APPENDIX D

Potential Snow Disposal Sites
Site 1, Auke Bay Elementary
Map Page 2

Zoning map/wetlands/creek

Site Photos
Site 1, Auke Bay Elementary
Map Page 2

Ownership: CBJ
Size: 43.45 acres
Zoning: D3/GC (Low Density Residential/General Commercial)
Current Use: Contains schools, undeveloped portion used for recreation
Adjacent Uses: Elementary School to the east; RV Park, Church, Residential to the south;
Undeveloped to the west and north
Access: None currently, would require new access that would likely be in proximity to school or residences
Environmental Issues: Possibly some wetlands on-site
Other considerations:

The topography on this site is steeper than most other sites evaluated, resulting in a need for extensive site work and drainage design. New access would need to be constructed and would likely be adjacent to residential or school uses. The large size of the site would provide room for buffering of the site itself from adjacent uses. The site is located the farthest away from the Mendenhall Valley main snow hauling areas, resulting in a significant increase in hauling costs and a decrease in snow removal efficiency.

Recommendation: Do not carry forward
Site 2, Montana Creek Pit
Map Page 3

Zoning map/wetlands

Site Photos
Site 2, Montana Creek Pit
Map Page 3

Ownership: Private, Assessed Value <$30K/acre
Size: 39.87 acres
Zoning: D1/D3 (Low Density Residential)
Current Use: Gravel Pit
Adjacent Uses: Residential to southeast; Recreational use to northwest; Undeveloped to northeast and southwest
Access: Existing access is good
Environmental Issues: Developed site, pits are filled with water

Other considerations:

This gravel pit has large excavated areas that are filled with water, could require significant fill for use as a land disposal site. Nearby residential areas have raised concerns with drainage in the past. The access road is on the edge of a residential area. The site would result in a significant increase in hauling costs and a decrease in snow removal efficiency.

Recommendation: Do not carry forward
Site 3, Wren Dr / Steelhead St
Map Page 4

Zoning map/wetlands

Site Photos
Site 3, Wren Dr / Steelhead St
Map Page 4

Ownership: CBJ
Size: 4.49 acres
Zoning: D3 (Low Density Residential)
Current Use: Conservation area adjacent to Class A wetlands
Adjacent Uses: Residential on north, east and west; Undeveloped on south
Access: Access on local residential road
Environmental Issues: Wetlands

Other considerations:

This site is marginal in terms of size. The location is poor as it lies at the end of a residential road between developed residential areas. It would increase haul distance and decrease snow removal efficiency. There are wetlands on site and it is adjacent to a preserved area of Class A wetlands.

Recommendation: Do not carry forward
Site 4, Riverside Church
Map Page 4

Zoning map/wetlands/river

Site Photos
Site 4, Riverside Church
Map Page 4

Ownership: Private, Assessed value >$145,000/acre
Size: 2.65 acres
Zoning: D15 (Multi-family Residential)
Current Use: Contains schools, undeveloped portion used for recreation
Adjacent Uses: Residential to north, east and south; River to west
Access: Access from Riverside Drive through residential area
Environmental Issues: Adjacent to Mendenhall River

Other considerations:

This site is smaller than desired. Access is through a residential area and residential uses are adjacent to the site on three sides and the size of the site limits the potential for any buffering. The site was used for snow disposal in the past and was closed due to the high nuisance impacts. The site would increase the haul distance somewhat and would likely decrease snow removal efficiency due to the access being through residential areas on lower speed roads. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 5, Melvin Park
Map Page 5

Zoning map/river

Site Photos
**Site 5, Melvin Park**  
**Map Page 5**

Ownership: CBJ  
Size: 7.72 acres  
Zoning: D5 (Low Density Residential)  
Current Use: Recreation, ball fields  
Adjacent Uses: Residential to north, east and south; River to west  
Access: Access from Riverside Drive or Division Street through residential area  
Environmental Issues: Proximity to Mendenhall River

Other considerations:

Although this site meets the size criteria, there is little area outside the developed recreation areas. Access is through a residential area and residential uses are adjacent to the site on three sides. The site’s use for recreation would be impacted by use for snow disposal. The site is located in an area that would reduce the haul distance slightly but would likely decrease snow removal efficiency due to the access being through residential areas on lower speed roads. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 6, Thunder Mountain
Map Page 6

Zoning map/wetlands/creeks

Site Photos
Site 6, Thunder Mountain
Map Page 6

Ownership: CBJ
Size: 77.32 acres
Zoning: D15 (Low Density Residential)
Current Use: Undeveloped
Adjacent Uses: Residential to west and northwest; Undeveloped to south and east
Access: None, access would need to be constructed through a residential area
Environmental Issues: Headwater of Jordan Creek, Wetlands, potential avalanche risk

Other considerations:

This site is large enough to provide development flexibility to address buffering from residential uses and treatment design. Access would need to be constructed and would likely impact residential uses. The site is at the bottom of Thunder Mountain and near an avalanche hazard area. The site would decrease haul distance and has the potential to increase snow removal efficiency if good access were constructed. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 7, Dimond Park
Map Page 7

Zoning map/wetlands/river

Site Photos
Site 7, Dimond Park
Map Page 7
Ownership: CBJ
Size: 67.93 acres
Zoning: D5 (Low Density Residential)
Current Use: Contains schools, developed recreation areas, CBJ Parks Facility
Adjacent Uses: Residential to north and east; School to south; River to west
Access: Access from Riverside Drive through school area
Environmental Issues: Adjacent to Mendenhall River

Other considerations:

Although this site is large, there is little area outside the developed recreation and school areas. Access is through the schools and/or recreation fields. The site’s use for recreation and education would be impacted by use for snow disposal. The site is located in an area that would reduce the haul distance slightly but would likely decrease snow removal efficiency due to the access being through school areas. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 8, Cinema Dr #1
Map Page 7

Zoning map/wetlands/creek

Site Photos
Site 8, Cinema Dr #1
Map Page 7

Ownership: Private, Assessed Value >$55,000/acre
Size: 20 acres
Zoning: D15 (Multi-Family Residential)
Current Use: Undeveloped
Adjacent Uses: Residential to west, south and east; Commercial to north
Access: No access currently; access could be constructed off Mendenhall Loop Road
Environmental Issues: Duck Creek along eastern portion of parcel

Other considerations:

This site is large, providing an opportunity to buffer the site from nearby residential uses. Access would not be through residential areas. The site is located in an area that would reduce the haul distance and would likely increase snow removal efficiency. The site is privately owned and may have a higher and better use as medium-density housing. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Carry forward as a potential disposal site for the Mendenhall Valley
Site 9, Cinema Dr #2
Map Page 7

Zoning map/wetlands/creek

Site Photos
Site 9, Cinema Dr #2
Map Page 7

Ownership: Private, Assessed Value >$145,000/acre
Size: 4.64 acres
Zoning: D15 (Multi-family Residential)
Current Use: Undeveloped
Adjacent Uses: Commercial to north; Undeveloped to south; Residential to east and west
Access: Access from Cinema Drive off Mendenhall Loop Road
Environmental Issues: Duck Creek is on site

Other considerations:
This site is small, especially as it contains Duck Creek along the eastern edge. Access is not through residential area. The site is located in an area that would reduce the haul distance and would likely increase snow removal efficiency. If the site were combined with the parcel to the south, there would be sufficient access and room for buffering from residential uses and Duck Creek. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward except possibly in combination with Cinema Drive #1
Site 10, Allison Pond
Map Page 7

Zoning map/wetlands/creek

Site Photos
Ownership: Private, Assessed Value >$85,000/acre
Size: 1.7 acres
Zoning: D15 (Multi-family Residential)
Current Use: Undeveloped
Adjacent Uses: Residential to north, northwest, east and south; Pond/wetlands to southwest
Access: No existing access, access would need to be constructed through a residential area
Environmental Issues: Adjacent to Duck Creek and Pond

