

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

August 7, 2017, 5:00 PM.

Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. July 10, 2017 Minutes

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

A. Alaska Department of Transportation and Public Facilities 10th Street and Seward Street
Reconstruction Project: Land Disposal and Easements Request

VI. STAFF REPORTS

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
MINUTES**

July 10, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:02 pm.

Members Present: Chair Debbie White; Assembly members: Norton Gregory; Jessie Kiehl

Members Absent: Mary Becker

Liaison Present: Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

Liaison Absent: Chris Mertl, Parks & Recreation;

Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Tom Mattice, Emergency Services Manager; Scott Ciambor, Chief Housing Officer ; City Manager Rorie Watt; Community Development Director Rob Steedle

II. APPROVAL OF AGENDA

The agenda was approved.

A. June 12th, 2017 Minutes
The minutes were approved.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

IV. AGENDA TOPICS

A. Proposal to Name Whale Park After Mayor Bill Overstreet

Mr. Chaney addressed the Lands Committee with the draft resolution (serial no. 2800) regarding the naming of the Whale Sculpture to Mayor Bill Overstreet Park, and listed the numerous contributions former Mayor Overstreet made to the Juneau community. City Manager let the Lands Committee know that the Parks and Recreation Advisory Committee unanimously supported this initiative.

Mr. Kiehl asked if the location description outlined in the resolution would go all the way to Harris Harbor or would it only encompass the sculpture itself and Mr. Chaney replied he was not sure of the park's boundary.

Mr. Watt let the committee know Mr. Clark – who authored the resolution- could not be in attendance, but was in favor of the area immediately around the sculpture being named after Bill Overstreet and was amenable to any modification that was appropriate. Mr. Watt said the hardscape around the pool would be an appropriate geographic boundary. Mr. Kiehl said he would like the area under the bridge to be set aside to name other Juneauites who have positively contributed to the Juneau community urban renewal history.

Chair White shared her positive support of the resolution and of the contributions made by Bill Overstreet.

The Lands Committee unanimously passed a motion of support to approve resolution serial no. 2800 and move the resolution to the Committee of the Whole.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

B. Juneau Near Field Tsunami (DRAFT) Models Announcement

Mr. Mattice addressed the Lands Committee with his PowerPoint presentation and summarized: how tsunamis occur; the history of tsunamis and the potential for them to occur in southeast Alaska; modeling of underwater mass wasting scenarios in southeast; and how tsunamis could impact Juneau. This information comes from studies conducted by the Alaska Earthquake Center and Geophysical Institute, University of Alaska, Fairbanks, Alaska Division of Geological and Geophysical Surveys, Fairbanks.

Mr. Voelckers asked if Sheep Creek was included as a “to be studied” region due to man-made debris and Mr. Mattice replied any big water system coming into the Channel that sits at the edge of the Channel depositing silt and debris overtime could be a hazard. Mr. Voelckers asked if this is why the Rock Dump is also being studied and Mr. Mattice confirmed it so.

Mr. Kiehl asked if there has been modeling on Auke Lake or Mendenhall Lake and Mr. Mattice replied he has not seen any modeling of seicheing for these areas. Mr. Kiehl asked who paid for the report and Mr. Mattice replied it was multiple agencies but no CBJ money was used for the study. Mr. Kiehl asked if the CBJ wanted additional modeling, how much that would cost and Mr. Mattice replied it would be on a case-by-case basis.

Chair White asked if Mr. Mattice would email the presentation to her and Mr. Mattice agreed and emphasized that this report is currently a draft. When the project is finalized, there will be Google maps made available to the public so they can drill down into the information.

Mr. Chaney said the scientist who completed this work was unable to give a risk assessment so the City is unsure if the tsunami hazard has a one in a hundred years or one in a thousand years chance of occurrence. He emphasized that without more research the City does not want to give the impression that the tsunami hazard is at a high level of risk similar to avalanches in Juneau.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on Agenda Item B.

C. 2nd and Franklin St. Update

Mr. Ciambor addressed the Lands Committee on his July 5th, 2017 memo and shared updates to Eagle Rock Venture's (ERV) purchase and sales agreement. ERV has asked for an extension regarding the closing date, so the new date would be April 30, 2018. The next step for ERV is a Planning Commission meeting.

