

**ASSEMBLY STANDING COMMITTEE
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

January 6, 2020, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. Approval of Minutes

- A. 12-09-2019 Lands Committee Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. Twilight Café Easement Request
- B. Proposed Aurora Arms Condominium Land Trade to Provide Right-of-Way Access
- C. Sealaska Heritage Institute Request to Lease Parking

VI. STAFF REPORTS

- A. Discussion on Extending Fire Service Area farther North
- B. Pederson Hill Land Sale Update

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 72 hours prior to any meeting so arrangements can be made to have a sign language interpreter present or an audiotape containing the Assembly's agenda made available. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

December 9, 2019, 5:00 P.M.

City Hall, Assembly Chambers

I. ROLL CALL

Chair Edwardson called the meeting to order at 5:00pm.

Members Present: Chair Rob Edwardson, Alicia Hughes-Skandijs, Carole Triem, Greg Smith

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation; Chris Dimond, Docks and Harbors

Liaisons Absent: Paul Voelckers, Planning Commission;

Other Assembly Members Present: Loren Jones, Michelle Hale, Beth Weldon, Mayor

Some Members of the Public Present: Charles Murphy, KINY Radio Reporter,

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Amy Liu, CDD Planner; Rorie Watt, City Manager; Irene Gallion, CDD Sr. Planner

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

Chair Edwardson the September 23, 2019 Draft Minutes were approved.

IV. PUBLIC PARTICIPATION

No public participation at this time, but the Committee allowed for public comment after items for motion any participation came forth.

V. AGENDA TOPICS

A. Welcome to Lands

Mr. Chaney introduced the Committee to what the Lands Division does and Lands' duties and responsibilities. Lands is usually the first point of contact when people come to the City with ideas and are interested in buying or leasing City property. Because of these type of requests, Lands has established a fairly thorough and rigorous public review process. This process is to ensure the best interests of all parties as City property is a finite resource and it is very difficult to get back land that has been disposed of. The process was described: An applicant applies and pays \$500 fee then numerous Departments that may hold interest in that property review it. Depending on that

outcome, the application could be rejected or advanced for further review. This includes staff review then to a committee, such as Lands Committee or the Planning Commission, then to the Assembly for final decision.

Ms. Triem asked for clarity on where a proposal would show up in an Assembly agenda. Mr. Chaney replied that prior to reaching the Assembly, in most cases a proposal would first go through the Lands Committee, although this is not code. Mr. Bleidorn replied that the Assembly review proposal would be new business under the full Assembly.

Mr. Chaney continued with the process to describe that a decision to work with the original applicant would be made by the Assembly by motion and not by an ordinance. This would only be the first decision by the Assembly, the proposal would still need an extensive review to be approved.

Mr. Smith asked about people who are rejected by the Manager, how they could go to the Assembly. Mr. Chaney replied that people can still go to the Assembly with non-agenda items or ask to be taken to the Assembly and Lands would comply with a negative recommendation. Mr. Bleidorn commented that Lands would submit a memo with a negative recommendation.

Chair Edwardson commented that he appreciates the flow chart that highlighted the land sale and lease process.

Mr. Chaney then welcomed the Committee to the Lands Division, as part of the Admin Department and touched on other areas that the Lands Division covers. It is the policy of the City and Borough to manage its real property as a municipal resource and to use, retain and dispose of both improved and unimproved land to realize the maximum benefit of the municipality and its residents, including:

- Encouraging beneficial private economic activity; and
- Facilitating the provision of public services; and
- Guiding a rational growth pattern; and
- Preserving land for public and private use for present and future generations of City and Borough residents; and
- Meeting the need of City and Borough residents for private ownership; and
- Stabilizing land values without making land available for purposes of speculation.

The Lands policy is implemented largely through the Land Management Plan. The current plan was adopted on April 6, 2016 and serves as a guiding tool. You can find the current copy on our website. Some useful features include the Lands Atlas and the Lands Property Table. The atlas shows where CBJ properties are located and the table provides detailed information about each lot, such as the parcel number, size and description, what department manages the lot, and if should it be retained or disposed. The plan also contains recommendations for future actions and an implementation strategy that lays out the goals for Lands for the next 2 years.

The Land Division is a quasi-enterprise program funded by the Lands Fund, which is a special revenue fund within the City. The Lands runs its programs through the Lands Fund and continues to invest back into the Lands Fund. This fund is defined in CBJ§53.09.600 *Municipal Land Fund Revenues*:

- (a) The revenue from all disposals of land, interests in land, or resources under this chapter shall be credited to the account of the municipal land fund, except (other enterprise funds where appropriate)
- (b) Unless specifically appropriated from a different source or account, all expenses for or associated with the acquisition, subdivision, development or disposal of City and Borough lands, interests in land or resources shall be expenses of the municipal land fund; except (other enterprise funds where appropriate)

The City's Parcel Viewer is an incredible tool available to the City and the public that is used every day in Lands. Parcel Viewer has quite a bit of information, with much of that having been compiled from the Assessors on property throughout the City. Parcel Viewer also displays City property by the managed Department.

One of the tasks that Lands is responsible for is developing land for housing, which has been a goal from the Assembly for a number of years. The South Lena Subdivision has been one of our last big projects that is close to being completed, with only one lot available. Lands has worked with the Educational Homebuilding Program with land sold at less than market value for two of the lots in the Lena Subdivision. Lands has also been working on the Renninger Subdivision, which has been multi-family development, with two lots still available. Again, we worked with the Educational Homebuilding Program and Alaska Housing Development Corporation for lots in the Renninger Subdivision.

We are currently working on the Pederson Hill Subdivision, having just completed Stage 1 with Stage 2 and 3 planned if the first stage is successful. Lands also has areas around the community that have been identified for long range development, such as the Switzer Area 3, Bonnie Brea Expansion, Second and Franklin Street, over 25 acres of isolated property in the Auke Bay area, 6th Street Douglas, and Norway Point. Very few of the City's properties have access, which is a development issue. There are also large tracts of properties that have long-term potential with possible re-zones for future development.

Lands monitors the air quality in the Mendenhall Valley. Lands processes many communication tower leases in Juneau. Lands also manages properties for community benefit, such as the Mayflower Building and Juneau Arts and Culture Center, which are leases at less than fair market value to support their programs. Lands also leases land for parking, such as to the State of Alaska for employees. Lands was involved in the construction of the Pioneer Road on West Douglas. There is a potential for future extensions to the Road, but an agreement with Goldbelt or the Forest Service would be needed to continue through their land. This would be difficult for Forest Service property

to be used because the road alignment would be through the Tongass Roadless Area as defined by the U.S. Government.

Due to time constraints, Chair Robertson asked Mr. Chaney to summarize.

Mr. Chaney briefly noted several additional tasks handled by the Lands Division. Lands monitors the water quality through the A.J. Mine, processes leases for office space for the City, and participates in the annual Builder's Forum. Lands manages pits and quarries with cooperation with the Engineering Department. Lands manages hazardous trees in collaboration with the Parks Department. Lands also has a Christmas tree and firewood cutting policy, film permits, and participated in the Borough Boundary Expansion. Lands fields questions from the public, and periodically assists the Chief Housing Officer.

Ms. Hughes-Skandijs asked what the Mayflower building was. Mr. Chaney replied that it is the building that houses the Montessori School daycare program.

B. 2019-47 Willow Drive Vacation

Ms. Maclean, the Director of Community Development, introduced the topic of a ROW that is being requested to be vacated. Ms. Maclean explained that the City sometimes receives requests to vacate a ROW that is not used. These street vacation requests are usually not for streets that have been built but are for ROWs that are designated on a plat but are not constructed in reality. This vacation request is at 1706 Willow Drive in the Highlands area, near the end of the street.

The applicant has requested to vacate 444 square feet of ROW per CBJ§49.15.404. This segment of unconstructed ROW adjoins Willow Drive. The original garage and addition encroach into the unconstructed ROW. The lot was platted in 1953, Evergreen Heights, Block 3, Lots 8, 9, 10, 10A, 11, and 12. This plat does not show the subject ROW. The plat was amended in 1958. This version is the most recent record of the plat, and shows the ROW, but does not provide explanation of the ROW's purpose. Staff was not able to find additional information providing context or explanation for the ROW dedication, but presumes that this unconstructed portion of the Willow Drive ROW was intended to be a vehicle turnaround.

According to the CBJ Assessor's Office, the single-family dwelling and detached garage were constructed in 1962. There are no building permits on file for either structure. In 1962, the site was zoned R1 and the required yard setbacks were 20 feet from the front, 10 feet from a street side, and 20 feet from the rear. The current street side yard setback requirement is 13 feet, and the rear yard setback requirement is 20 feet. There are no variances or any other documents showing CBJ approval of the existing setbacks. The ROW encroachment was mistakenly omitted from the staff report for the Alternative Development Permit (ADP), which recommended approval of the project. The Planning Commission at a regular public meeting approved the ADP (ADP2018 0001) for a reduced street side yard setback and rear yard setback to accommodate workshop space over the existing garage.

Subsequent to the approved ADP, the applicant applied for a building permit, BLD2018-0507, to construct the approved second story (including a balcony) to the existing garage. A Temporary Certificate of Occupancy was issued for this addition. The ROW encroachment was then confirmed by the surveyor hired to produce the as-built, which was required prior to issuance of the Final Certificate of Occupancy. The garage encroaches onto the ROW by approximately 22 square feet. The subject unconstructed ROW is 444 square feet. The unconstructed ROW is surrounded by the applicant's property, as shown in the map below. All agencies contacted for review support the ROW vacation and the vacation is in conformance with Title 49 and the CBJ Comprehensive Plan. The Planning Commission approved the ROW vacation on October 29, 2019.