Other considerations:

This site is very small and has no access. The site size would not accommodate any buffering from the adjacent residential uses. Access options are limited as developed residential parcels surround the site. The site is located in an area that would reduce the haul distance and could increase snow removal efficiency if access were constructed. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 11, Nancy St Wetland
Map Page 7

Zoning map/wetlands/creek

Site Photos
Site 11, Nancy St Wetland
Map Page 7
Ownership: Private, Assessed Value Not Available
Size: 1.88 acres
Zoning: D5 (Low Density Residential)
Current Use: Recreational Trail
Adjacent Uses: Residential to west, east and south; Pond/Wetland to north
Access: Access from Nancy Street off Mendenhall Loop Road
Environmental Issues: Conservation wetlands adjacent, Duck Creek adjacent

Other considerations:

This site is small with no potential to buffer the disposal site from residential uses or from open water. Access is not through residential area. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Zoning map/wetlands/creek

Site Photos
Site 12, Industrial Boulevard #1
Map Page 8

Ownership: CBJ
Size: 27.22 acres
Zoning: I (Industrial)
Current Use: Undeveloped, Previously used for sludge disposal
Adjacent Uses: Industrial uses; Undeveloped land
Access: Access from Crazy Horse Drive or Sherwood Lane
Environmental Issues: Wetlands, Casa del Sol Creek is on the site

Other considerations:

This site is large enough to allow for development of water quality treatment prior to discharge of melt-water. Access is through commercial/industrial areas. The site would increase haul distance and decrease snow removal efficiency. The site is zoned appropriately for the use.

Recommendation: Carry forward as a potential Mendenhall Valley disposal site
Site Photos
Site 13, AT&T  
Map Page 8

Ownership: Private, Assessed Value >$77,000/acre
Size: 25.28 acres
Zoning: I (Industrial)
Current Use: Commercial Facility, Partially Undeveloped
Adjacent Uses: Commercial/Industrial to west and east; Undeveloped to north and south
Access: Access from Jensine Street/Bentwood Place
Environmental Issues: Wetlands
Other considerations:

This site is partially developed but has sufficient room available to develop a snow disposal site with treatment. Adjacent uses are commercial and/or industrial. Access is through commercial/industrial area. The site is located in an area that would increase haul distance and reduce snow removal efficiency. The site is appropriately zoned.

Recommendation: Do not carry forward
Site 14, Industrial Boulevard #2
Map Page 8

Zoning map/wetlands/creek

Site Photos
Site 14, Industrial Boulevard #2
Map Page 8

Ownership: Private, Assessed Value $580,000
Size: 7 acres
Zoning: I (Industrial)
Current Use: Vacant
Adjacent Uses: Commercial/industrial to north, east and south; Undeveloped to west
Access: Access from Barrett Ave/Camden Place
Environmental Issues: Conservation wetlands adjacent

Other considerations:

This site contained wetlands but has already been filled. Adjacent uses are commercial and industrial and access is through commercial and industrial areas. The site is located in an area that would increase haul distance and decrease snow removal efficiency. The site is properly zoned.

Recommendation: Carry forward as a secondary site for Mendenhall Valley snow disposal
Site 15, Williamson Property
Map Page 8

Zoning map/wetlands/river

Site Photos
Site 15, Williamson Property  
Map Page 8  
Ownership: Private, Assessed Value >$35,000/acre  
Size: 2.71 acres  
Zoning: I (Industrial)  
Current Use: Undeveloped  
Adjacent Uses: Commercial/Industrial to east, west and south; Undeveloped to north  
Access: Access from Bentwood Place  
Environmental Issues: Wetlands  

Other considerations:  
This site is small and some portion may be wetlands. Access is through commercial/industrial area. The site is located in an area that would increase haul distance and decrease snow removal efficiency. The site zoning would allow snow disposal.  
Recommendation: Do not carry forward
Zoning map/wetlands/creek

Site Photos
Site 16, Bahai
Map Page 9

Ownership: Private, Assessed Value >$300,000/acre
Size: 2.91 acres
Zoning: LC (Limited Commercial)
Current Use: Undeveloped
Adjacent Uses: Residential to west; Residential/Institutional to south, Commercial to north; Industrial to east
Access: Access from Egan Drive
Environmental Issues: Category C Wetlands

Other considerations:

This site is small with no potential to buffer the disposal site from residential uses, especially given the wetlands on site. The site would need to be combined with adjacent sites to provide buffering and treatment areas. Access is off a major road and not through residential area. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over one acre. The site is one of the most expensive sites.