Mr. Voelckers asked Mr. Ciambor to explain the approval process downstream of the Planning Commission meeting. Mr. Ciambor replied ERV does not want to purchase the property unless they are confident they can develop housing on the lot. Mr. Voelckers asked for clarification on if there has been Assembly action to waive parking requirements for this development and Mr. Ciambor replied the 2nd and Franklin lot is in the fee-in-lieu parking district and did not require additional Assembly review. Mr. Voelckers asked if the Assembly had not committed to waiving parking requirements for this project since the lot is in the fee-in-lieu district and Mr. Ciambor confirmed it so. Mr. Kiehl clarified that using the fee-in-lieu option gets evaluated by the Planning Commission.

Mr. Kiehl let the Committee know he has had some concerns with how this project has been proceeding. Mr. Kiehl feels the distance between the proposal and a recent description of the project is tremendous. Mr. Kiehl said that for a successful venture, staff needs to work with ERV to create a project that can be acceptable given the Assembly has put conditions on the sale since there are significant concerns on what can go there and whether it can fit on the lot.

Chair White commented in her 18 years of real estate, it has always been that the property owner had to submit any application and in ERV's case, it has been handled differently. Chair White said there has been some inconsistencies that the development community has taken note of. Chair White inquired about a pre-application conference versus a public notice and at what point does information become public? Chair White said ERV's drawings were distributed among the general public through cell phone pictures. Chair White said if she comes into CDD for a pre-application meeting regarding an idea, will that idea go out to the general public? In ERV's case, Mr. Steedle replied CDD does not have an applicant (ERV has not applied) and that no application from ERV has been submitted. Mr. Steedle said the application has to be made by the owner or the owner's authorized representative however there was a pre-application conference arranged by ERV. Mr. Steedle said Chair White's question concerning public information can be addressed by the Alaska Open Records Act. Chair White questioned if an idea becomes public record if she discusses with CDD and Mr. Steedle said to the extent a record is made. Mr. Steedle said if someone comes in for an official pre-application conference, a record is created and informal meeting notes are created and circled amongst the participants. Mr. Steedle explained the difference between coming in and verbally discussing an issue versus coming in for an official pre-application conference where notes are taken. Mr. Steedle said when someone applies

for a pre-application conference, they are starting a formal process and until then, they are not.

PUBLIC PARTICIPATION ON AGENDA ITEM C

There was no public participation on Agenda Item C.

V. STAFF REPORTS

Mr. Chaney let the Committee know that the outcry auction sale of the foreclosed property is scheduled for August 16th at 5:30 P.M. in Assembly Chambers, but the current owner has listed the home for sale by way of a three party escrow process. The current owner has until August 15th to pay off the back taxes. Mr. Kiehl asked where the project is located, and Lands Staff replied near the new ballfields and NOAA facility.

Mr. Chaney let the Lands Committee know Pederson Hill is 95% complete with the design review and the first stage of the project will be going out to bid soon, hopefully by August. The easement with the University is currently being reviewed by Law and the negotiations with the Lutheran Church are looking promising as well.

Mr. Chaney let the Lands Committee know that staff have reached out to the City of Angoon multiple times and no response has been received.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Eiler let the Committee know about an organizing meeting for Docks and Harbors.

VII. ADJOURNMENT

The meeting was adjourned at 5:42pm.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: The Assembly Lands Committee

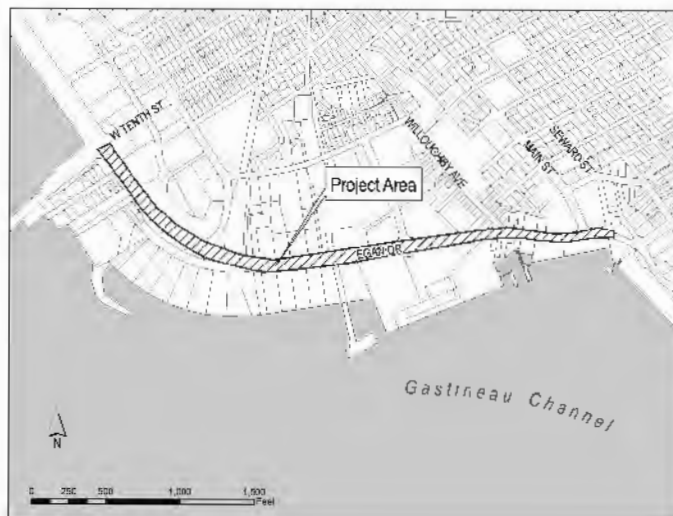
FROM: Dan Bleidorn, Deputy Lands Manager *Daniel Bleidorn*

SUBJECT: Alaska Department of Transportation and Public Facilities 10th Street and Seward Street Reconstruction Project: Land Disposal and Easements Request

DATE: August 1, 2017

Overview

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) has submitted two applications to the Division of Lands and Resources for the Egan Drive reconstruction project between 10th Street and Seward Street. The DOT&PF will be resurfacing Egan Drive from Main Street to 10th Street.