Mr. Mertl asked when the City vacates the ROW does it go into negotiations to purchase the property? Ms. Maclean replied that in this instance it would not because it was acquired through a subdivision process years ago and that it was platted through the City, in which the City did not pay for it. Because of this, we cannot charge the property owners for it. Typically, for vacation properties, it involves at least two property owners and in this case, it was missed, and it is completely contained in one property without competing interests.

Mr. Smith commented that he is acquainted with the property owners. The Lands Committee determined that since Mr. Smith did not have a financial interest in the property, he did not have a conflict of interest and could participate in voting on the issue.

Ms. Hughes-Skandijs recommended approval of the motion that the Assembly Lands Committee recommend Assembly approval of vacation of 444 square feet of right-of-way (ROW) adjoining Willow Drive. Motion passed.

C. Planning Commission Decisions and Recommendations Process

Ms. Maclean discussed the Planning Commission's Notices of Decision and Notices of Recommendation processes and to clarified those processes concerning City and State Project (CSP) reviews. City projects go to the Planning Commission for review and recommendation to the Assembly for approval or disapproval. State projects are a little bit different because they have a 90-day clock that begins when an application from the State is submitted to CDD. The 90-day deadline is from State law and is referenced in Title 49, but the City has no control over that timeline. As soon as CDD receives an application, it is reviewed and sent to the Planning Commission. If the Planning Commission recommends approval or approval with conditions, they issue a Notice of Decision, which can be final. The Assembly also has a right to hear that same case within that 90-day period and alter or overturn the Commission's decision. If the Planning Commission does not recommend for

approval, then they have to issue a Notice of Recommendation to the Assembly, who still has to act within that same 90-day period. The Assembly has the ability to either approve or disapprove the project. CDD added an additional component to the process, which is not required by code, to have the Planners notify the CDD Director immediately upon receiving a State CSP. This can ensure that the Manager's Office and Law Department are notified of the application to make sure the 90-day rule is being met and both the Planning Commission and the Assembly can take an action on the issue. If the Planning Commission or the Assembly do not take action within the 90-days, the project is considered approved, regardless of inaction.

Mr. Smith asked for clarity on the process, if this is the new process. Ms. Maclean replied that this is not a new process but one that is in place today through code per State law. The only new step is that the Planners need to notify the Director that the project has been received and the 90-day clock has begun.

Chair Edwardson asked if this is just a notification item for the Lands Committee and that there is no motion sought. Ms. Maclean replied that was correct.

Mr. Watt commented that for clarity on this issue, the process is to send requests for comment to the Assembly. The new business practice is to put it on the consent agenda to ensure that the Assembly is notified of the item. In the past, these items have been processed inconsistently and the hope is to rectify this.

VI. STAFF REPORTS

A. Air Quality Monitoring Program

Mr. Bleidorn introduced himself to the Lands Committee and discussed the Mendenhall Valley Air Quality Program, which has been in place since the 1980s. Beginning every October 1st and lasting until April 30th, Lands staff monitors the Mendenhall Valley's air quality for concentrations of particulate matter. The data being utilized for this program is provided to the City from the State of Alaska Division of Air Quality via an air quality monitoring station located on the roof of Floyd Dryden Middle School.

The assembly provided the City Manager with the authority to call and cancel air pollution emergencies through the adoption of Ordinance 2008-28. The Mendenhall Valley Air Quality Monitoring Program is the result of the implementation of the Federal Clean Air Act. Monitoring is necessary due to the region's susceptibility to air inversions, which trap the fine particulate matter generated by wood-burning stoves. This particulate matter can significantly affect the health of children, the elderly, and people with respiratory conditions.

When particulate matter reaches or is predicted to reach an unhealthy level, the City Manager will declare an Air Emergency, which prevents all wood stoves in the Valley from being used. Lands staff monitor the concentration of particulate matter seven days a week and Air Emergencies can be called on nights and weekends.

When an Air Emergency is called, Lands staff inform the public through 12 large yellow signs that are located throughout the streets of the Valley are opened. The wood smoke hotline 907-586-5333 is updated with a message that states there is an Air Emergency in effect, the Lands website will be updated with a red banner stating an Air Emergency is in effect, radio stations will play a Public Service Announcement, people who have signed up for an automated text message will receive a text notification, and social media will provide a PSA. All of these steps are repeated when an Air Emergency is canceled. The area covered by the Valley's Woodsmoke Hazard Area extends from the Airport north to the Mendenhall Glacier, west to Montana Creek, south along the east shore of Auke Lake and includes the east half of the Mendenhall Peninsula.

Mr. Dimond asked about what percentage of homes in the Valley are woodstoves vs. pellet stoves. Mr. Bleidorn replied that is familiar with a study that was conducted in the early 2000s, but it has not been tracked in a while. Mr. Bleidorn noted that last year there was not an Air Emergency called but there was a Burn Ban called this past summer when forest fires in the north contributed to poor air quality in Juneau, worse than many winter air quality issues. Over time, as people replace older woodstoves with newer models, they are burning more efficiently, which helps with the air quality in the valley. Mr. Dimond asked if there is a program to help homeowners convert traditional wood stoves to pellet ones. Mr. Bleidorn replied that there was a program at one time with Fairbanks receiving a majority of those funds as they have extensive air quality issues, but there is no program in Alaska now.

Mr. Mertl asked about enforcement. Mr. Bleidorn replied that Lands works with Community Service Officers who can issue warning and tickets. Mr. Bleidorn emphasized our goal was more to educate the citizens instead of handing out tickets.

B. CBJ Christmas Tree & Firewood Policy

Mr. Bleidorn discussed the CBJ Christmas tree and firewood policies. The City of Juneau allows a household to remove one live evergreen Christmas tree per year from municipal land, designated by the CBJ Wood Cutting Area Map between December 1st and December 25th. Trees must be cut at ground level and any discarded branches must be scattered. Trees may not be harvested from municipal land used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any

muskeg areas or regions outside of the CBJ Wood Cutting Area Map. No permit is needed to harvest Christmas trees for personal use.

For those interested in harvesting trees for firewood this winter, you may do so in the areas designated on the CBJ Wood Cutting Area Map. Trees that are allowed to be harvested for personal use include dead and/or down trees without a permit. As indicated in the Christmas tree policy above, trees may not be harvested from municipal land used for parks, recreation sites, scenic corridors, schools, residential subdivisions, or public facilities or from any muskeg areas or regions outside of the CBJ Wood Cutting Area Map. If you are interested in harvesting downed trees or stacked logs along the new Douglas Pioneer Road, you may do so with a permit from the Lands Office.

Mr. Chaney further discussed the Christmas trees, in that those can be live trees but the firewood policy explains that trees harvested for firewood must be dead and/or down trees. Designated harvest areas are shown on maps, which are available on our website.

C. Pederson Hill Land Sale Update

Mr. Chaney provided an updated about the Pederson Hill fixed price lottery scheduled for Tuesday, December 10, 2019, with 6 lots available. There are 14 registered participants, 11 individuals and 3 corporations.

D. Chair Edwardson comment

Chair Edwardson thanked the Lands staff for their explanation of their duties and sharing with the Committee a list of projects that the Lands staff had been recently tasked with, which included:

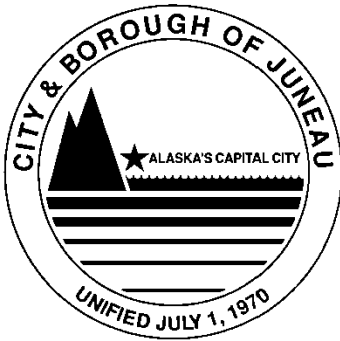
The Juneau Youth Services/Cornerstone Property, municipal property at Norway Point request for disposal, Rainforest Telecomm lease, Vertical Bridge communications tower lease, Johnson house foreclosure, land trades, Douglas cemeteries, land management, lands biannual report, Bernstein property request, Deckhand Dave's lease, Lendrum's request to purchase adjacent property, Juneau Compost! lease, ADOT easement requests at Twin Lakes, material resources review, among others.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

No Liaison reports provided.

VIII. ADJOURNMENT

Chair Edwardson adjourned the meeting at 5:48PM.



Memorandum

City & Borough of Juneau
155 S. Seward Street • Juneau, AK 99801

From: Greg Chaney
Lands and Resources Manager 

To: Robert Edwardson, Chair Assembly Lands Committee

Date: January 2, 2020

Re: Proposed Access Easement for Twilight Café property located at 324 Willoughby Avenue

Catherine and Ariel Cristobal applied October 17, 2019 to purchase a five foot wide access easement across City land to their property located at 325 Willoughby Avenue, also known as the Twilight Café (Figure 1).

The Twilight Café property is unique because it is land locked and doesn't have frontage on a right-of-way (Figure 2). Limited access is available through an adjacent property owned by Bullwinkle's Pizza via a recorded 4 foot wide easement to the Twilight Café building. The relationship between these two property owners has been acrimonious and access via the 4 foot easement has been unreliable at times. This limited access is currently not a significant problem because the Twilight Café lot also abuts City property which is being used as a parking lot. The owners and customers of the café can use City property for access if parked cars are not blocking the access. The drive aisle in the parking lot is not a right-of-way and may be redeveloped.

