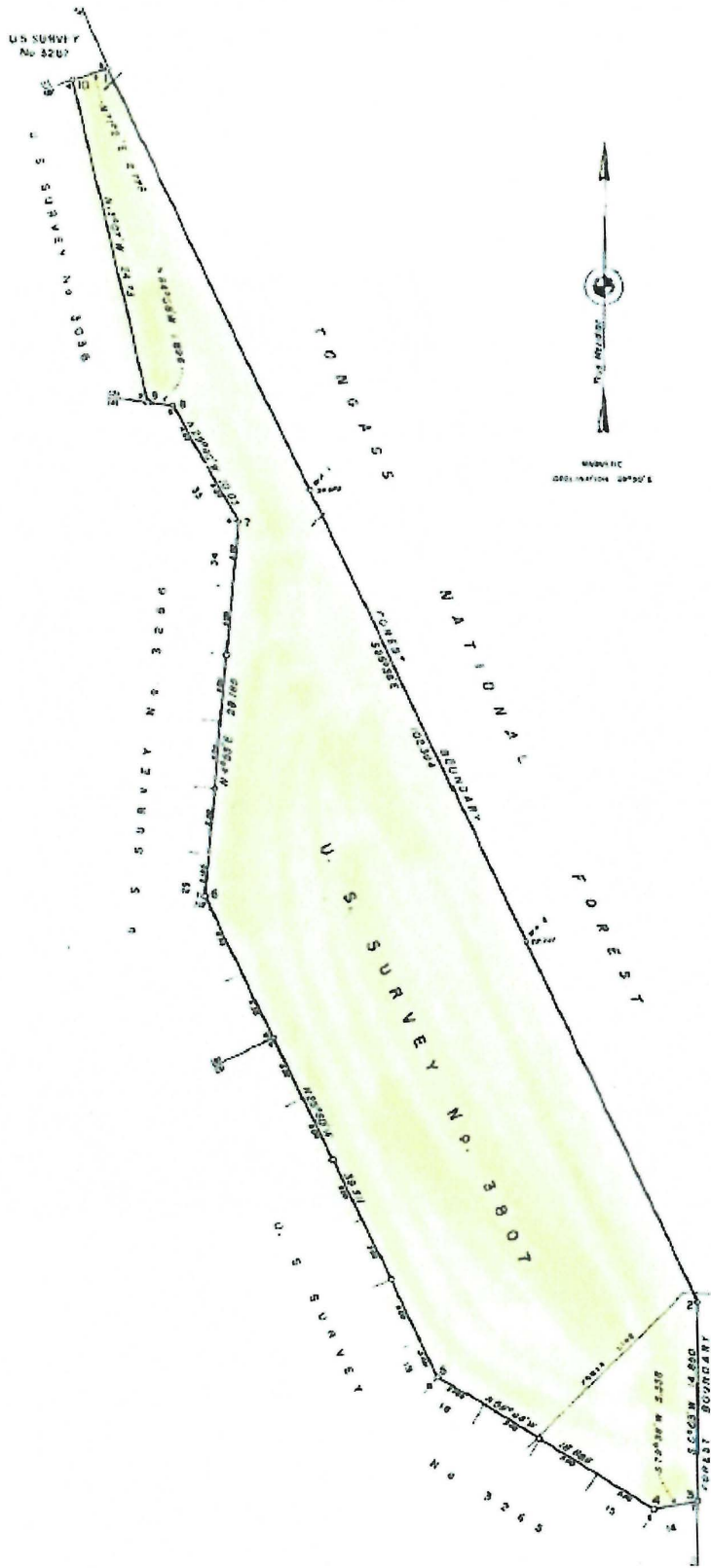
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C. 20250

This map is a preliminary plat for the purpose of recording the survey results of the survey of the land and the establishment of the boundaries of the land.