Recommendation: Carry forward in combination with DNR site
Zoning map/wetlands/creek

Site Photos
Ownership: State  
Size: 7.17 acres  
Zoning: LC (Limited Commercial)  
Current Use: Material Storage, Undeveloped  
Adjacent Uses: Commercial to north; Undeveloped to east; Residential to west and south  
Access: Access from Egan Drive  
Environmental Issues: Wetlands, Duck Creek on site

Other considerations:

This site is currently used by DOT&PF for material storage. The site has sufficient room for a disposal site and treatment, especially if combined with portions of adjacent parcels. Access is from a major road and not through residential areas. Residential uses to south are not directly adjacent. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over one acre.

Recommendation: Carry forward in combination with Bahai or Faith Lutheran Church sites
Site 18, Faith Lutheran Church
Map Page 9

Zoning map/wetlands/creek

Site Photos
Site 18, Faith Lutheran Church
Map Page 9

Ownership: Private, Assessed Value >$450,000/acre
Size: 6.08 acres
Zoning: LC (Limited Commercial)
Current Use: Church, Undeveloped
Adjacent Uses: Residential to west, east and south; Undeveloped to north
Access: Access from Del Rae Road
Environmental Issues: None known

Other considerations:

This site is partially developed with a church and the remaining area has low potential for buffering from nearby residential uses. Access is through a residential area. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over one acre. The site is one of the most expensive sites – although the raw land value may be lower if structure value is removed.

Recommendation: Do not carry forward except in combination with DNR site
Site 19, Skate Park
Map Page 9

Zoning map/wetlands/creek

Site Photo
Site 19, Skate Park  
Map Page 9

Ownership: CBJ
Size: 4.81 acres
Zoning: D5 (Low Density Residential)
Current Use: Recreation Facility, Undeveloped
Adjacent Uses: Residential to east; commercial to north and south; Undeveloped to west
Access: Access from Mendenhall Loop Road
Environmental Issues: None known

Other considerations:

This site contains the CBJ Covered Skating Facility. The undeveloped portion of the parcel is located primarily to the east between the facility and residential areas. This provides little opportunity to incorporate buffering from these uses. Access is from a major road and not through a residential area. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 20, Mental Health Trust – Lemon Creek
Map Page 10

Zoning map/wetlands

Site Photos
Ownership: State
Size: 30.7 acres
Zoning: D5 (Low Density Residential)
Current Use: Undeveloped
Adjacent Uses: Residential to south, Undeveloped
Access: No access currently, Access would be developed from Egan Drive
Environmental Issues: Steep topography
Other considerations:

This site is relatively steep and is located uphill from residential uses which could result in difficulty in designing the site and treatment. Access would need to be constructed through or adjacent to the residential area. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 21, Public Works Facility
Map Page 10

Zoning map/wetlands

Site Photos
Site 21, Public Works Facility
Map Page 10
Ownership: CBJ
Size: 11 acres
Zoning: I (Industrial)
Current Use: Public Works Consolidated Operations Facility, Undeveloped
Adjacent Uses: Residential to west and south; Institutional to east; Undeveloped to north
Access: Access from Glacier Highway
Environmental Issues: Steep Terrain
Other considerations:
This site is partially developed with the City’s new public works consolidated operations facility. The undeveloped area is steeper and would be difficult to design for a snow removal site and treatment. The site has residential uses adjacent to the west. Access is good. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned.
Recommendation: Do not carry forward
Site Photos
Site 22, CBJ Landfill  
Map Page 11

Ownership: Private, Assessed Value >$110,000/acre  
Size: 44.25 acres  
Zoning: I (Industrial)  
Current Use: City Landfill  
Adjacent Uses: Commercial/Industrial  
Access: Access from Short Street or Tonsgard Court  
Environmental Issues: Landfill Leachate

Other considerations:

This site is used as the CBJ landfill. Siting a snow disposal site on this area would significantly increase leachate issues and treatment systems for this site would be extremely difficult to design. Access is sufficient. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned to allow a snow disposal site.