The project design includes: resurfacing the pavement; improving and upgrading intersections; widening sidewalks to ADA standards; upgrading intersections and pedestrian facilities; and adding bike-lanes as appropriate; and reconstructing the existing retaining wall under Merchant's Wharf. The Planning Commission will be reviewing the entire 10th Street and Seward Street Reconstruction Project at the August 8th meeting.

Land Disposal of CBJ Property

The first application is a request to purchase a 507 square foot CBJ parcel described as a Fraction of Lot 3, USS 3566; across Egan Drive from Centennial Hall.



This fraction of Lot 3 is a remnant parcel from the construction of Egan Drive. The majority of this lot is required for this reconstruction project, which is why the DOT&PF has requested that the CBJ dispose of this lot. Their application states that “this is a leftover remnant from the project when Egan Drive was constructed. DOT recommends purchasing this lot in fee title to clear any uneconomic remnant an easement would create from this project.” City staff have reviewed this request and agree with the DOT determination that the remnant lot that would remain if an easement were granted would not have practical value because of the triangular shape and small size.

Title 53.09.260(a) – Negotiated Sales, Leases and Exchanges states that “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...”

At the July 31st, 2017 meeting, the Assembly passed a motion of support to further consider this disposal with the original proposer, DOT&PF. Prior to bringing forth an ordinance to the Assembly, the Planning Commission will have the opportunity to review this disposal application at the August 8th meeting.

Easements across CBJ Property

The second application from the DOT&PF concerns a series of easements along the reconstruction route. The applicant requests 8 permanent easements (Attachment 2 pages: 2, 4, 6, 8, 10, 12, 14, and 16) as well as 10 temporary construction easements (Attachment 2 pages: 3, 5, 7, 9, 11, 13, 15, 17, 18, 19). The permanent easements, designated with the letter

E, are needed to widen the ROW in order to provide space for the improvements. The temporary easements, designated with the letters TCE, are needed for the duration of the project's construction and will return to full CBJ ownership after construction is complete.

Title 53.09.300 – Easements states that “the application for the easement shall be referred to the planning department and public works department for comment. The manager may refer the application to other departments which may have an interest in the parcel subject to the proposed easement. Upon receipt of the comments of other departments, the planning department shall refer the application and departmental comments to the planning commission for its recommendation to the assembly.” The Planning Commission will review this application at the August 8th meeting.

All of the permanent and 8 of the temporary easements are located on Docks and Harbors managed property. Two of the temporary easements are on Parks & Recreation managed property located at Centennial Hall and the JACC. The Docks and Harbors Board will have an opportunity to comment on the easement application at the August 31st meeting.

Title 53.09.200 (d) states that “Terms and conditions for each land sale shall be approved by the assembly by ordinance”. *Title 53.09.300 (d)* states that “Upon receipt of the planning commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly. At a future Assembly meeting the disposal will move forward as an ordinance and the easements by resolution.

Staff recommends that the Lands Committee pass a motion of support for the disposal of a Fraction of Lot 3, USS 3566 and for granting 8 permanent easements and 10 temporary construction easements to the DOT&PF for the 10th Street and Seward Street Reconstruction Project.

Attachments:

Attachment 1: Alaska Department of Transportation and Public Facilities 10th Street and Seward Street Reconstruction Project Land disposal application

Attachment 2: Alaska Department of Transportation and Public Facilities 10th Street and Seward Street Reconstruction Project easement application



City and Borough of Juneau Land Purchase Applicants

[← Go back](#)

Applicant Information

STATE OF ALASKA, DEPT. OF
TRANSPORTATION AND PUBLIC
FACILITIES

Mailing Address:
PO BOX 112506
JUNEAU, ALASKA 99811

Legal Representative:

Lee Ault

Phone: (907) 465-4519

Email:

lee.ault@alaska.gov

CBJ Land Information

Site Address: 101 Egan Drive

Legal Description: Fraction of Lot 3, USS 3566

Map: [Map Link](#)

Have you mailed the \$500.00 filing fee?: Not Yet

Provide a brief description of your proposal:

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF) is implementing a project to resurface Egan Drive from Main Street to 10th Street. The design of the project includes resurfacing the pavement, improving intersections, widening sidewalks to ADA standards, upgrading intersections and pedestrian facilities, and adding bike-lanes as appropriate, as well as reconstructing the existing retaining wall under Merchants Wharf.