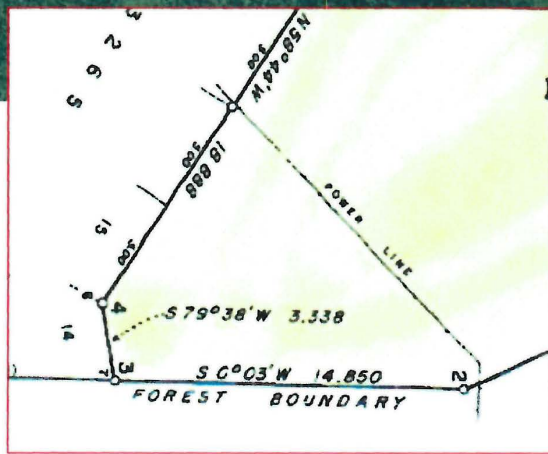
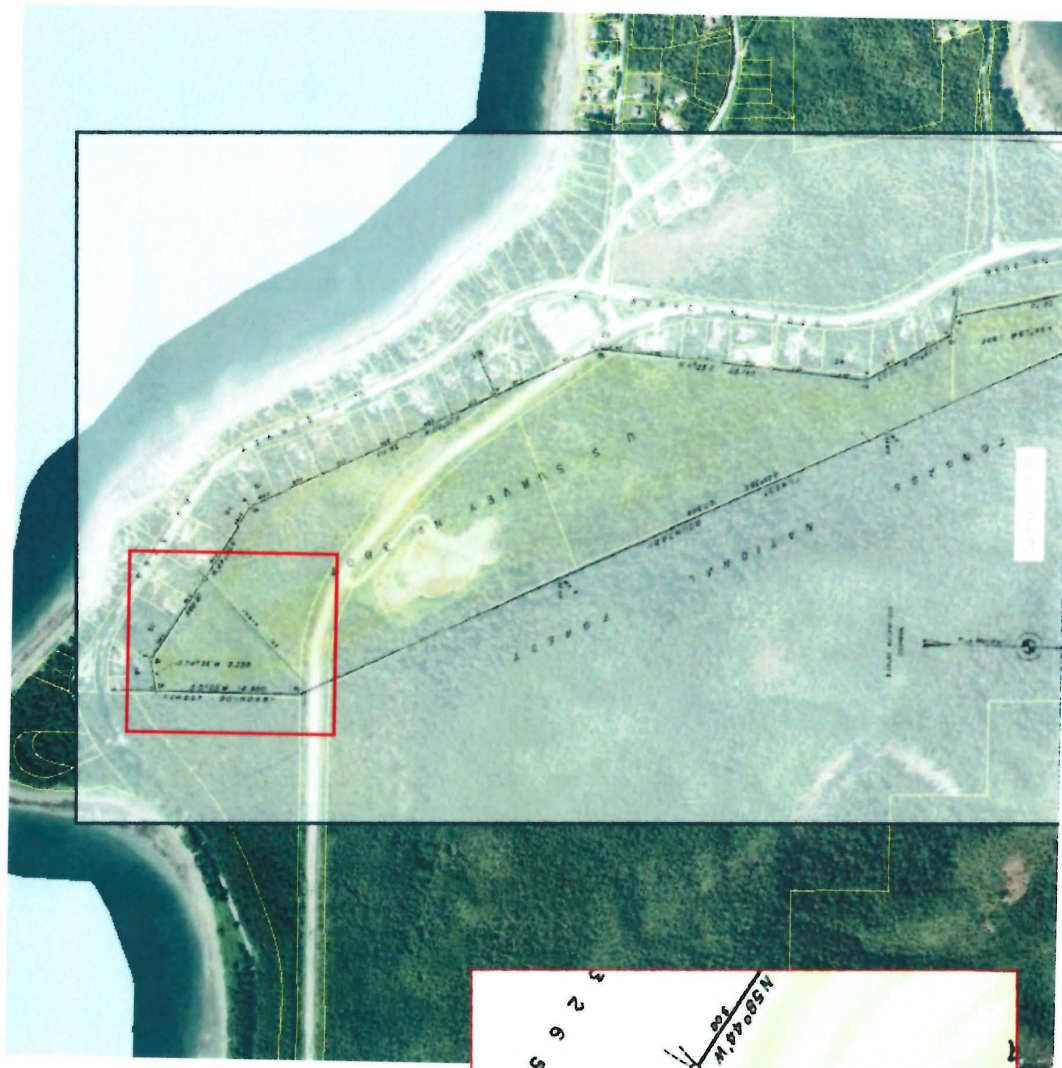
For the Director
Chief, Division of Engineering

U.S. GOVERNMENT PRINTING OFFICE
16-55817-1

Attachment A - Application Packet



Attachment A - Application Packet



Attachment A - Application Packet





Attachment A - Application Packet



Attachment A - Application Packet

U. S. SURVEY No. 3807, ALASKA

SITUATED
APPROXIMATELY 17 MILES NORTHWEST
OF
JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC POSITION
LATITUDE 58° 23' 00" N.
LONGITUDE 134° 43' 30" W.
AT CORNER NO. 2

AREA: 151.17 ACRES

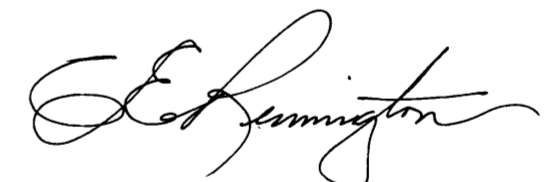
EXECUTED BY
THEODORE P. KOEBERLE
SUPERVISORY CADASTRAL SURVEYOR
MAY 2 to 9, 1960