Recommendation: Do not carry forward
Site 23, Lemon Creek Gravel Pit  
Map Page 12

Ownership: CBJ  
Size: 41.67 acres  
Zoning: I (Industrial)  
Current Use: Gravel extraction  
Adjacent Uses: Commercial/Industrial to southwest, Undeveloped  
Access: Access from Anka Street  
Environmental Issues: Proximity to Lemon Creek

Other considerations:

This site is large and is in an industrial/commercial area with no incompatible uses in the vicinity. Access is through a commercial and industrial area. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned to allow a snow disposal site.  

Recommendation: Do not carry forward except as a possible emergency use site
Site 24, AJ Mine Site
Map Page 13

Zoning map

Site Photos
Site 24, AJ Mine Site
Map Page 13

Ownership: Private, Assessed Value >$35,000/acre
Size: 17.3 acres
Zoning: MU (Mixed Use)
Current Use: Undeveloped, Previously mined site
Adjacent Uses: Marine industrial to south and southwest; Undeveloped to north and east
Access: Access from South Franklin Street
Environmental Issues: Steep topography
Other considerations:

This site is steeper than most other sites considered. This complicates the design and could require extensive site work. The site is located in an industrial area and has good access. The site is located in an area that would significantly change haul distance and snow removal efficiency. The site would need to be rezoned to allow for a snow disposal site of any size.

Recommendation: Do not carry forward
Site 25, Rock Dump
Map Page 13

Zoning map/creek

Site Photos
Site 25, Rock Dump
Map Page 13

Ownership: Private, Assessed Value > $400,000/acre
Size: 2.53 acres
Zoning: I (Industrial)
Current Use: Undeveloped
Adjacent Uses: Industrial to north, south, east and west
Access: Access from Mount Roberts Street
Environmental Issues: None known
Other considerations:

This site is small and surrounded by industrial uses, which makes site design challenging. The adjacent areas are industrial and there are no incompatible uses in the vicinity. Access is good. The site is located in an area that would increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned to allow a snow disposal site.

Recommendation: Do not carry forward
Site 26, Juneau – Douglas Wastewater Treatment Plant
Map Page 13

Zoning map

Site Photos
Site 26, Juneau – Douglas Wastewater Treatment Plant
Map Page 13

Ownership: CBJ
Size: 66.71 acres
Zoning: I/WI/RR (Industrial/Waterfront Industrial/Rural Residential)
Current Use: Undeveloped, formerly used as a disposal site
Adjacent Uses: Industrial to northwest; Undeveloped
Access: Access from South Franklin Street/Thane Road
Environmental Issues: Marine site
Other considerations:

This site is large and could be designed as either a land or marine disposal site. It is located in an industrial area with no incompatible uses in the vicinity. Access is good. The site is located in an area that would increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned.

Recommendation: Carry forward as preferred disposal site for Downtown operations
Site 27, Tlingit & Haida Regional Housing
Map Page 14

Zoning map/creek

Site Photos
Site 27, Tlingit & Haida Regional Housing
Map Page 14
Ownership: Private, Assessed Value >$65,000
Size: 18.18 acres
Zoning: D18 (High Density Residential)
Current Use: Undeveloped, Former material excavation site
Adjacent Uses: Residential to northeast; Undeveloped
Access: Access from Crow Hill Drive
Environmental Issues: Drainage may be challenging
Other considerations:

This site is located south of Douglas and has been excavated so that there is a bluff between it and the residential development to the north. Access is fairly steep and through residential areas. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Carry forward as a potential Douglas area disposal site
Site 28, Crow Hill
Map Page 14

Ownership: CBJ
Size: 34.22 acres
Zoning: D5 (Low Density Residential)
Current Use: Undeveloped
Adjacent Uses: Residential to northeast; Undeveloped
Access: Access from Crow Hill Road
Environmental Issues: Drainage, Bear Creek

Other considerations:

This site is located south of Douglas and contains fairly steep terrain. A portion of the site could be used in conjunction with the Tlingit-Haida site. Access is fairly steep and through residential areas. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Carry forward as possible Douglas area disposal site in combination with Tlingit Haida site
Site 29, Glacier State Pit
Map Page 17

Zoning map/creek

Site Photos
Site 29, Glacier State Pit
Map Page 15

Ownership: Private, Assessed Value $442,000
Size: 14.77 acres
Zoning: RR(T)D15/LC (Rural Residential to Multi-family Residential/Limited Commercial)
Current Use: Gravel Pit
Adjacent Uses: Undeveloped
Access: Access from North Douglas Highway
Environmental Issues: None known

Other considerations:

This site has no incompatible uses adjacent and has good access. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site may need to be rezoned.

Recommendation: Do not carry forward
Site 30, Fish Creek Parking
Map Page 16

Zoning map/wetlands/creeks

Site Photos
Site 30, Fish Creek Parking
Map Page 16

Ownership: CBJ
Size: 7.91 acres
Zoning: RR (Rural Residential)
Current Use: Parking Area for Recreation Use
Adjacent Uses: Undeveloped
Access: Access from North Douglas Highway
Environmental Issues: Adjacent to surface water, Fish Creek

Other considerations:
This site has no incompatible uses nearby and has good access. Use for snow disposal could adversely impact the recreation use of the site. The site is located in an area that would significantly increase haul distance and decrease snow removal efficiency. The site would not need to be rezoned to allow a snow disposal site.

Recommendation: Do not carry forward
Site 31, USFS Glacier Parking Site
Map Page 17

Zoning map

Site Photos
Site 31, USFS Glacier Parking Site
Map Page 17

Ownership: Federal
Size: 7 acres
Zoning: RR (Rural Residential)
Current Use: Parking area, snow disposal site
Adjacent Uses: USFS Visitor Center north; Undeveloped south, east and west
Access: Access from Glacier Spur Road
Environmental Issues: Wetlands
Other considerations:

This site has historically been used for snow disposal in winter and for tour bus parking in the summer. Snow loads have occasionally made it difficult for tour bus operations at the beginning of the season. The site is adjacent to wetlands but there are also some uplands near the site. The site has good buffering for incompatible uses. Access is good. The site is located in an area that provides good snow removal efficiency. The site is appropriately zoned for snow disposal.

Recommendation: Carry forward as preferred snow disposal site for Mendenhall Valley operations
Site 32, J-D Bridge - North
Map Page 18

Zoning map/creek

Site Photos
Site 32, J-D Bridge - North
Map Page 18

Ownership: CBJ
Size: 10 acres
Zoning: WI (Waterfront Industrial)
Current Use: Commercial/Industrial (Utility)
Adjacent Uses: Commercial/Industrial west and south; Undeveloped
Access: Access from North Douglas Highway
Environmental Issues: Marine

Other considerations:

This site is adjacent to existing industrial uses and access would be off a major road. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site is appropriately zoned for the use.