The proposed easement is within the adopted Willoughby District Land Use Plan, Chapter 5 which has been incorporated as an element of the Comprehensive Plan CBJ§49.05.200(b)(1)(J) (the region has recently been renamed as the Aak'w Village District.) If the area is redeveloped as proposed in the Willoughby District Plan, the parking lot will be removed and access to the Twilight Café lot will be limited to the existing 4 foot easement. It is worth noting that the Willoughby District Plan does not show the Twilight Café or Bullwinkle's lots as private property. Since there is no guarantee that these property owners would be willing to sell to the CBJ in order to redevelop the area, for the purposes of this application review, it is assumed that these properties will remain in private ownership.

The existing 4 foot easement across Bullwinkle's property is problematic for several reasons. A primary issue is that a 4 foot easement is not sufficiently wide to transport large objects to and from the Twilight Café. Additionally, the easement is across a neighboring lot that is subject to the owner's good will to be functional. If there is a significant disagreement between the neighbors, it would be resolved in court, which could leave the Twilight Café property without a practical means of access until the court case was decided. Finally, the Twilight Café was built before current building code and straddles the entire lot so there is no way to get from the front of the building to the backyard without walking

through the structure. Therefore the applicant has applied to the City for a 5 foot wide access easement across the adjacent city owned property that would stretch from the Willoughby Avenue right-of-way along the side of the Twilight Café property (Figure 3).

This new easement would help resolve the limitations inherent in the existing 4 foot easement across the Bullwinkle's lot. In the short term this access easement would not result in a change on the ground because vehicles parking in this area generally park about 5 feet from the Twilight Café building so the access is currently generally available. In the long term, if new development is undertaken on City property, the 5 foot access easement could be accommodated in future designs.

According to CBJ§53.09.300(c) *Easements, Review Process*; the easement application shall be referred to Community Development, Engineering and Public Works Departments for comments about proposed easements across CBJ Property. Based on the attached memo from CDD Planner, Laurel Christian the Community Development Department has no objection to granting the requested 5' access easement to the subject parcel. The memo also included the recommendation that the eaves that extend from the Twilight Café across the City property line be addressed in the final easement document. This recommendation will be included in the final easement.

Michael Vigue former Director of Engineering & Public Works also commented that he had no objection to the proposal.

Lands staff recommends that the Lands Committee pass a motion of support to the full Assembly to work with the original applicants, Catherine and Ariel Cristobal, to negotiate terms for the sale of a five foot access easement across CBJ land to the Twilight Café property.

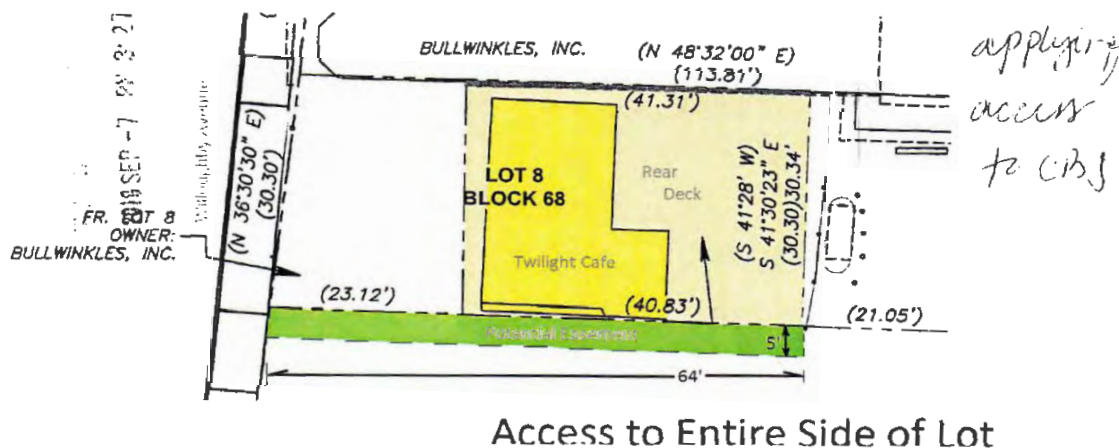


Figure 1. Applicant's Requested 5 Foot Access Easement



Figure 2. Regional View



Figure 3. Existing and Proposed Easements

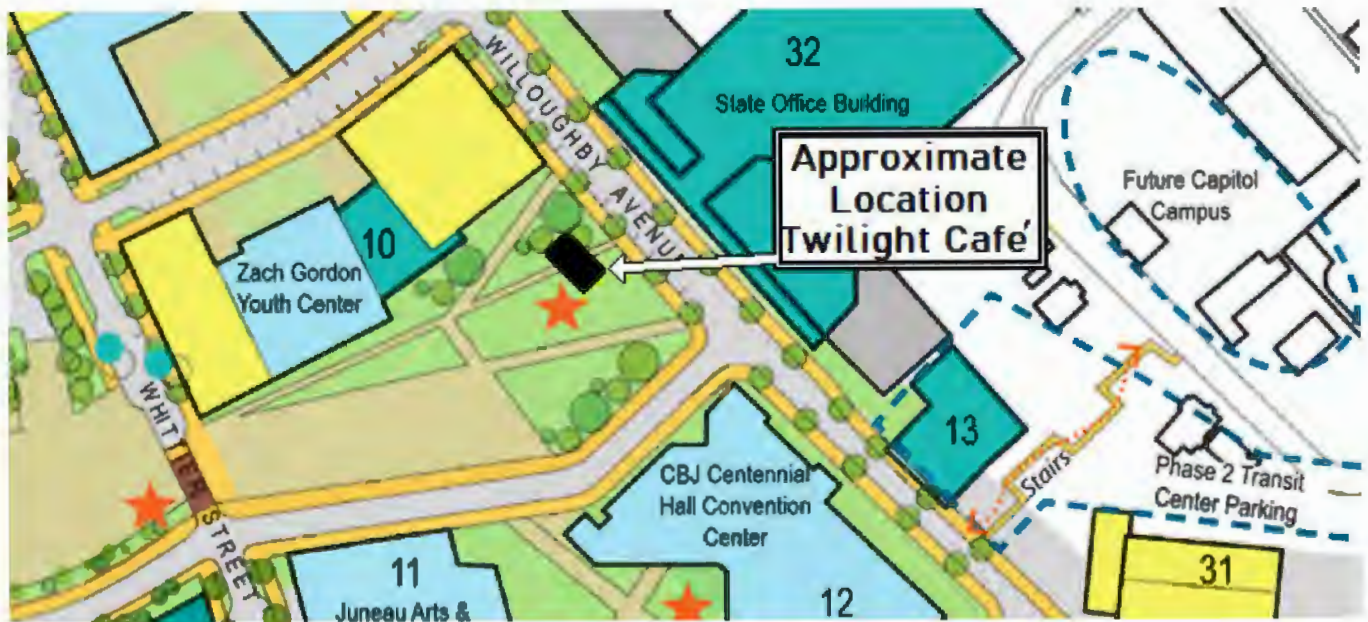


Figure 3. Map from Chapter 5 of the 2011 Willoughby District Land Use Plan. The map shows the approximate location of the Twilight Café and that the area currently occupied by the parking lot will become a park.



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

COMMUNITY DEVELOPMENT DEPARTMENT - REQUEST FOR AGENCY COMMENT

DEPARTMENT:

STAFF PERSON/TITLE:

DATE:

APPLICANT:

TYPE OF APPLICATION:

PROJECT DESCRIPTION:

LEGAL DESCRIPTION:

PARCEL NUMBER(S):

PHYSICAL ADDRESS:

SPECIFIC QUESTIONS FROM PLANNER:

AGENCY COMMENTS:

AGENCY COMMENTS (CONTINUED):

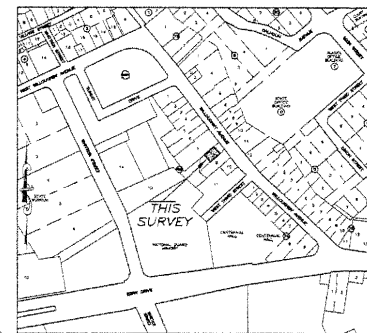
LEGEND

- PRIMARY MONUMENT RECOVERED THIS SURVEY
- 3" ALUM. T&N ENGINEERING
- SURVEYED
- UNSURVEYED
- CENTERLINE
- SURVEY THE
- EASEMENT
- EDGE OF PAVEMENT
- WATER VALVE
- BOLLARDS (GUARD POSTS)

R = AS PER DEED 2007-007300-6
 R1 = AS PER PLAT NO. 352
 R&M = RECORD & MEASURED

BASIS OF BEARING

BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S48°42'30"E FROM A ROUND 3" ALUM. MON. BEING THE NORTHWEST CORNER OF BLOCK 74, AND THE RIGHT OF WAY OF WILLOUGHBY AVENUE AND WEST THIRD STREET, JUNEAU, TOWNSHIP TO A ROUND 3" ALUM. MON. BEING THE NORTHEAST LINE AND RIGHT OF WAY OF WILLOUGHBY AVENUE, BLOCK 74, JUNEAU TOWNSHIP AS SHOWN ON RECORD PLAT NO. 352



VICINITY MAP
 SOURCE: C.B.J. BASEMAP SERIES - SCALE: 1" = 200'

LOT 7

PAVED PARKING LOT
 EDGE OF PAVEMENT

EXISTING TWO
 STORY WOOD
 FRAME DWELLING

FRAC. LOT 8
 BLOCK 68

OPEN WOOD DECK

LOT 9

FRAC. LOT 8

CERTIFICATE OF REGISTERED LAND SURVEYOR

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT THAT ALL WALKS, ROADS, EASEMENTS AND IMPROVEMENTS THEREON ARE AS SHOWN AND THAT ALL OVERLAYS AND ENCROACHMENTS ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE

Date: 12/23/08



J.W. BEAN INC.
 PROFESSIONAL SURVEYOR
 1070 ARCTIC CIRCLE
 JUNEAU - ALASKA
 (907) 785-0590
 SURVEYOR - PLANNER

Scale in feet
 SCALE: 1"=5'

WILLOUGHBY AVENUE

LOT 11

WEST THIRD STREET

BLOCK 74

EGAN DRIVE

NOTES:

- ALL PLAT BEARINGS ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARINGS.
- ALL DISTANCES SHOWN ARE REDUCED TO HORIZONTAL.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN ENCLOSED IN PARENTHESES, MEASURED OR CALCULATED BEARINGS AND/OR DISTANCES ARE SHOWN WITHOUT PARENTHESES.
- DOMESTIC WATER AND SANITARY SEWER DISPOSAL PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES.