UNDER SPECIAL INSTRUCTIONS
DATED MARCH 3, 1960
AND
APPROVED MARCH 17, 1960

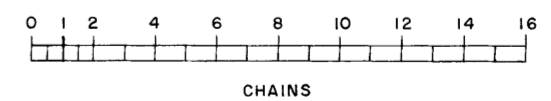
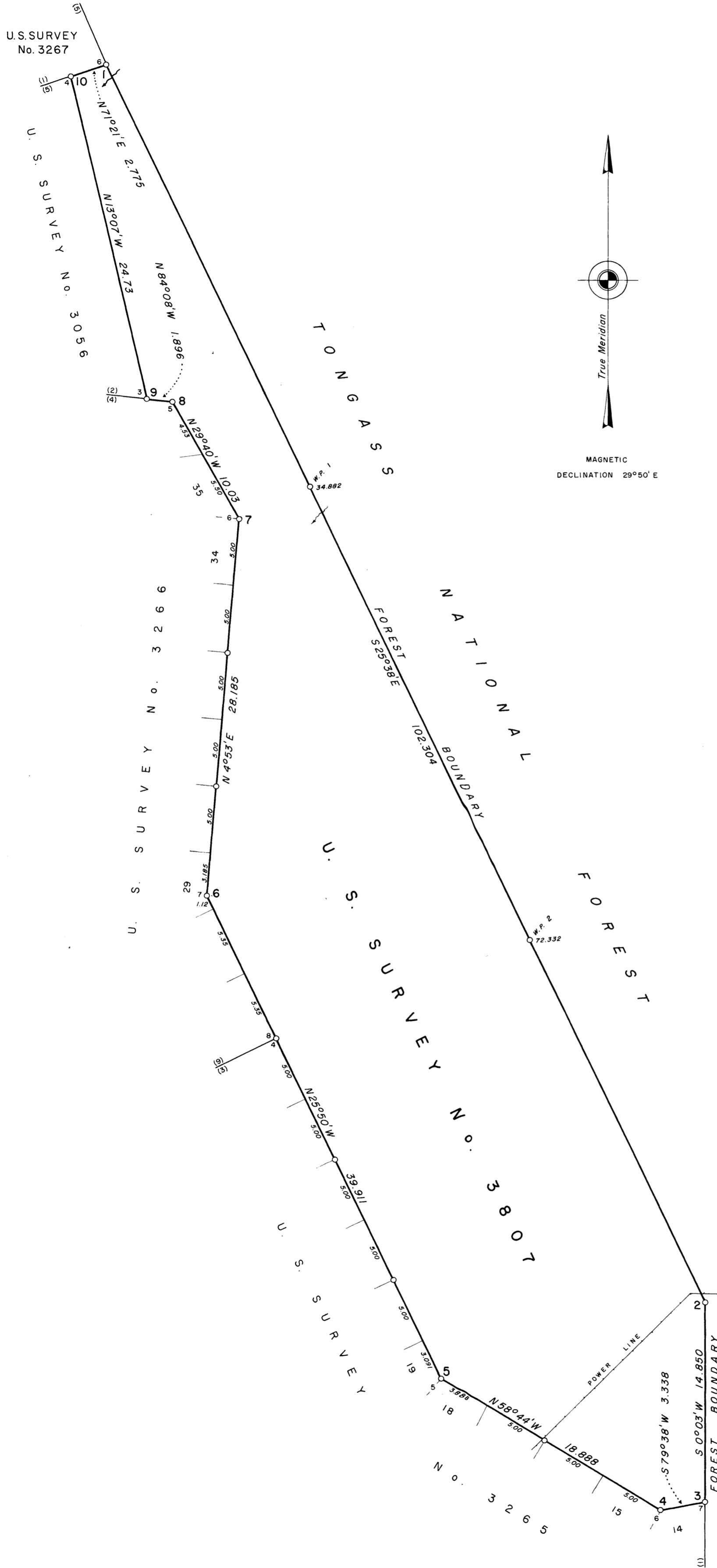
UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
Washington, D.C. February 11, 1963

This plat is strictly conformable to the approved field notes, and the survey, having been correctly executed in accordance with the requirements of law and the regulations of this Bureau, is hereby accepted.

For the Director



Chief, Division of Engineering



○ BRASS CAPPED IRON POST

601575p109

gmn

18-4

ORIGINAL

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

BUREAU OF LAND MANAGEMENT
RECEIVED
MAY 1 1960

FIELD NOTES

OF

DIVISION OF ENGINEERING
Anchorage, Alaska

U. S. SURVEY NO. 3807

SITUATED

APPROXIMATELY 17 MILES NORTHWEST OF JUNEAU, ALASKA

APPROXIMATE GEOGRAPHIC POSITION

LATITUDE 58° 23' 00" N. LONGITUDE 134° 43' 30" W.

AT CORNER NO. 2

Of the _____ Meridian,

In the State of _____ ALASKA

EXECUTED BY

THEODORE P. KOEBERLE, SUPERVISORY CADASTRAL SURVEYOR

Under special instructions dated _____ MARCH 3 _____, 19. 60., which provided

for the surveys included under ~~Group~~ U. S. SURVEY No. 3807, approved _____ MARCH 17. 1960

and assignment instructions dated _____ MAY 2 _____, 19. 60.

Survey commenced _____ MAY 2 _____, 19. 60.

Survey completed _____ MAY 9 _____, 19. 60.

U.S. SURVEY NO. 3807

Chains

Survey commenced May 2, 1960, and executed with a W. and L. E. Gurley transit, Serial No. 591574, of which the horizontal plate is read by double opposite verniers to single minutes of arc, which is also the least count of the vernier of the vertical circle. Prior to beginning the survey, I examine all the adjustments of the transit and find them correct.