Purchase CBJ Lands : Entry # 4881**Business / Individual**

STATE OF ALASKA, DEPT. OF TRANSPORTATION AND PUBLIC FACILITIES

Address

PO BOX 112506
JUNEAU, ALASKA 99811
[Map It](#)

Phone

(907) 465-4519

Email

lee.ault@alaska.gov

Site Address

101 Egan Drive

Legal Description

Fraction of Lot 3, USS 3566

Provide Brief Description of Your Proposal

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF) is implementing a project to resurface Egan Drive from Main Street to 10th Street. The design of the project includes resurfacing the pavement, improving intersections, widening sidewalks to ADA standards, upgrading intersections and pedestrian facilities, and adding bike-lanes as appropriate, as well as reconstructing the existing retaining wall under Merchants Wharf.

Provide a Map of CBJ Land you wish to Purchase

- [parcel-2.pdf](#)

Have you mailed the \$500.00 filing fee?

Not Yet

Additional Comments for CBJ Staff to Consider

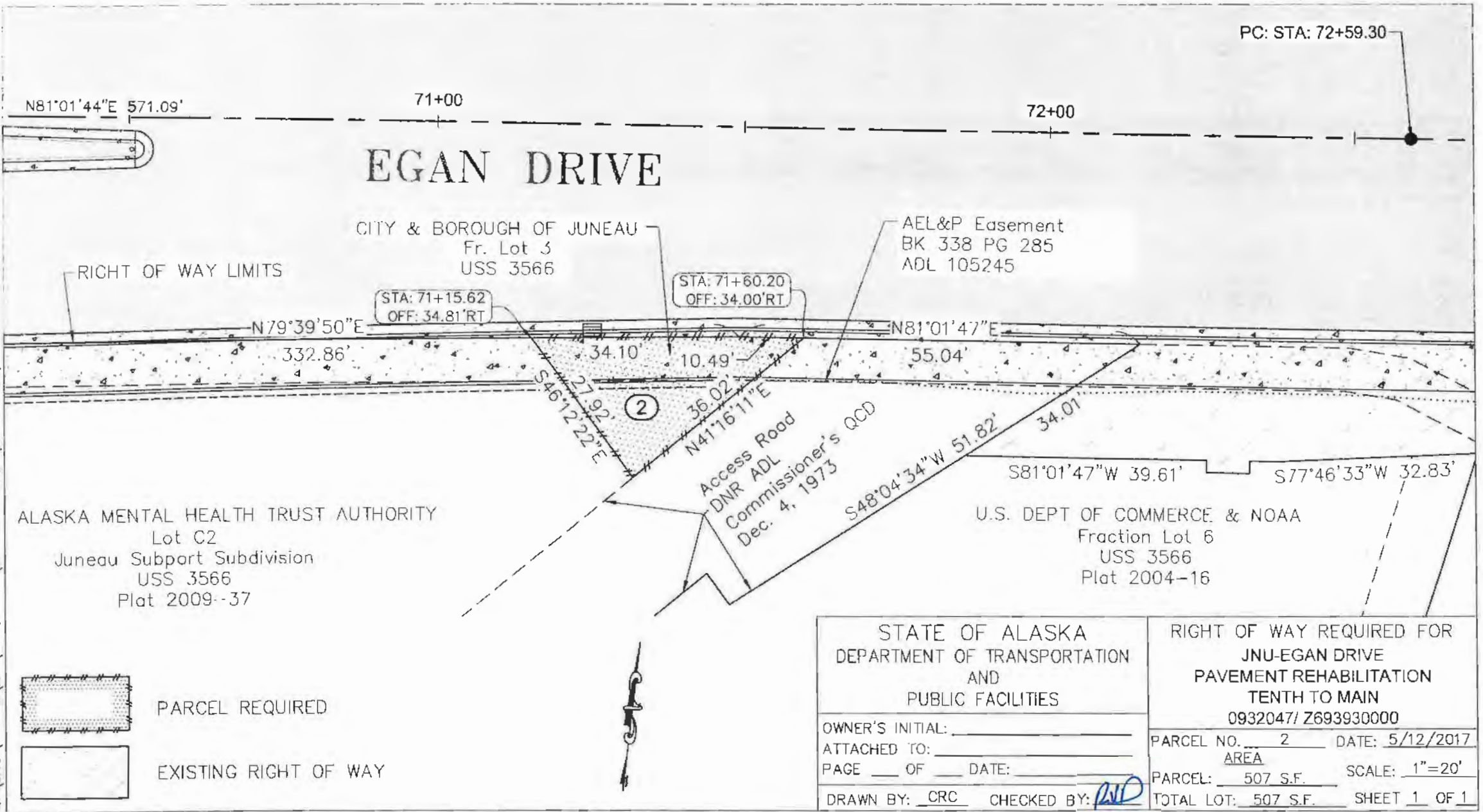
Fractional part of Lot 2 U.S. Survey 3566 is a leftover remnant from the project when Egan Drive was constructed. DOT recommends purchasing this lot in fee title to clear any uneconomic remnant an easement would create from this project