Recommendation: Carry forward as a potential disposal site for Downtown/West Juneau operations
Site 33, J-D Bridge - South

Map Page 18

Zoning map/creek

Site Photos
Site 33, J-D Bridge - South  
Map Page 18  
Ownership: CBJ  
Size: 10 acres  
Zoning: D5 (Low Density Residential)  
Current Use: Undeveloped  
Adjacent Uses: Commercial to south and southeast; Undeveloped  
Access: None currently, Access would have to be constructed from Douglas Highway  
Environmental Issues: Marine  
Other considerations:  
This site is adjacent to a commercial site. The site has no access and access would be difficult to design and construct without impacting nearby residential areas. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.  
Recommendation: Do not carry forward
Site 34, Miller – Honsinger Pond

Map Page 10

Zoning map/wetlands/pond

Site Photos
Site 34, Miller – Honsinger Pond
Map Page 10

Ownership: Private, Assessed Value $642,900
Size: 50 acres
Zoning: RR (Rural Residential)
Current Use: Pond, Undeveloped
Adjacent Uses: Commercial/Industrial to north, south and west; Undeveloped to east
Access: Access from Maplesden Way
Environmental Issues: Pond, Wetlands
Other considerations:

This site is made up of a pond and wetlands. The site would be difficult to design for treatment. The site is on or adjacent to the airport and most adjacent uses are commercial or industrial. The access is through a commercial/industrial area and there are no nearby residential areas. The site is located in an area that would increase haul distance and reduce snow removal efficiency. The site would not need to be rezoned.

Recommendation: Do not carry forward
Site 35, Cope Park
Map Page 18

Zoning map/creek

Site Photos
Site 35, Cope Park  
Map Page 18

Ownership: CBJ  
Size: 11.53 acres  
Zoning: RR/D10 (Rural Residential/Multifamily Residential)  
Current Use: Park/Recreation  
Adjacent Uses: Residential to north, east and south; Undeveloped to west  
Access: Access from Cope Park Road  
Environmental Issues: Proximity to Gold Creek, Drainage  
Other considerations:

This site contains developed park facilities and winter recreation areas with little vacant land for snow disposal. Use of the site for snow disposal would adversely affect its recreation use. There are residential uses nearby and access is through residential streets with significant slopes. Drainage design would be difficult due to steep slopes around the site; site would drain to Gold Creek. The site is located in an area that would not substantively increase haul distance or decrease snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over ½-acre.

Recommendation: Do not carry forward
Site 36, Old Public Works Downtown Shop
Map Page 18

Site Photos
Site 36, Old Public Works Downtown Shop
Map Page 18

Ownership: CBJ
Size: 1 acre
Zoning: LC (Limited Commercial)
Current Use: Old Public Works Downtown Shop, material storage
Adjacent Uses: Residential to northeast; Office to east; Undeveloped
Access: Access from West 8th Street
Environmental Issues: Marine

Other considerations:

This site contains the CBJ’s old public works downtown shop and material storage. The facility would need to be removed to provide room for design of a disposal site with treatment. The site is in downtown in an area of mixed residential, commercial and office use. The CBJ has plans for redevelopment of the site as a waterfront park and seawalk. Access is through developed office areas. The site is located in an area that provides for high snow removal efficiency. The site would need to be rezoned to allow a snow disposal site of over one acre.

Recommendation: Do not carry forward
Site 37, Mayflower Causeway
Map Page 14

Ownership: CBJ
Size: NA
Zoning: WI (Waterfront Industrial)
Current Use: Transportation, Undeveloped
Adjacent Uses: Public Facilities to north and west; Undeveloped
Access: Access from Savikko Road
Environmental Issues: Marine

Other considerations:

This site is small with little room for maneuvering or for installation of treatment systems. Access is through recreation area which is just southeast of the site. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site would not need to be rezoned.

Recommendation: Carry forward as a potential Douglas area disposal site
Zoning map/creek

Site Photos
Site 38, Dock St
Map Page 14

Ownership: CBJ
Size: 1 acre
Zoning: WI (Waterfront Industrial)
Current Use: Undeveloped
Adjacent Uses: Commercial/Industrial
Access: Access from Dock Street
Environmental Issues: Marine
Other considerations:

This site could be designed as a marine site with treatment. The site has previously been used for snow disposal but this was cited as a nuisance by residential uses in the vicinity. The site is located in an area that would not significantly change haul distance or snow removal efficiency. The site is appropriately zoned.

Recommendation: Carry forward as a potential Douglas area disposal site