All measurements are made with a 5 chain steel tape graduated its entire length to single links, first and last links to tenths of a link. The tape was tested on a base laid out with a 66 ft. standard steel tape and found correct. The vertical angles were determined by the transit circle on all measurements made on the slope and equivalents of all intervals are entered in the field note record.

The geographic position of cor. No. 2 as scaled from U.S. Geological Survey Map, Juneau (B-3), edition of 1947, to the nearest half minute is latitude $58^{\circ} 23' 00''$ N., longitude $134^{\circ} 43' 30''$ W.

The bearings used in this survey were obtained from two different sources. For line 1-2, the bearing was determined from record of line 1-6, U.S. Survey No. 3267. For line 2-3, the bearing was determined from record line 1-7, U.S. Survey No. 3265. The above described bearings are carried forth by taking the mean of direct and reverse deflection angles at each instrument station.

The magnetic declination is $29^{\circ} 50'$ E.

PRELIMINARY STATEMENT

This survey consists of establishment of the Tongass National Forest Boundary lines from corner No. 6 of U.S. Survey No. 3267 to corner No. 7 of U.S. Survey No. 3265.

The remaining boundary lines, which are identical with lines of adjoining U.S. Surveys, are as follows:

Lines 3-4 and 4-5 are identical respectively with lines 7-6 and 6-5 of U.S. Survey No. 3265. Line 5-6 is identical with line 5-4 of U.S. Survey No. 3265 and line 8-7 of U.S. Survey No. 3266. Lines 6-7, 7-8 and 8-9 are identical respectively with lines 7-6, 6-5 and part of line 5-4 of U.S. Survey No. 3266. Line 9-10 is identical with line 3-4 of U.S. Survey No. 3056. Line 10-1 is identical with part of line 1-6 of U.S. Survey No. 3267.

Monuments for corners of this survey identical with corners of U.S. Surveys Nos. 3056, 3265, 3266 and 3267 were recovered in good condition and the appropriate marks for this survey were stamped on the brass caps.

Begin at cor. No. 1, identical with cor. No. 6, U.S. Survey No. 3267, which is monumented with a regulation brass capped iron post, 3 ins. diam., extending 3 ins. above the ground, firmly set, mkd. and witnessed as described in the official record. I add mks. to brass cap to now read

S 3267
C 6
LOT 38 | T N F
S 3807
C 1

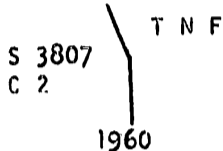
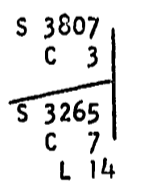
1953

U.S. SURVEY NO. 3807

<p>Chain</p> <p>1.000</p> <p>34.882</p> <p>37.000</p> <p>72.332</p> <p>75.000</p>	<p>from which new bearing trees</p> <p>A hemlock, 8 ins. diam., bears N. 17° E., 52 lks. dist., mkd. S 3807 C I B T.</p> <p>A hemlock, 5 ins. diam., bears S. 70° 15' E., 23 lks. dist., mkd. S 3807 C I C T.</p> <p>Thence on line 1-2, identical with a portion of Tongass National Forest Boundary.</p> <p>S. 25° 38' E.</p> <p>Descend 20 ft. over steep SW. slope through timber and undergrowth.</p> <p>Small stream, 10 lks. wide, course SW.</p> <p>Gradual ascent along rolling westerly slope.</p> <p>Establish witness point No. 1.</p> <p>Set an iron post, filled with cement, 28 ins. long, 2½ ins. diam., 24 ins. in the ground, with brass cap mkd.</p> <div style="text-align: center;"> <p>S 3807 W P 1 — T N F 1960</p> </div> <p>from which</p> <p>A hemlock, 7 ins. diam., bears S. 36° W., 34 lks. dist., mkd. S 3807 W P 1 B T.</p> <p>A hemlock, 6 ins. diam., bears N. 76° W., 25 lks. dist., mkd. S 3807 W P 1 B T.</p> <p>Descend 20 ft. over steep westerly slope.</p> <p>Small stream, 2 lks. wide, course SW.</p> <p>Continue along broken SW. slope, through timber and undergrowth.</p> <p>Establish witness point No. 2.</p> <p>Set an iron post, filled with cement, 28 ins. long 2½ ins. diam., 26 ins. in the ground, with brass cap mkd.</p> <div style="text-align: center;"> <p>S 3807 W P 2 — T N F 1960</p> </div> <p>from which</p> <p>A hemlock, 14 ins. diam., bears S. 46° 45' W., 37 lks. dist., mkd. S 3807 W P 2 B T.</p> <p>A hemlock, 6 ins. diam., bears N. 44° 15' W., 51½ lks. dist., mkd. S 3807 W P 2 B T.</p> <p>Step ascent over westerly slope.</p> <p>Thence gradual ascent over SW. slope.</p>
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- 3 -