Legal Representative of Business / Individual

Purchase CBJ Lands : Entry # 4881

Lee Ault

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Applicants for an Easement on CBJ Lands

[← Go back](#)

Applicant Information

STATE OF ALASKA, DEPT., OF
TRANSPORTATION AND PUBLIC
FACILITIES

Mailing Address:
PO BOX 112506
JUNEAU, ALASKA 99811

Legal Representative:

Lee Ault

Phone: (907) 465-4519

Email:

lee.ault@alaska.gov

CBJ Land Information

Site Address: see attached

Legal Description: see attached parcel drawings

Map: [Map Link](#)

\$15.00 Fee Paid: Not Yet

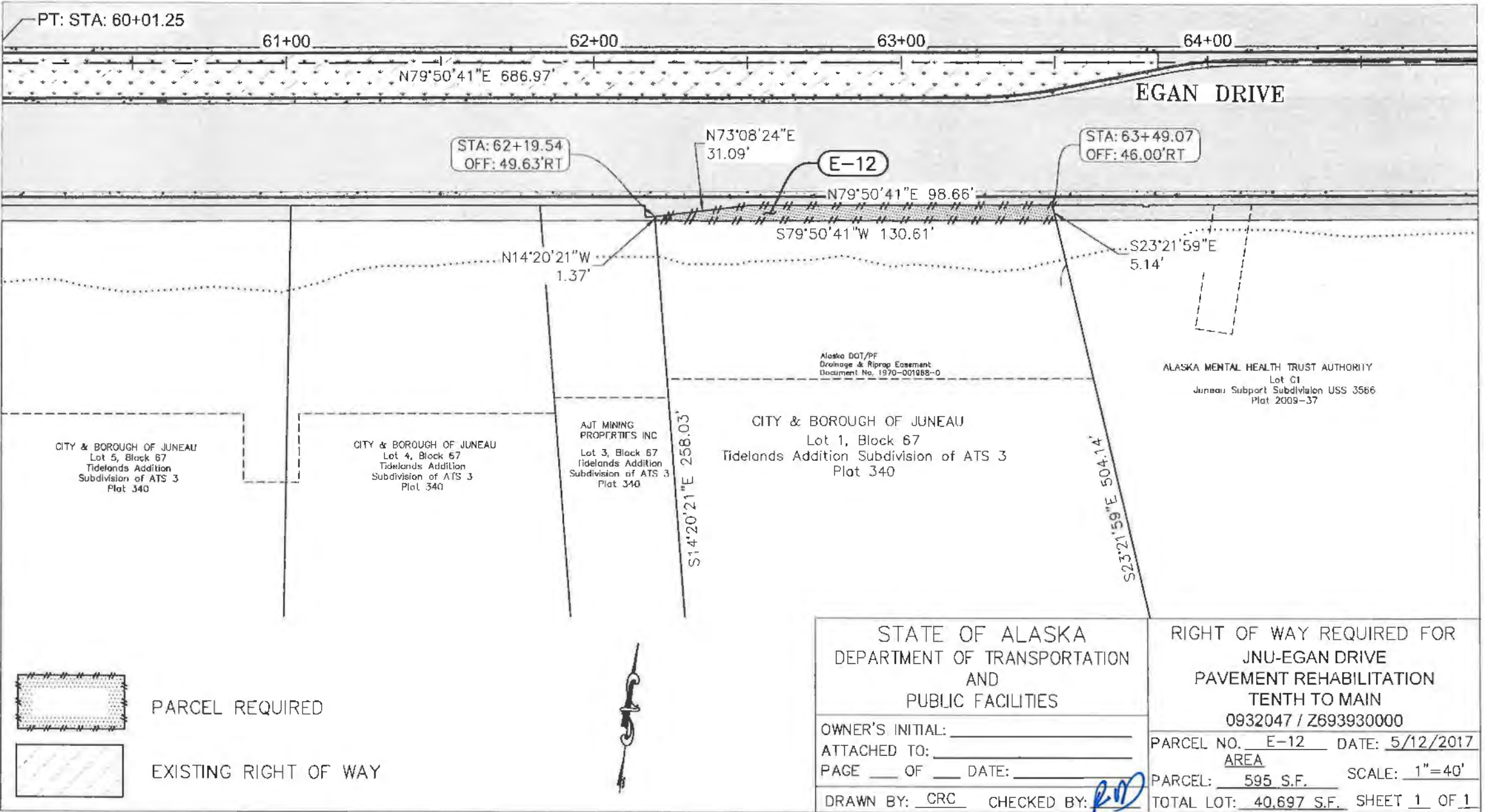
Proposal of Usage:

The State of Alaska, Department of Transportation and Public Facilities (DOT&PF) is implementing a project to resurface Egan Drive from Main Street to 10th Street. The design of the project includes resurfacing the pavement, improving intersections, widening sidewalks to ADA standards, upgrading intersections and pedestrian facilities, and adding bike-lanes as appropriate, as well as reconstructing the existing retaining wall under Merchants Wharf.

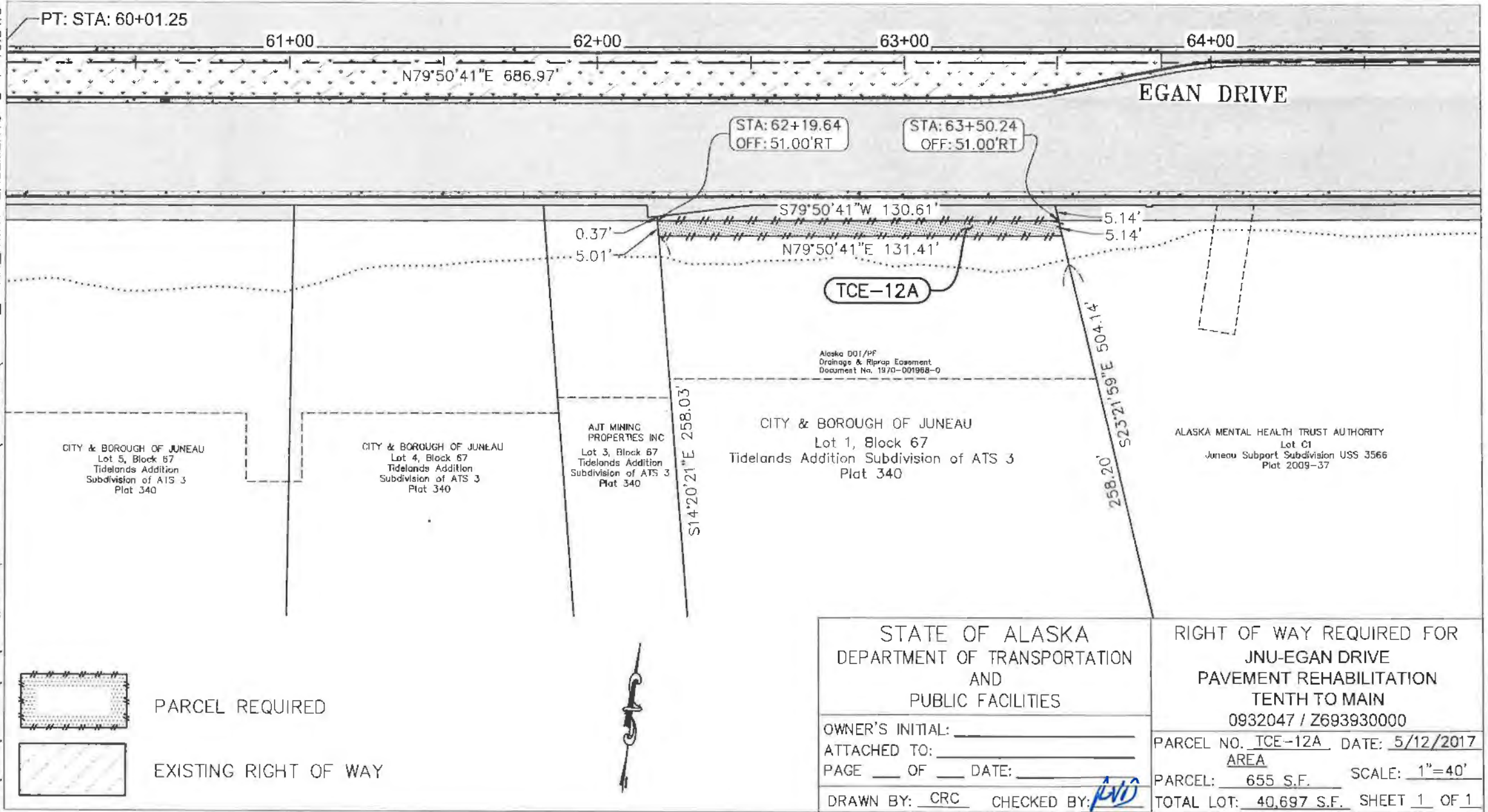
Additional Comments for CBJ Staff to Consider:

Please submit this application to the attention of Dan Bleidorn, Deputy Lands Manager

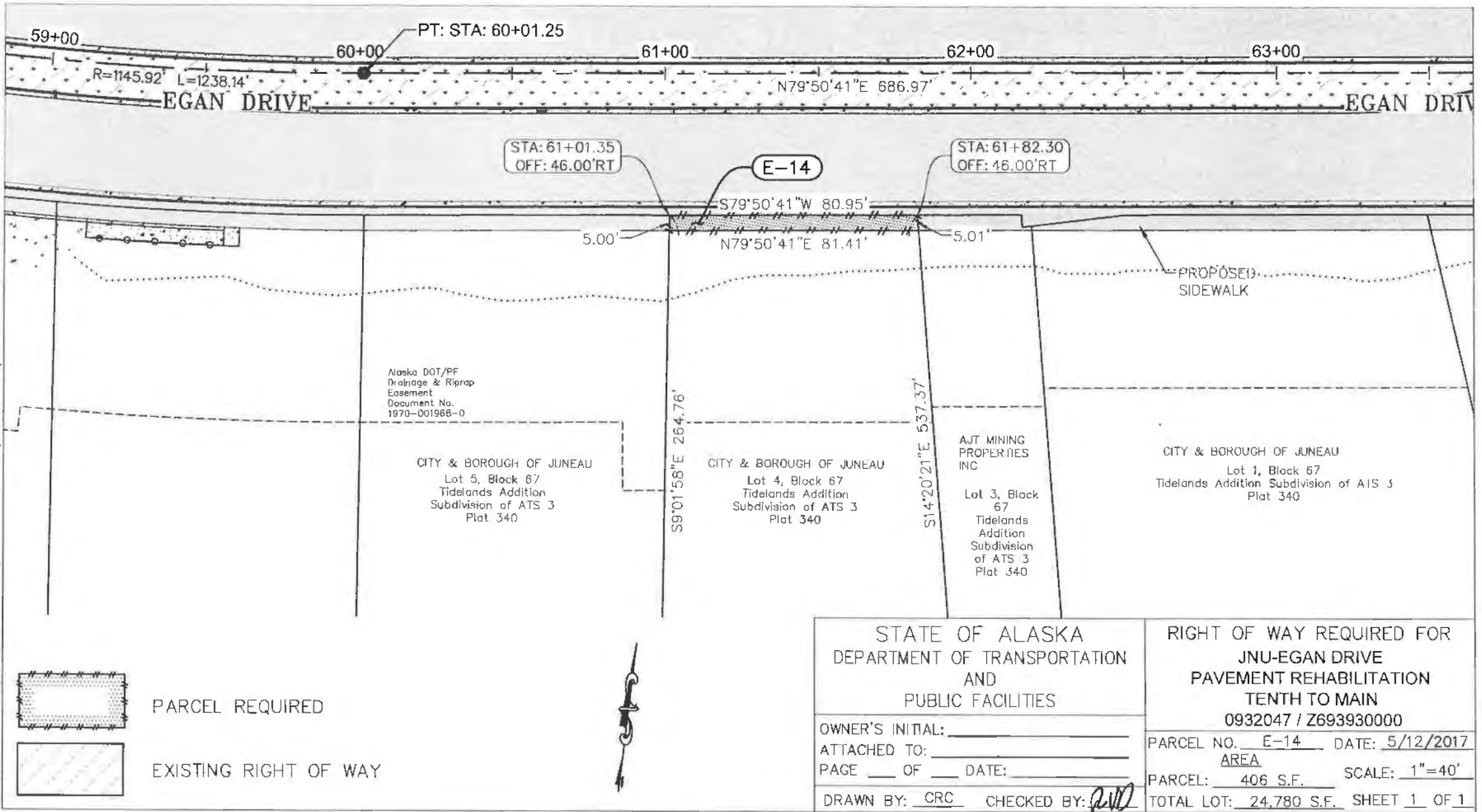