AN ASBUIT OF
 A FRACTION OF LOT 8,
 BLOCK 68,
 WITHIN JUNEAU TOWNSHIP
 CITY & BOROUGH OF JUNEAU, ALASKA
 JUNEAU RECORDING DISTRICT

OWNERS:
 AREL & CATHERINE CRISTOBAL
 324 WILLOUGHBY AVENUE
 JUNEAU, ALASKA 99801

SURVEYOR:
 J.W. BEAN, INC.
 PROFESSIONAL SURVEYOR
 1070 ARCTIC CIRCLE
 JUNEAU, ALASKA 99801

SHEET 1 OF 1

SCALE: 1"=5' DATE: 12-23-08 PROJ: 7790-CRISTOBAL-LOT8



Memorandum

City & Borough of Juneau
155 S. Seward Street • Juneau, AK 99801

From: Greg Chaney
Lands and Resources Manager

To: Assembly Lands Committee

Date: January 2, 2020

Re: Proposed Land Trade to Provide Right-of-Way Access to Eight Acres of CBJ Property Suitable for Residential Development

The 2016 Land Management Plan identified an area of CBJ property listed as LND-1089, near Norway Point, that was outside of mapped hazard zones and might be suitable for residential development.



Approximately 8 acres of residentially zoned CBJ property outside of mapped hazard zones above Norway Point.

The 2016 Land Management Plan Implementation Strategy also identified this site as an area to investigate for appropriate housing proposals (Attachment 1).

CBJ's Emergency Program Manager, Tom Mattice, has reviewed existing hazard studies conducted in this area. There have been four studies investigating mass wasting and avalanche hazards in this location and none have identified this area as hazardous. Therefore it looks probable that an area of residential development could be safely developed on the hillside above Norway Point on CBJ property (Attachment 2).

As with most of CBJ's land holdings, access is a significant impediment for residential

development. In this case there are two existing rights-of-way that could provide access to the site. Both Ross Way and Behrends Avenue have unbuilt rights-of-way that dead end to CBJ property in the vicinity. Unfortunately both routes would have to cross a dangerous and a well-documented high hazard avalanche zone. There is an alternative access route located at 1870 Glacier Highway. It is a 60 foot wide vacant lot that is currently owned by the Aurora Arms Condominium Association and is being used for overflow parking. This property is outside of the mapped hazard zone and is located along a straight section of Glacier Highway. Using this property would provide safe access to the eight acres of CBJ property located uphill.

Lands staff worked with CBJ Engineering to develop conceptual plans for an access road through this vacant lot. Based on this preliminary work, it appears that a road could be built that would meet CBJ standards and have a maximum grade of 10% (Attachments 3 & 4).

This topic was brought to the Lands Committee on February 27, 2017 and the Lands Committee unanimously forwarded a motion of support to the Assembly to continue to investigate options to purchase the lot located at 1870 Glacier Highway to provide access to eight acres of CBJ owned residentially zoned property outside of the mapped hazard zone.

An update for this topic was brought to the Lands Committee on December 4, 2017 and the Committee passed a motion of support to continue to investigate options for purchasing the property. After extensive discussion with the Aurora Arms Condominium Association Board, terms for a potential sale were developed (Attachment 5).

The draft agreement was brought to the Lands Committee on April 8, 2019 (Attachment 6).

Basic components of proposed agreement:

- CBJ would trade 0.4 acres of upland property for the 0.22 acre vacant lot located at 1870 Glacier Highway.
- CBJ Lands would pay for a lot line adjustment that will be needed for the property trade.
- Property values will be established by appraisal. Cost of the appraisal to be paid by CBJ. If the value of the property received by CBJ is higher, the difference would be made up by a cash payment.
- CBJ intends to build a road above the Aurora Arms Condominiums to access CBJ property. Aurora Arms Condominium Association will continue to park on the vacant lot until CBJ develops the site.
- When CBJ builds the proposed access road, CBJ will build a similar parking lot above the condominiums alongside the new road on condominium property.

After reviewing the proposed agreement, the Lands Committee provided a motion endorsing the land trade agreement with the Aurora Arms Association.

Lands staff contracted with a surveyor to provide a draft plat establishing the extent of the proposed land trade. The draft survey is attached to this memo (Attachment 7).

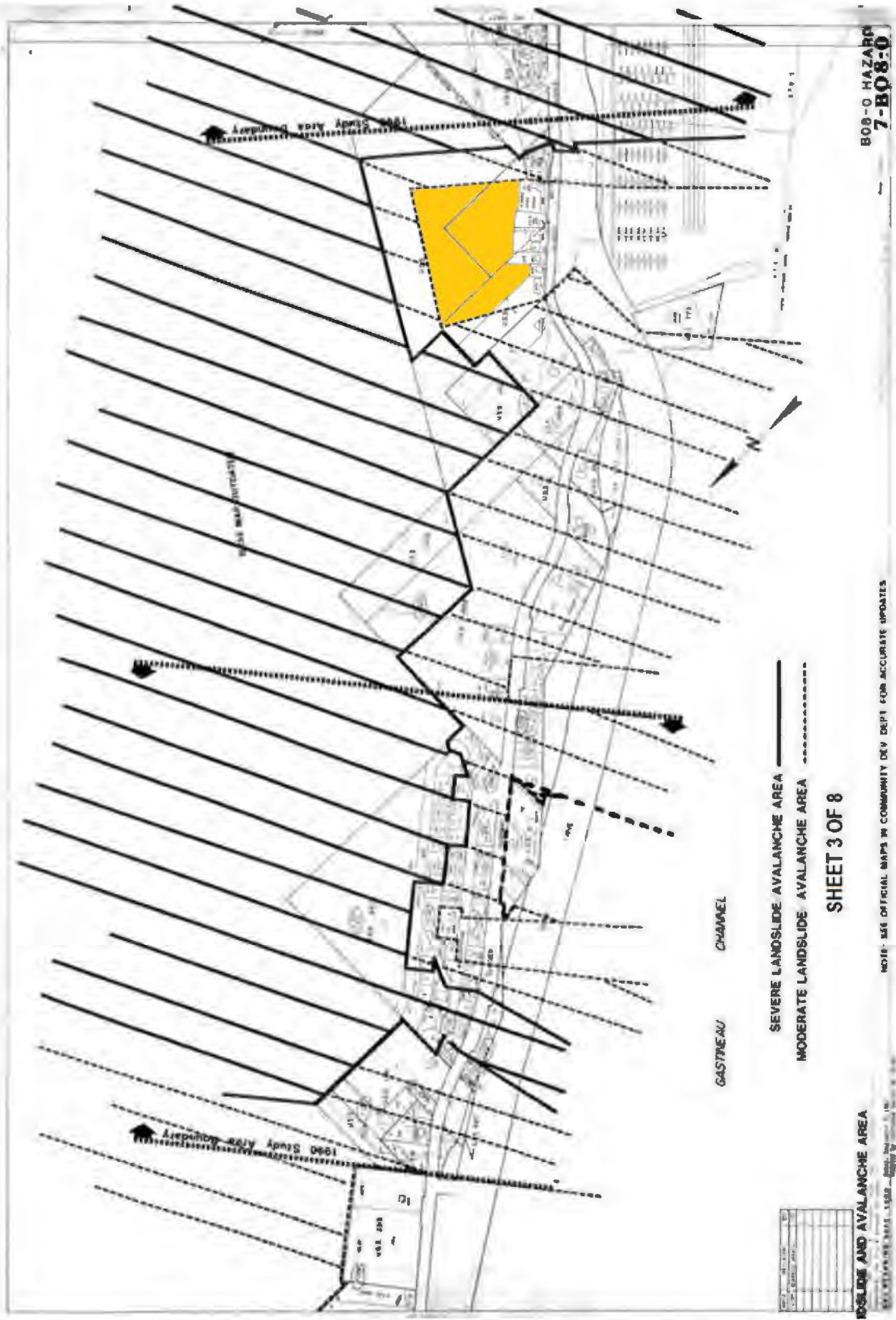
At this point in the process, it would be appropriate to have the Assembly formally review the proposal as established in CBJ§53.09.260 and if found to be appropriate, to send the proposal to the Planning Commission for review, draft an ordinance and bring the ordinance to the Lands Committee comments and Assembly for approval.