U.S. SURVEY NO. 3807

Chains	
83.000	Top of rise, begin gradual descent over westerly slope.
101.600	Intersect power line, bears N. 89° 30' W. and S. 89° 30' E. Angle point on power line bears N. 89° 30' W., 80 lks., then line bears S. 44° W.
102.304	Point for cor. No. 2. Set an iron post, filled with concrete, 28 ins. long, 2½ ins. diam., 23 ins. in the ground to bedrock with brass cap mkd.
	 <p style="text-align: center;">S 3807 C 2</p> <p style="text-align: center;">1960</p> <p style="text-align: center;">T N F</p>
	<p>from which</p> <p>A hemlock, 10 ins. diam., bears S. 21° 30' W., 33 lks. dist., mkd. S 3807 C 2 BT.</p> <p>A hemlock, 8 ins. diam., bears S. 64° 30' W., 33 lks. dist., mkd. S 3807 C 2 BT.</p>
	<p>S. 0° 03' W.</p> <p>On line 2-3.</p> <p>Gradual descent along westerly slope through timber and undergrowth.</p>
14.850	Cor. No. 3, identical with cor. No. 7, U.S. Survey No. 3265, which is monumented with a regulation brass capped iron post, 2½ ins. diam., firmly set, mkd. and witnessed as described in the official record. 1 add mks. to brass cap to now read
	 <p style="text-align: center;">S 3807 C 3</p> <p style="text-align: center;">1953</p> <p style="text-align: center;">S 3265 C 7</p> <p style="text-align: center;">L 14</p>
	<p>Thence on remaining boundary lines as described in the preliminary statement to cor. No. 1 and point of beginning.</p> <p>Containing 151.17 acres.</p>
	<u>IMPROVEMENTS</u>
	<p>The power line which crosses line 1-2 as hereinbefore described crosses line 4-5. at a point N. 58° 44' W., 10.188 chs. dist. from cor. No. 4. The power line bears NE. and SW.</p>

U.S. SURVEY NO. 3807

Chains

NEW BEARING TREES - CORNER NO. 6

New bearing trees for cor. No. 6, identical with cor. No. 7, Lot 29, U.S. Survey No. 3266 are:

A hemlock, 6 ins. diam., bears N. 80° E., 37½ lks. dist., mkd. S. 3807 C 6 BT.

A hemlock, 6 ins. diam., bears N. 17° 30' W., 25½ lks. dist., mkd. S 3266 C 7 L 29 BT.

GENERAL DESCRIPTION

The entire area is on a westerly slope and is covered with spruce and hemlock timber, alder and berry bush undergrowth; the soil is composed of forest mold over rock, clay, sand and gravel.

115

CERTIFICATE OF CADASTRAL SURVEYOR

I, Theodore P. Koeberle, HEREBY CERTIFY upon honor that, in pursuance of special instructions bearing date of the 3 day of March, 1960. I have surveyed U.S. Survey No. 3807 situated approximately 17 miles northwest of Juneau, Alaska.

of the _____ Meridian, in the State of Alaska, which are represented in the foregoing field notes as having been executed by me and under my direction; and that said survey has been made in strict conformity with said instructions, the Manual of Instructions for the Survey of the Public Lands of the United States, and in the specific manner described in the foregoing field notes.

July 20, 1962
(Date)

(Date)

Theodore P. Koeberle
(Cadastral Surveyor)
Theodore P. Koeberle
Supervisory Cadastral Surveyor
(Cadastral Surveyor)

CERTIFICATE OF APPROVAL

BUREAU OF LAND MANAGEMENT,

Washington, D. C., FEB 11 1963, 1963

The foregoing field notes of the survey of U.S. Survey No. 3807 situated approximately 17 miles northwest of Juneau, Alaska.

executed by Theodore P. Koeberle, Supervisory Cadastral Surveyor having been critically examined and found correct, are hereby approved.

E. L. Remington
(Cadastral Engineering Staff Officer)
Chief, Division of Engineering

CERTIFICATE OF TRANSCRIPT

I CERTIFY that the foregoing transcript of the field notes of the above described surveys in _____, is a true copy of the original field notes.

(Date)

(Cadastral Engineering Staff Officer)

GPO 682650

State of Alaska

Local Book 87 Page 419
Juneau Recording Dist.



Patent

No. 612

Know All Men By These Presents that the State of Alaska in consideration of the sum of

ONE AND NO/100----- DOLLARS,

lawful money of the United States and other good and valuable consideration, now paid, the receipt

whereof is hereby acknowledged, does hereby grant to GREATER JUNEAU BOROUGH

A First Class Borough organized and existing pursuant to the

Laws of the State of Alaska

its successors
~~XXXXXXXXXXXX~~ and assigns all the real property situated in the Borough of GREATER JUNEAU

State of Alaska, described as follows:

ALL OF U. S. SURVEY 3807, CONTAINING 151.17
ACRES MORE OR LESS.

Subject to Existing Power Line.

RECORDED - FILED	
Juneau REC. DIST.	
DATE	1-8-1968
TIME	4:15 P.M.
Requested by	Director Juneau Borough
Address	210 Admiral Way

Township 40 SOUTH Range 65 EAST COPPER RIVER Meridian

Alaska, according to the official survey thereof save and except those restrictions appearing in the Federal Patent or other conveyance by which the Grantor acquired title and further, Alaska, the Grantor, expressly reserves, out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals, fissionable materials, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals, fissionable materials and fossils, and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands, and taking out and removing therefrom all such oils, gases, coal, ores, minerals, fissionable materials and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power-lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

To Have and to Hold the said land with the appurtenances thereof unto the said Grantee and its successors
~~XXXXXXXXXXXX~~ and assigns forever.

In Testimony Whereof the State of Alaska has caused these presents to be executed by the Director of the Division of Lands, Department of Natural Resources, State of Alaska, this 16th day of NOVEMBER A.D. 1967.

A. Erikson
Acting Director, Division of Lands

State Record of Patents
Vol. VII
Page 12

JUNEAU
Serial No. 68-65

PROJECT SITE MAP

JUNEAU - ALASKA

GLACIER HIGHWAY INDIAN POINT TO POINT LOUISA

PROJECT NUMBER F-093-3(4) (69844)