Staff's Recommended Motion:

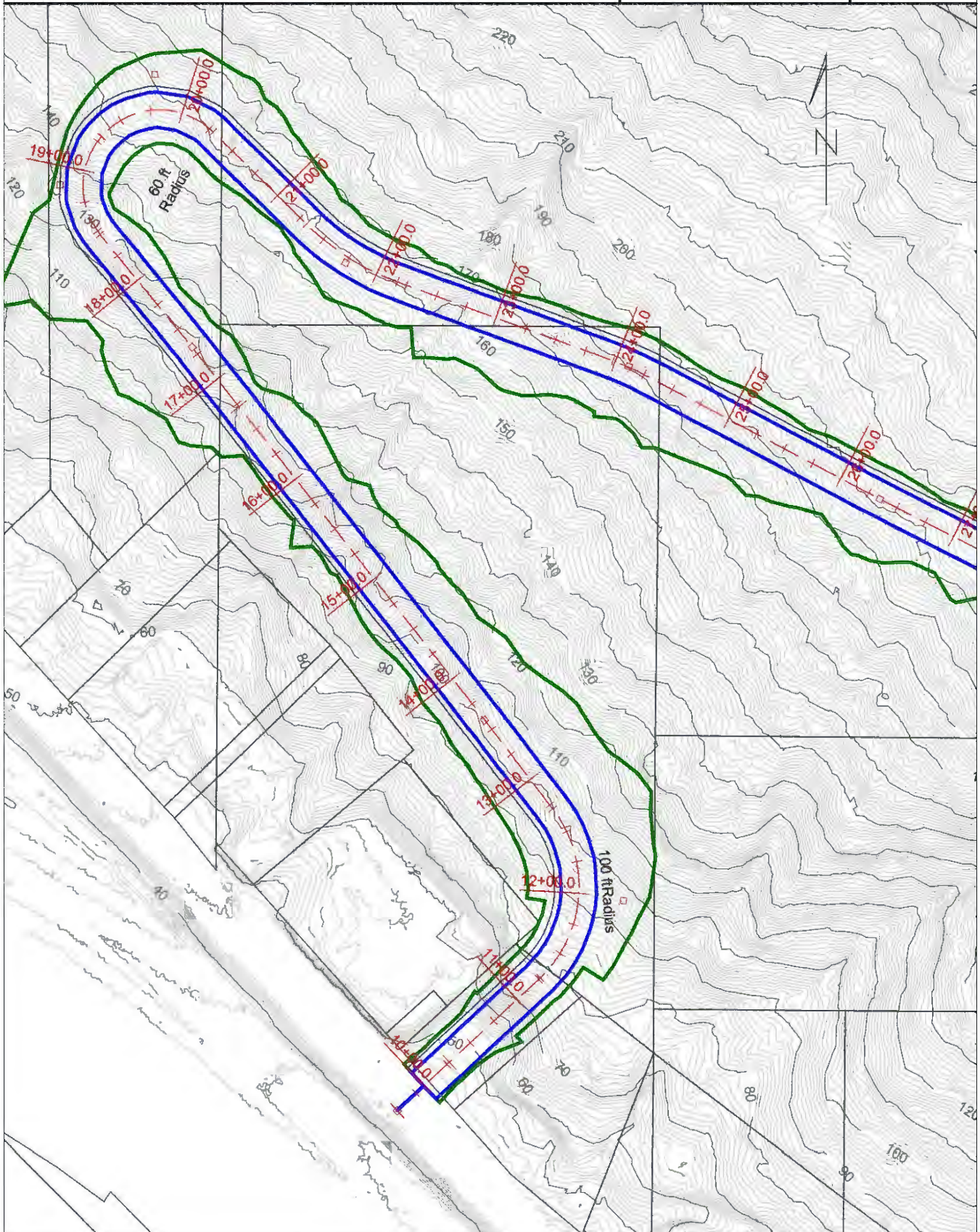
The Lands Committee adopts a motion of support for the Assembly to approve the preliminary land trade agreement with the Aurora Arms Condominium Association and to proceed with the review and approval process as established under CBJ§53.09.260.



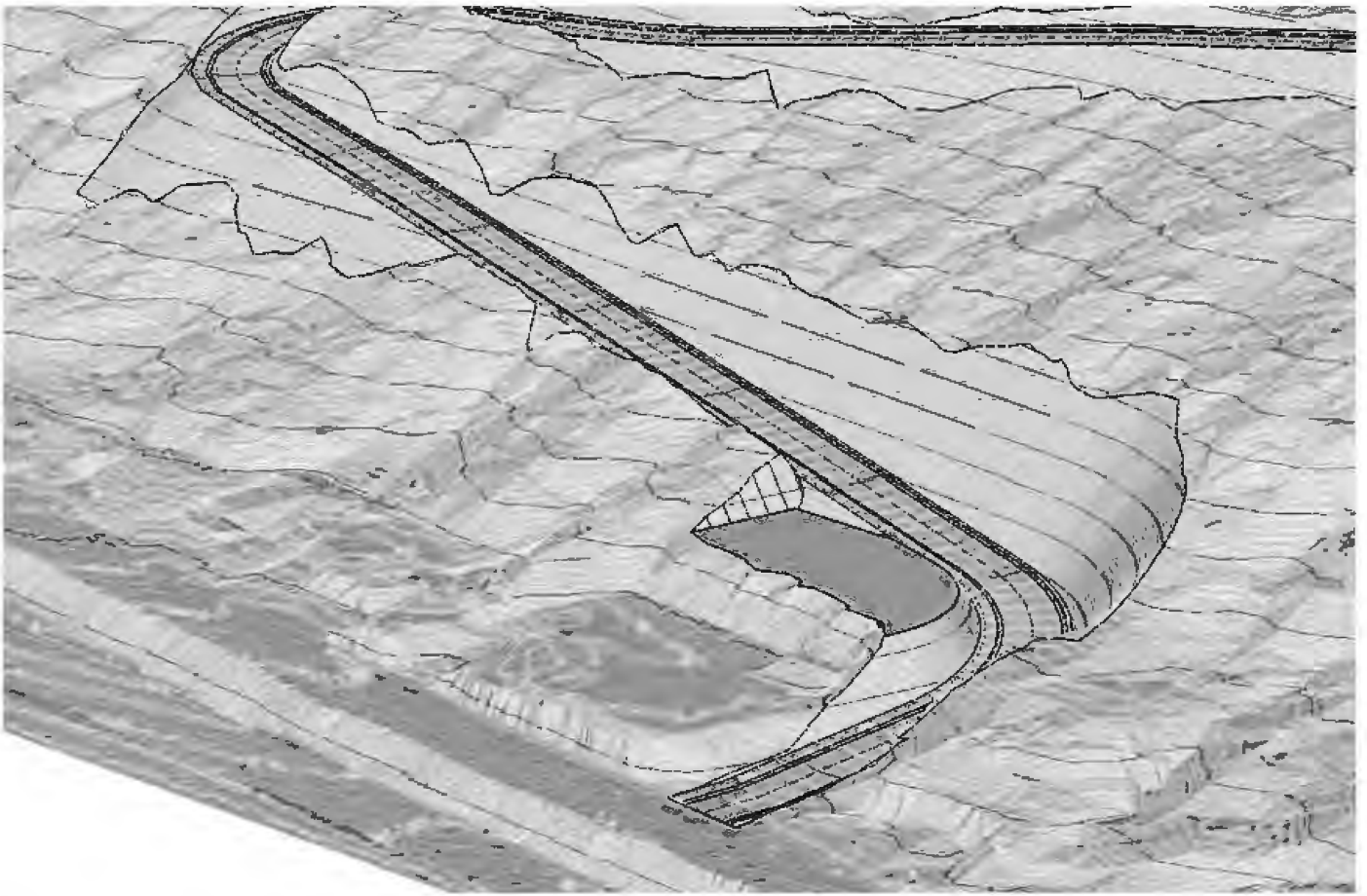
Attachment 1. Location of vacant lot at 1870 Glacier Highway.



Attachment 2. Area outside of mapped hazard zone.



Attachment 3. Potential Access Road Alignment.



Attachment 4. Access Road Concept.



Attachment 5. Potential Land Trade between CBJ and Aurora Arms Condominium Association.

Development Concept Outline

Between
Lands Division, City and Borough of Juneau
And
Aurora Arms Condominium Association

The parties listed above have reached the following understanding:

- For the purpose of completing an equitable land trade as shown on the sketch (Attachment A):
 - Aurora Arms Condominium Association owns and intends to trade the lot located at 1870 Glacier Avenue (USS 2130 Fraction) totaling 9,496 square feet (0.22 acres) southeast of the Condominiums, to be used by the CBJ primarily for a subdivision access road and associated utilities.
 - In return, the CBJ owns and intends to trade 17,424 square feet (0.4 acres) of property along the Condominium's northeast property line. Transfer of this property will require adjusting the lot lines in this area (Attachment B). The City and Borough of Juneau (CBJ) intends to pay all costs associated with this subdivision.
 - The value of each parcel would be established by a mutually agreed upon appraiser. Cost of the appraisal to be paid by CBJ. If the property received by CBJ is of higher value than the property that is offered to Aurora Arms, then the difference would be made up with a cash payment.
- The CBJ intends to build an access road to the hillside above the Aurora Arms Condominiums (Attachment C).
- As a component of the new access road, CBJ intends to intercept and divert surface drainage above the condominium site to a storm drainage system. These surface drainage improvements will be installed at no cost to the Aurora Arms Condominiums Association. CBJ does not propose to change drainage on the hillside above Aurora Arms Condominiums before road construction begins.
- Currently residents of Aurora Arms Condominiums use the lot located at 1870 Glacier Highway for parking. Until the new road is constructed, it is CBJ's intent to allow the residents of Aurora Arms Condominiums to continue to park on this lot. When the proposed access road is built, this parking will be displaced. The

guiding principal concerning parking is that when parking is lost due to construction of the access road, it will be replaced as soon as possible in a nearby location. All expenses associated with the installation of the new parking lot will be paid by the CBJ. The intent is to create a parking area that is generally equivalent to the parking lot that exists as outlined below:

- The lot at 1870 Glacier Highway would be available for Aurora Arms Condominiums' parking in its current configuration until the CBJ begins to construct a new street or until the Condominium building is removed from the lot. Aurora Arms Condominiums would be responsible for maintenance such as snow plowing. Prior to concluding a land trade, a formal parking agreement would be drafted for this lot to clarify each party's responsibilities.
- 8-10 parking spaces would be provided in the proposed new parking lot. The existing lot has a compacted dirt/gravel surface and the new parking area would be composed of a stable crushed rock surface suitable for parking as designed by an engineer. If paving is desired, it would be the responsibility of the Association to install.
- A path and stairway from the new parking lot to the existing parking area adjacent to Aurora Arms Condominiums will be installed by CBJ.
- The design and alignment of the path and stairway will be mutually agreed upon between CBJ and Aurora Condominiums Association prior to construction.
- Lighting for the parking lot would most likely be provided by a street light located at the driveway entrance to the parking lot. If the Condominium Association desires additional lighting, it would be provided by the Association.

The parties understand that this tentative agreement is intended to facilitate a subdivision application that will result in an equitable land trade. However the land trade will have to be reviewed by the CBJ Planning Commission and approved by the CBJ Assembly. This document represents a good faith intention but does not bind either party.

Vicki R. Vaughan
Authorized Signature _____ Date _____

Aurora Arms Condominium Association

VICKI R. VAUGHAN
Printed Name _____

PRESIDENT
Title _____

3/21/2019

Greg Chaney

Greg Chaney _____ March 22 2019
Date _____

Lands Manager
City and Borough of Juneau

ATTACHMENT A
Proposed Land Trade
Between
Lands Division, City and Borough of Juneau
And
Aurora Arms Condominium Association



ATTACHMENT B

Proposed Lot Line Adjustment
Between
Lands Division, City and Borough of Juneau
And
Aurora Arms Condominium Association



ATTACHMENT C

Access Road

Concept Sketch
Bare Earth Topography

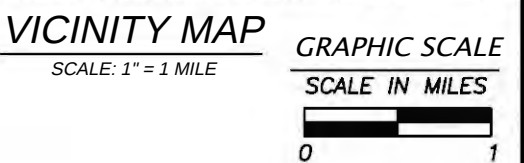
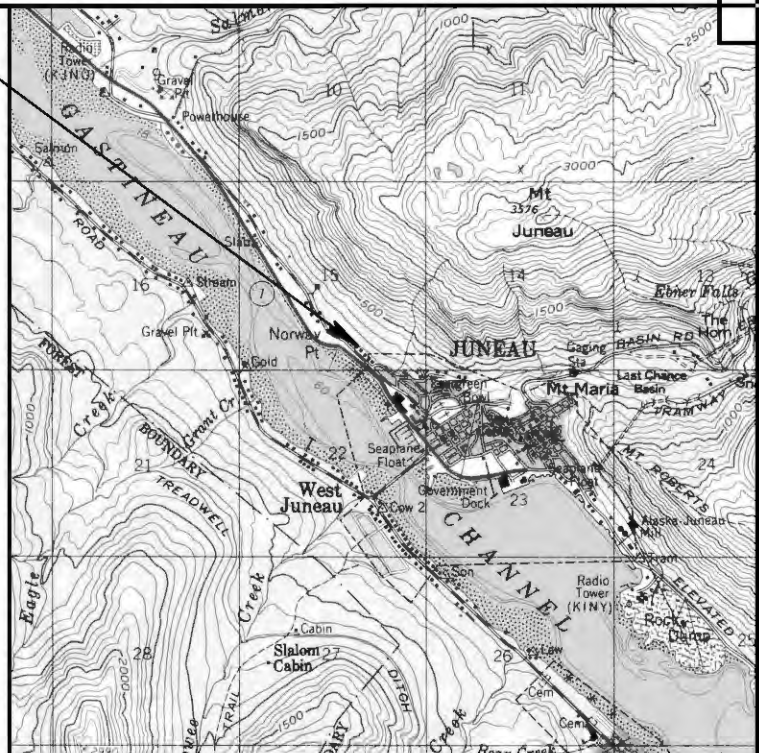


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°41'38" E	26.39'
L2	N 42°43'37" W	39.95'
L3	S 42°55'35" E	39.84'
L4	N 43°19'29" W	39.74'
L5	N 43°55'21" W	12.75'
L6	S 40°19'00" E	16.00'

- PLAT REFERENCES**
- ADOT R.O.W. PLAT, PLAT 98-7, J.R.D.
 - PLAT 364, J.R.D.
 - PLAT 671, J.R.D. - AURORA ARMS PROPERTY
 - U.S.S. 375
 - U.S.S. 1452
 - U.S.S. 1453
 - U.S.S. 1462
 - U.S.S. 2077
 - U.S.S. 2130
 - RILEY SCHROTH SUBD., PLAT 94-68, J.R.D.

- GENERAL NOTES**
- Where record survey courses (bearings and/or distances) differ from measured and/or computed courses by this survey, the record survey course is shown in parentheses and the field measured and/or computed course is shown without parenthesis.
 - All distances and dimensions are in U.S. Survey Feet and reduced to their horizontal values.
 - Field closure for conventional horizontal traverse does not exceed 1:10,000.
 - The field survey was conducted using conventional on-the-ground surveying methods utilizing a Topcon fully robotic IS total station and ranging prism.
 - This plat replats the Unsubdivided Remainder of U.S. Survey 1462 and the Aurora Arms property depicted in Plat 612, J.R.D., transferring a portion of the Unsubdivided Remainder of U.S. Survey 1462 to the Aurora Arms property.
 - The Alaska Dept. of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact that department to ensure compliance with regulations before development.
 - Domestic water and sewer services are provided by the City and Borough of Juneau.
 - Monuments set this survey are 2-inch diameter aluminum monuments set on 5/8-inch diameter rebar driven 36 inches or to refusal.

PROJECT LOCATION



LEGEND

Original G.L.O./B.L.M. monument recovered	⊗
Primary monument recovered	⊙
Secondary monument recovered	●
Monument set this survey	⊕
Easement boundary created this survey	---
Easement boundary N.A.P. this survey	- - - -
Existing property line N.A.P. this survey	----
Existing property line this survey	----
New property line this survey	----
Right-of-Way Centerline	----
Boundary dimension-Record	(307.80')
Boundary dimension-Found	307.80'
Juneau Recording District	J.R.D.
Not A Part	N.A.P.

AS-BUILT WORKSHEET

PLAT NOTES

No. of Lots before this plat:	2
No. of Lots after this plat:	2
Zoning before this plat:	D5 (Single Family/Duplex)
Zoning after this plat:	No change
Right-of-way dedicated:	None
Total area of plat:	3,552.370 Square Feet Acres

**PLAT OF
AURORA ARMS REPLAT**

THE UNSUBDIVIDED REMAINDER OF U.S. SURVEY 1462 AND A FRACTION OF U.S. SURVEY 1462 AS DEPICTED IN PLAT 612 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT JUNEAU

OWNER:
CITY AND BOROUGH OF JUNEAU
155 S. SEWARD STREET
JUNEAU, ALASKA 99901

SURVEYOR:
MENZIES ENGINEERING GRP.
9737 MUD BAY ROAD, SUITE 301
KETCHIKAN, ALASKA 99901
PH: (907) 220-9424

PROJECT NO.: 19708
CRD BY: S.A.M.

SCALE: 1" = 30'
DATE: 12/3/19

DRAWN BY: S.A.M.
SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, Scot A. Menzies, in my capacity as a professional land surveyor in the State of Alaska, certify that this plat represents the survey made by me or under my direct supervision, that the accuracy of the survey is within the limits required by Title 49 of the code of the City and Borough of Juneau, that all dimensions and relative bearings are correct and that monuments are set in place and noted upon this plat as preserved.

Date _____ Registration Number: LS-10398

UNS. REMAINDER OF
U.S.S. 1462
OWNER: CBJ LANDS &
RESOURCES DEPT.
AREA: 109,328 SQ. FT.
2.5098 ACRES

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I hereby certify that the plat hereon has been found to comply with Title 49 of the Code of the City and Borough of Juneau, and is approved by the City and Borough of Juneau, Department of Community Development, for recording in the office of the Juneau Recording District, Juneau, Alaska.

Jill Maclean, Director
City and Borough of Juneau
Community Development Department

Attest:

Municipal Clerk
City and Borough of Juneau

OWNERSHIP CERTIFICATE

The City and Borough of Juneau hereby certifies that the City and Borough of Juneau is the owner of the property shown and described hereon and that it hereby adopts this plat of subdivision with its free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown on this plat.