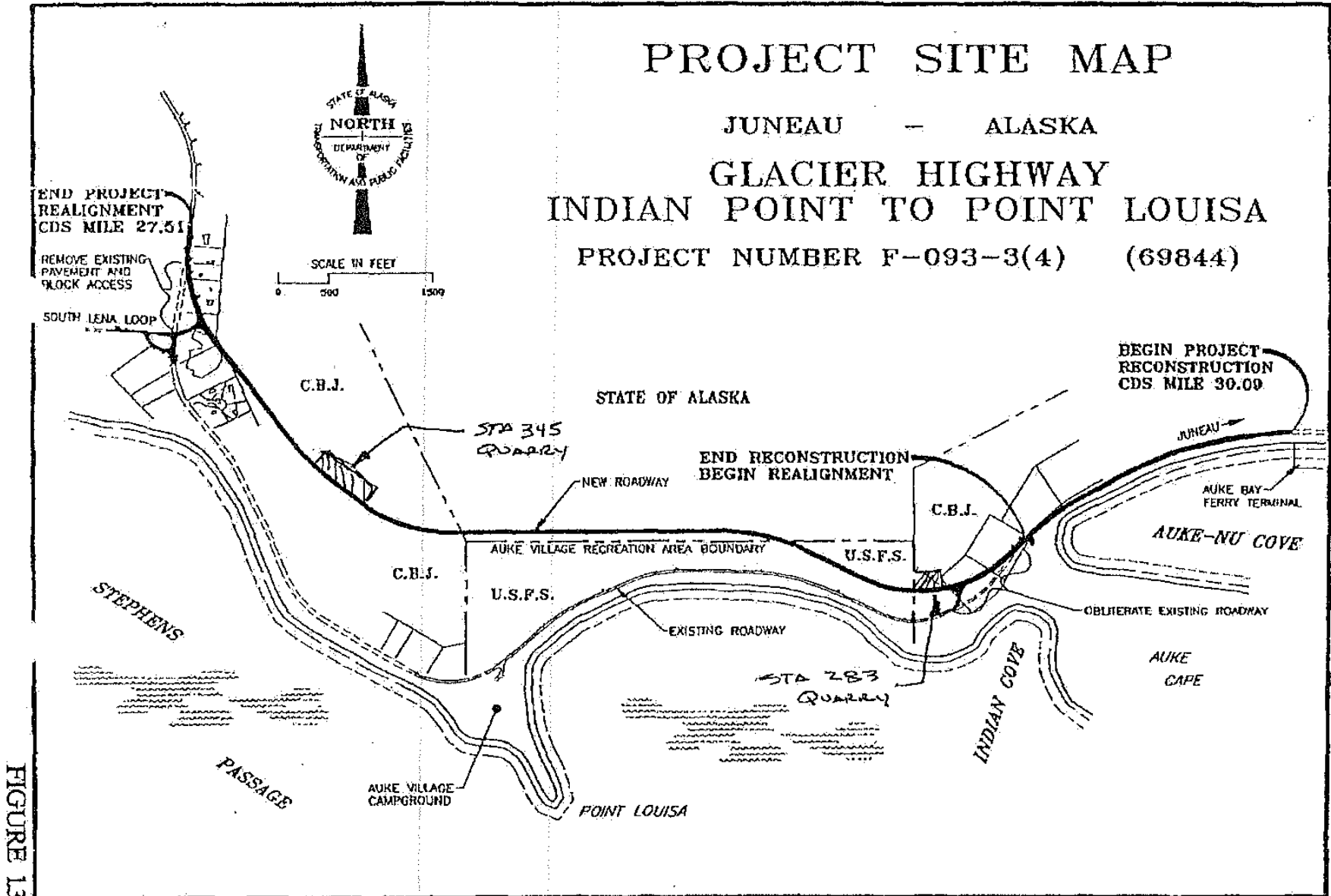


FIGURE 13

USE97-00011



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: April 8, 1999

File No.: USE99-00005

SECON, Inc.
5322 Shaune Drive
Juneau, Alaska 99801

Application For: Conditional Use Permit

Legal Description: A FR. of USS 3807 and Auke Rec By-Pass ROW

Parcel Code Number: 8-B34-0-100-010-0 and 0

Hearing Date: March 23, 1999

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated March 17, 1999 and approved a Conditional Use permit to locate a rock crusher and hot mix asphalt plant, on a temporary basis, in or adjacent to the Auke Rec By-Pass right-of-way to be conducted as described in the project description and project drawing submitted with the application and with the following conditions:

1. That the term of the permit be as follows:
 - (a) That the length of operation for the rock crusher extend from April 1 to July 30, 1999,
 - (b) That the length of operation for the asphalt plant extend from July 1 to September 30, 1999.
2. That the Director may extend the term of this permit by 1 month upon a determination that such an extension is necessary to complete the scheduled Auke Rec By-Pass road construction project.
3. That the use of the asphalt batch plant and rock crusher at this site is limited to work necessary for completion of the Auke Rec By-Pass road construction project and no other project.
4. That the hours and days of operation for the rock crusher are limited to 8:00 A.M. to 6:00 P.M., Monday through Friday.
5. The applicant use sufficient water in the crushing operation to prevent any dust from leaving the site.

155 So. Seward Street, Juneau, Alaska 99801-1397

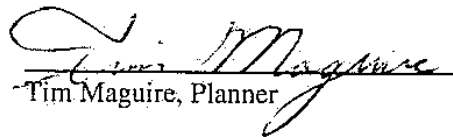
SECON, Inc.
File No.: USE99-00005
April 8, 1999
Page 3

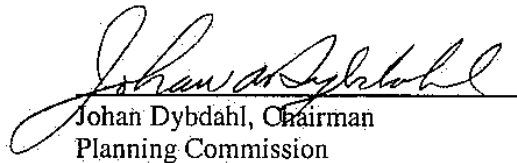
must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c).

Effective Date: The permit is effective upon approval by the Commission.
March 23, 1999

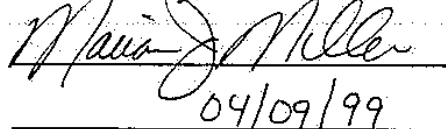
Expiration Date: The permit will expire 18 months after the effective date or September 23, 2000, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days before the permit expires.

Project Planner:


Tim Maguire, Planner


Johan Dybdahl, Chairman
Planning Commission

Filed With City Clerk


04/09/99

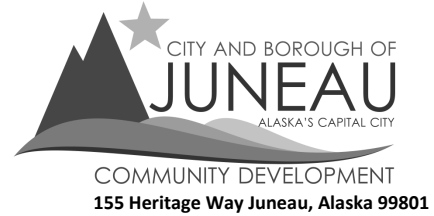
cc: Cynthia Johnson
Tracy Moore
Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA-trained architect or other ADA trained personnel with questions about the ADA: Department of Justice - 202-272-5434, or fax 202-272-5447, NW Disability Business Technical Center - 1-800-949-4232, or fax 360-438-3208.

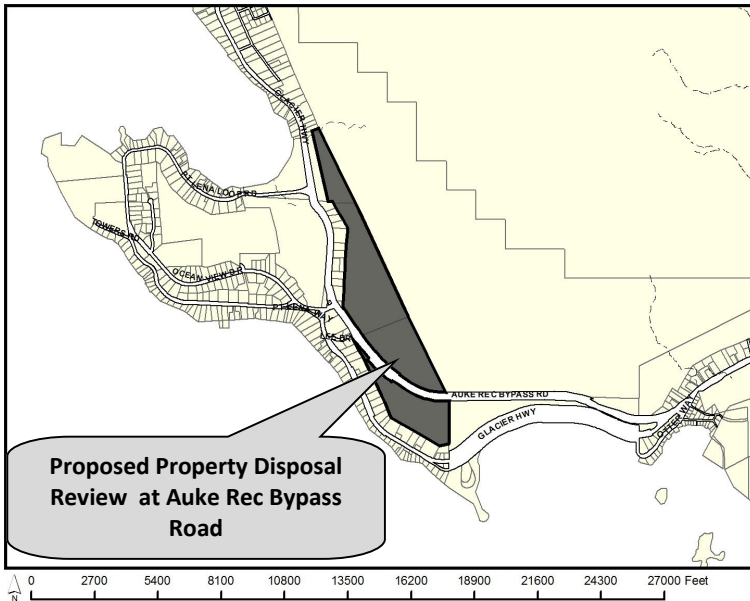
Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

Your Community, Your Voice



TO



Property Disposal Review has been submitted for consideration and public hearing by the Planning Commission for **one (1) acre from 151-acre CBJ parcel creating an easement on CBJ land between Glacier Hwy and Auke Rec Bypass Road** in both **D18 and RR zones**.