NOTARY ACKNOWLEDGEMENT

United States of America)
State of Alaska) SS

This is to certify that on the _____ day of _____, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me Greg Chaney, known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
My Commission Expires _____

OWNER'S CERTIFICATE

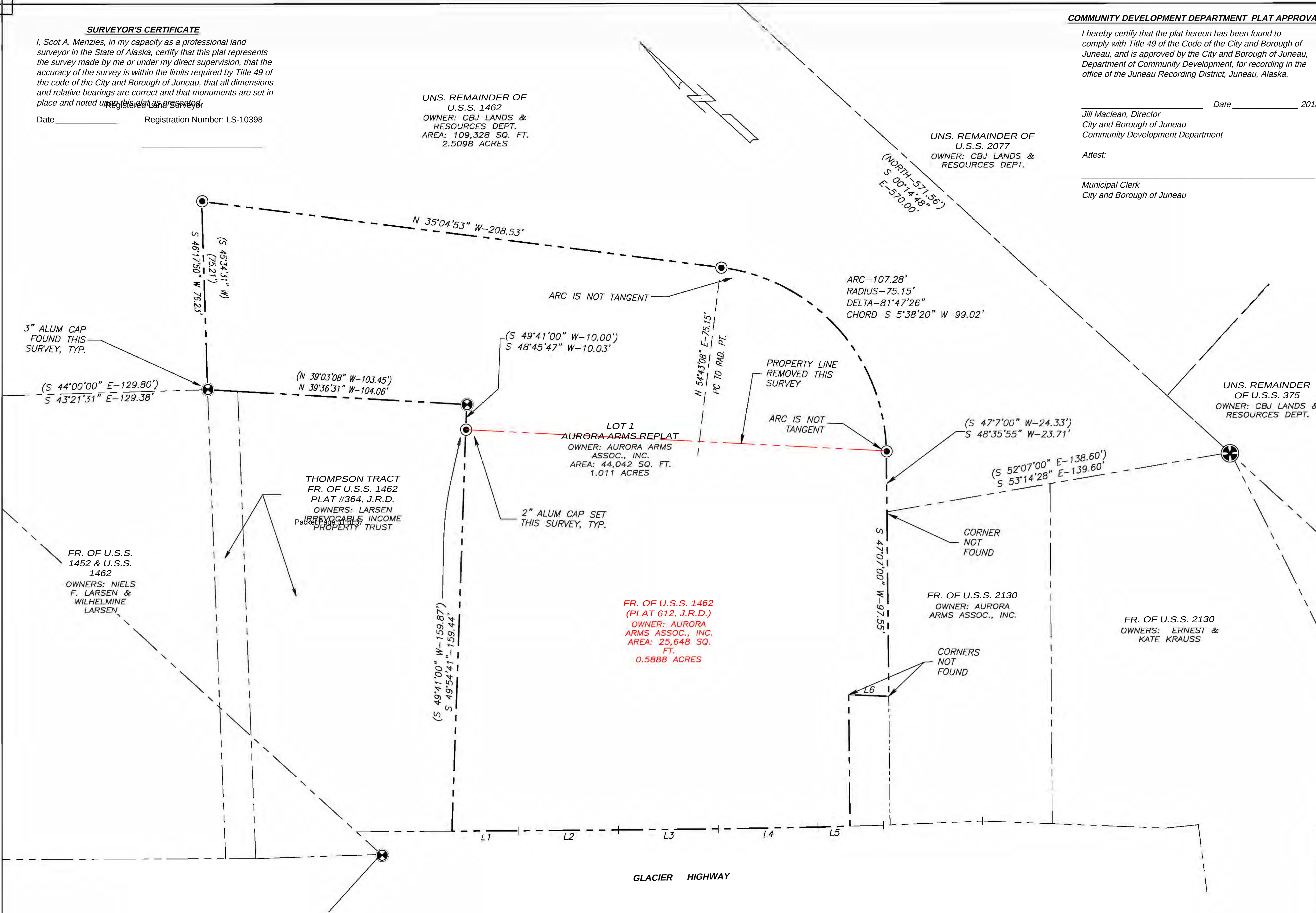
We hereby certify that we are the owners of the portion of U.S. Survey 1462 depicted in Plat 612, Juneau Recording District as shown hereon and that we hereby approve the plat of this survey.

Aurora Arms Association, Inc. Date _____, 201

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ day of _____

For _____ Notary Public for Alaska
My Commission Expires _____



GRAPHIC SCALE

SCALE IN FEET

20 0 20 40



**PLAT OF
AURORA ARMS REPLAT**
A REPLAT OF
THE UNSUBDIVIDED REMAINDER OF U.S. SURVEY 1462 AND A FRACTION OF U.S. SURVEY 1462 AS
DEPICTED IN PLAT 612
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

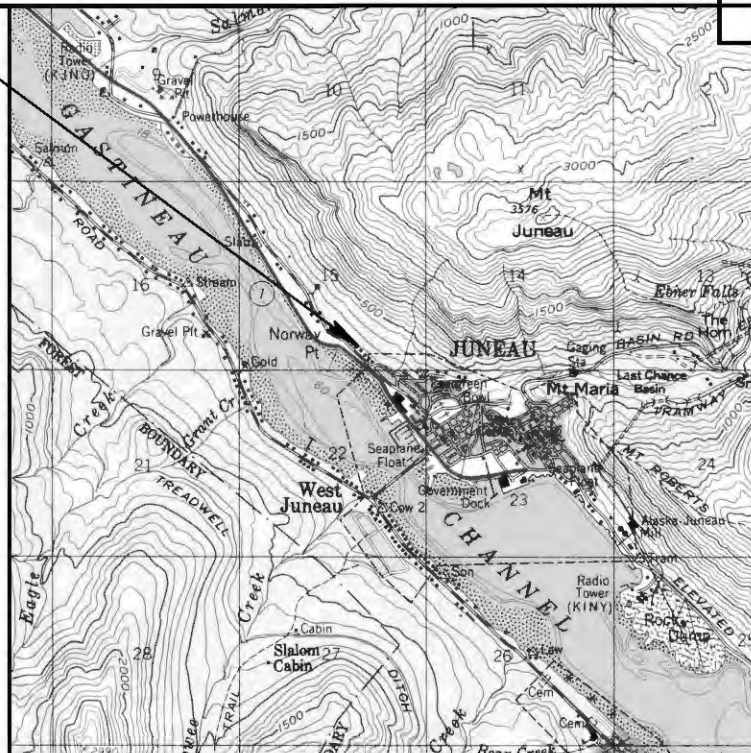
OWNER: CITY AND BOROUGH OF JUNEAU 155 S. SEWARD STREET JUNEAU, ALASKA 99801	SURVEYOR: MENZIES ENGINEERING GRP. 9737 MUD BAY ROAD, SUITE 301 KETCHIKAN, ALASKA 99821 PH:(907)-220-9424	
PROJECT NO.: 19708	SCALE: 1"=20'	DRAWN BY: S.A.M.
CKD BY: S.A.M.	DATE: 12/3/19	SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°41'38" E	26.39'
L2	N 42°43'37" W	39.95'
L3	S 42°55'35" E	39.84'
L4	N 43°19'29" W	39.74'
L5	N 43°55'21" W	12.75'
L6	S 40°19'00" E	16.00'

- PLAT REFERENCES**
1. ADOT R.O.W. PLAT, PLAT 98-7, J.R.D.
 2. PLAT 364, J.R.D.
 3. PLAT 671, J.R.D. - AURORA ARMS PROPERTY
 4. U.S.S. 375
 5. U.S.S. 1452
 6. U.S.S. 1453
 7. U.S.S. 1462
 8. U.S.S. 2077
 9. U.S.S. 2130
 10. RILEY SCHROTH SUBD., PLAT 94-68, J.R.D.

- GENERAL NOTES**
1. Where record survey courses (bearings and/or distances) differ from measured and/or computed courses by this survey, the record survey course is shown in parentheses and the field measured and/or computed course is shown without parenthesis.
 2. All distances and dimensions are in U.S. Survey Feet and reduced to their horizontal values.
 3. Field closure for conventional horizontal traverse does not exceed 1:10,000.
 4. The field survey was conducted using conventional on-the-ground surveying methods utilizing a Topcon fully robotic IS total station and ranging prism.
 5. This plat replats the Unsubdivided Remainder of U.S. Survey 1462 and the Aurora Arms property depicted in Plat 612, J.R.D., transferring a portion of the Unsubdivided Remainder of U.S. Survey 1462 to the Aurora Arms property.
 6. The Alaska Dept. of Environmental Conservation has suspended their program of subdivision review. Owners of lots shown on this plat should contact that department to ensure compliance with regulations before development.
 7. Domestic water and sewer services are provided by the City and Borough of Juneau.
 8. Monuments set this survey are 2-inch diameter aluminum monuments set on 5/8-inch diameter rebar driven 36 inches or to refusal.

PROJECT LOCATION



VICINITY MAP
SCALE: 1" = 1 MILE

GRAPHIC SCALE
SCALE IN MILES
0 1

LEGEND

Original G.L.O./B.L.M. monument recovered	⊗
Primary monument recovered	⊙
Secondary monument recovered	●
Monument set this survey	⊕
Easement boundary created this survey	---
Easement boundary N.A.P. this survey	- - - -
Existing property line N.A.P. this survey	----
Existing property line this survey	-----
New property line this survey	=====
Right-of-Way Centerline	=====
Boundary dimension-Record	(307.80')
Boundary dimension-Found	307.80'
Juneau Recording District	J.R.D.
Not A Part	N.A.P.

AS-BUILT WORKSHEET

PLAT NOTES

No. of Lots before this plat:	2
No. of Lots after this plat:	2
Zoning before this plat:	D5 (Single Family/Duplex)
Zoning after this plat:	No change
Right-of-way dedicated:	None
Total area of plat:	3,552.370 Square Feet Acres



**PLAT OF
AURORA ARMS REPLAT**
A REPLAT OF
THE UNSUBDIVIDED REMAINDER OF U.S. SURVEY 1462 AND A FRACTION OF U.S. SURVEY 1462 AS
DEPICTED IN PLAT 612
CITY & BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU

OWNER:
CITY AND BOROUGH OF JUNEAU
155 S. SEWARD STREET
JUNEAU, ALASKA 99901

SURVEYOR:
MENZIES ENGINEERING GRP.
9737 MUD BAY ROAD, SUITE 301
KETCHIKAN, ALASKA 99901
PH: (907) 220-9424

PROJECT NO.: 19708
SCALE: 1" = 30'
DRAWN BY: S.A.M.

CRD BY: S.A.M.
DATE: 12/3/19
SHEET 1 OF 2



SURVEYOR'S CERTIFICATE

I, Scot A. Menzies, in my capacity as a professional land surveyor in the State of Alaska, certify that this plat represents the survey made by me or under my direct supervision, that the accuracy of the survey is within the limits required by Title 49 of the code of the City and Borough of Juneau, that all dimensions and relative bearings are correct and that monuments are set in place and noted upon this plat as preserved.

Date _____ Registration Number: LS-10398

UNS. REMAINDER OF
U.S.S. 1462
OWNER: CBJ LANDS &
RESOURCES DEPT.
AREA: 109,328 SQ. FT.
2.5098 ACRES

COMMUNITY DEVELOPMENT DEPARTMENT PLAT APPROVAL

I hereby certify that the plat hereon has been found to comply with Title 49 of the Code of the City and Borough of Juneau, and is approved by the City and Borough of Juneau, Department of Community Development, for recording in the office of the Juneau Recording District, Juneau, Alaska.

Jill Maclean, Director
City and Borough of Juneau
Community Development Department

Attest:

Municipal Clerk
City and Borough of Juneau

OWNERSHIP CERTIFICATE

The City and Borough of Juneau hereby certifies that the City and Borough of Juneau is the owner of the property shown and described hereon and that it hereby adopts this plat of subdivision with its free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as shown on this plat.

NOTARY ACKNOWLEDGEMENT

United States of America)
State of Alaska) SS

This is to certify that on the _____ day of _____, 2019, before me, the undersigned, a notary public in and for the State of Alaska, duly commissioned and sworn, personally appeared to me Greg Chaney, known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

Witness my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
My Commission Expires _____

OWNER'S CERTIFICATE

We hereby certify that we are the owners of the portion of U.S. Survey 1462 depicted in Plat 612, Juneau Recording District as shown hereon and that we hereby approve the plat of this survey.

Aurora Arms Association, Inc. Date _____, 201

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this _____ day of _____

For _____ Notary Public for Alaska
My Commission Expires _____

AS-BUILT WORKSHEET

3" ALUM CAP
FOUND THIS
SURVEY, TYP.

(S 44°00'00" E-129.80')
(S 43°21'31" E-129.38')

FR. OF U.S.S.
1452 & U.S.S.
1462
OWNERS: NIELS
F. LARSEN &
WILHELMINE
LARSEN

THOMPSON TRACT
FR. OF U.S.S. 1462
PLAT #364, J.R.D.
OWNERS: LARSEN
IRREVOCABLE INCOME
PROPERTY TRUST

MON TO RECORD
PROPERTY CORNER
N 0°7'7" W-0.62'

OVERHEAD
POWER
LINES

ARC IS NOT TANGENT

(S 49°41'00" W-10.00')
(S 48°45'47" W-10.03')

LOT 1
AURORA ARMS REPLAT
OWNER: AURORA ARMS
ASSOC., INC.
AREA: 44,042 SQ. FT.
1.011 ACRES

2" ALUM CAP SET
THIS SURVEY, TYP.

FR. OF U.S.S. 2130
(PLAT 612, J.R.D.)
OWNER: AURORA
ARMS ASSOC., INC.
AREA: 25,648 SQ.
FT.
0.5888 ACRES

ASPHALT-PAVED PARKING LOT

3-STORY, WOOD-FRAMED CONDOMINIUM
BUILDING ON CONCRETE FOUNDATION

CONCRETE SIDEWALK
GLACIER HIGHWAY

UNS. REMAINDER OF
U.S.S. 2077
OWNER: CBJ LANDS &
RESOURCES DEPT.

(NORTH-571.56')
(S 00°14'48" E-570.00')

ARC-107.28'
RADIUS-75.15'
DELTA-81°47'26"
CHORD-S 5°38'20" W-99.02'

PROPERTY LINE
REMOVED THIS
SURVEY

ARC IS NOT
TANGENT

CONCRETE
COUNTERFORT,
TYP.

ROOF
OVERHANG,
TYP.

FR. OF U.S.S. 2130
OWNER: AURORA
ARMS ASSOC., INC.

CORNERS
NOT
FOUND

FR. OF U.S.S. 2130
OWNERS: ERNEST &
KATE KRAUSS

UNS. REMAINDER
OF U.S.S. 375
OWNER: CBJ LANDS &
RESOURCES DEPT.

(S 47°7'00" W-24.33')
(S 48°35'55" W-23.71')

(S 52°07'00" E-138.60')
(S 53°14'28" E-139.60')

CORNER
NOT
FOUND

GRAPHIC SCALE
SCALE IN FEET
20 0 20 40



PLAT OF AURORA ARMS REPLAT		
A REPLAT OF THE UNSUBDIVIDED REMAINDER OF U.S. SURVEY 1462 AND A FRACTION OF U.S. SURVEY 1462 AS DEPICTED IN PLAT 612 CITY & BOROUGH OF JUNEAU, ALASKA JUNEAU RECORDING DISTRICT STATE RECORDER'S OFFICE AT JUNEAU		
OWNER: CITY AND BOROUGH OF JUNEAU 155 S. SEWARD STREET JUNEAU, ALASKA 99801	SURVEYOR: MENZIES ENGINEERING GRP. 9737 MUD BAY ROAD, SUITE 301 KETCHIKAN, ALASKA 99801 PH: (907)-220-9424	DRAWN BY: S.A.M.
PROJECT NO: 19708	SCALE: 1" = 20'	SHEET 2 OF 2
CKD BY: S.A.M.	DATE: 12/3/19	

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Rob Edwardson, Chair of the Assembly Lands Committee
FROM: *Daniel Bleidorn*
Dan Bleidorn, Deputy Lands and Resources Manager
SUBJECT: Sealaska Heritage Institute Request to Lease 450 Whittier Street for Parking
DATE: January 2, 2020

Sealaska Heritage Institute has submitted an application to lease the city owned property located at 450 Whittier Street. This property was purchased from the Mental Health Trust, Land Trust Office in 2018 and is the former location of the Public Safety Building, which the City demolished in 2019. The property has been paved with asphalt and striped with 64 parking spaces. Five of the parking spaces located closest to the front entrance of the Zach Gordon Youth Center, are being used by the Youth Center, and are not available for lease.

The application to lease City and Borough property (**Attachment A**) states, "Sealaska Heritage Institute plans construction of an Arts Campus and underground parking facility at the location of the current parking lot at One Sealaska Plaza." The parking is needed as interim parking for Sealaska employees and tenants of the building; the application states that the parking is needed for approximately one year.



The municipal code 53.09.260 (**Attachment B**) states "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." If a motion in favor of working with the original proposer is provided by the Lands Committee, the next step will be to bring this to the Assembly as New Business and request a motion to work with the original proposer. If a motion to work with the original proposer is provided by the Assembly, staff will draft an ordinance that will provide the Manager authorization to execute a lease, which will be reviewed by the Lands Committee. If the Lands Committee provides a motion in support for the ordinance and lease, then the ordinance will be introduced at an Assembly meeting followed by a public hearing on the ordinance. If the ordinance is approved, the manager will execute a lease after a 30 day appeal period.

Lands staff recommend that the Lands Committee pass a motion of support to work with the original proposer for the Lease of City property located at 450 Whittier Street.



Application to Lease City and Borough of Juneau Lands

← Go back

Applicant Information

Sealaska Heritage

Institute

Mailing Address: 105 S.
Seward St, Suite 201
Juneau, Alaska 99801

Legal Representative: Lee Kadinger
Phone: (907) 463-4844 **Email:**
russell.king@sealaska.com

CBJ Land Information

Site Address: 450 Whittier St.

Legal Description: TIDELANDS ADDITION BL 68 LT 14

Map: Map Link

\$500.00 Fee Paid: Yes

Proposal of Usage:

Lease of parking lot for an estimated 12 months from approximately July 1, 2020 through approximately June 30, 2021 for parking during construction of Arts Plaza on site of current parking lot.

Sealaska Heritage Institute (SHI) plans construction of an Arts Campus and underground parking facility at the location of the current parking lot at One Sealaska Plaza. During construction, alternate parking will be required to for employees of Sealaska Corporation, SHI, and tenants of the building. SHI proposes a one-year lease of the property at 450 Whittier St. for this purpose.

Please contact Russell King at SHI (907-586-9108 or e-mail russell.king@sealaska.com) regarding any issues or questions.

Additional Comments for CBJ Staff to Consider:

- A. The layout SHI received from CBJ (Dan Bleidorn) is for 64 parking spaces, including one ADA-compliant accessible space.
- B. Traffic arrows in the parking lanes should be opposite to those indicated in the layout.

C. Check will be hand-delivered to CBJ office.

Supporting Documents:

Whittier-St-Parking-Layout.pdf

[Delete Entry](#)

[Edit Entry](#)

Attachment B

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.