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 **August 5** at

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

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

Now through July 22	July 23 — noon, August 9	HEARING DATE & TIME: 7:00 pm, August 13	August 14
Comments received during this period will be sent to the Planner, Jason Larson to be included as an attachment in the staff report.	Comments received during this period will be sent to Commissioners to read in preparation for the hearing.	This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting https://juneau.zoom.us/j/84261423650 and use the Webinar ID: 842 6142 3650 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 Heritage Way Juneau, Alaska.	The results of the hearing will be posted online.

FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4139

Email: pc_comments@juneau.gov or jason.larson@juneau.gov

Mail: Community Development, 155 Heritage Way, Juneau AK 99801

Case No.: PAD2024 0002
Parcel No.: 8B3401000100
CBJ Parcel Viewer: <http://epv.juneau.org>

General Location	Lands Number	Parcel Number	Legal Description	Size (acres)	Comments	Managing Department	Retention Status
South Lena	LND-0132	8B3301000250	Lot E-E, USS 3053	0.32	Pedestrian beach access from Point Lena Loop to Favorite Channel (undeveloped)	Parks & Recreation	Retain
Lena Cove	LND-0133	8B3401010040	Lot D-D, USS 3056	0.23	Pedestrian beach access from 17.1 mile north Glacier Hwy to Lena Cove (undeveloped)	Parks & Recreation	Retain
	LND-0134	8B3401000060	Lot 3A, USS 3055	0.14	Pedestrian beach access from Point Lena Loop Road to Lena Cove (undeveloped)	Parks & Recreation	Retain
Lena Point	LND-0135	8B3301070070	Block F, South Lena Subdivision	51.50	Public area greenbelt	Parks & Recreation	Retain
South Lena	LND-0137	Unassigned	Fraction of Lot 3, USS 3809	1.02	AEL&P substation	Lands & Resources	Retain
	LND-0139	8B3301050070	Lot 7, Block B, South Lena Subdivision	0.76	Future wastewater treatment plant	Lands & Resources	Retain
	LND-0141	8B3301050040	Lot 4, Block B, South Lena Subdivision	1.35	Future disposal	Lands & Resources	Dispose
	LND-0142	8B3301050010	Lot 1, Block B, South Lena Subdivision	2.35	Future disposal	Lands & Resources	Dispose
	LND-0143	8B3301040180	Lot 18, Block A, South Lena Subdivision	1.47	Future disposal	Lands & Resources	Dispose
	LND-0144	8B3301040200	Lot 20, Block A, South Lena Subdivision	1.50	Future disposal	Lands & Resources	Dispose
	LND-0145	8B3301040100	Lot 10, Block A, South Lena Subdivision	1.07	Future disposal	Lands & Resources	Dispose
	LND-0147	8B3301040080	Lot 8, Block A, South Lena Subdivision	1.05	Future disposal	Lands & Resources	Dispose
	LND-0149	8B3301010112	Lot B, a subdivision of Tract C, USS 3808	1.49	Remnant after parcel was subdivided and land purchased for Ocean View Drive	Lands & Resources	Retain / Dispose
	LND-0150	4B3301000050	Lot 28, USS 3266	3.82	16.5 mile north Glacier Hwy; water pumps for Lena Loop Reservoir; Lena Loop Park	Parks & Recreation and Public Works	Retain
	LND-0151	4B3301000060	Lot 29, USS 3266	3.20	Lena Loop Park	Parks & Recreation	Retain
	LND-0152	4B3301020080	Lot 18A, USS 3054	0.73	16145 Lena Loop Road; Pedestrian beach access from Point Lena Road to Favorite Channel	Parks & Recreation	Retain
Point Louisa Road	LND-0153	4B3301020170	Lot 25A, USS 3054	0.32	Pedestrian access from 16.5 mile north Glacier Hwy to Favorite Channel (undeveloped)	Parks & Recreation	Retain
	LND-0154	4B3201010020	Lot 10A, USS 3051	0.15	Property does not abut Hwy; located along Favorite Channel, north of Point Louisa; used for pedestrian access	Parks & Recreation	Retain
Lena Point	LND-0157	8B3501010030	Lot 1A-1, USS 3808	29.98	Park at northwestern tip of Lena Point	Parks & Recreation	Retain
East of Lena	LND-0158	8B3401000100	USS 3807	151.17	Point Louisa - Lena Cove, 15.6 - 17.4 mile north Glacier Hwy; baseball field; Aant'iyeik Park	Lands & Resources and Parks & Recreation	Retain / Dispose
Auke Bay	LND-0200	4B3001020050	ATS 1533	4.30	Current lessee - Allen Marine; east of Ferry Terminal	Docks & Harbors	Retain
	LND-0201	4B3001020020	Lot 1, USS 3810	347.92	Auke Nu Creek to Auke Village Recreation Area; Parks & Recreation manages area of stream corridors; Stablers Rock Quarry	Lands & Resources and Parks & Recreation	Retain / Dispose
		4B3001020021					