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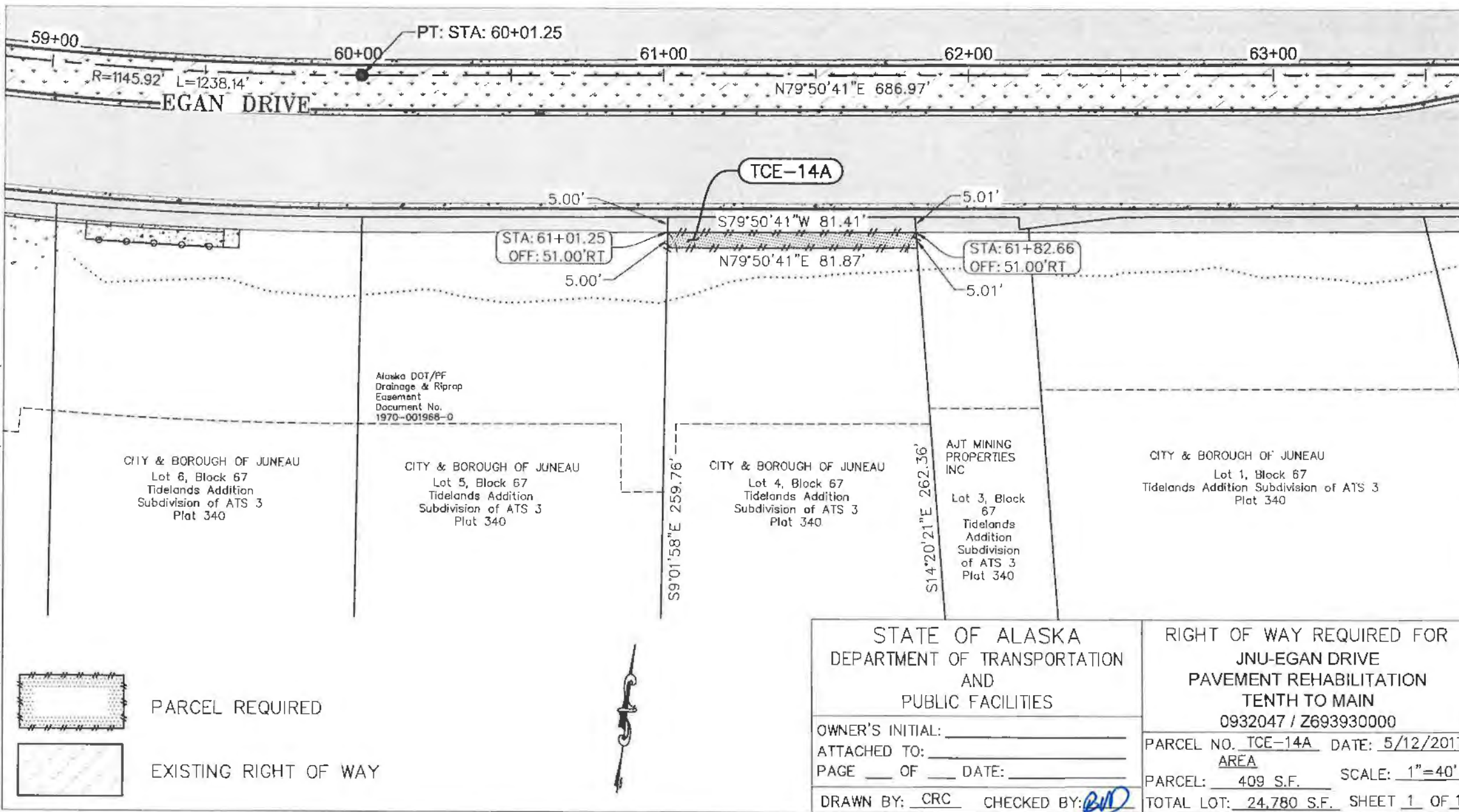
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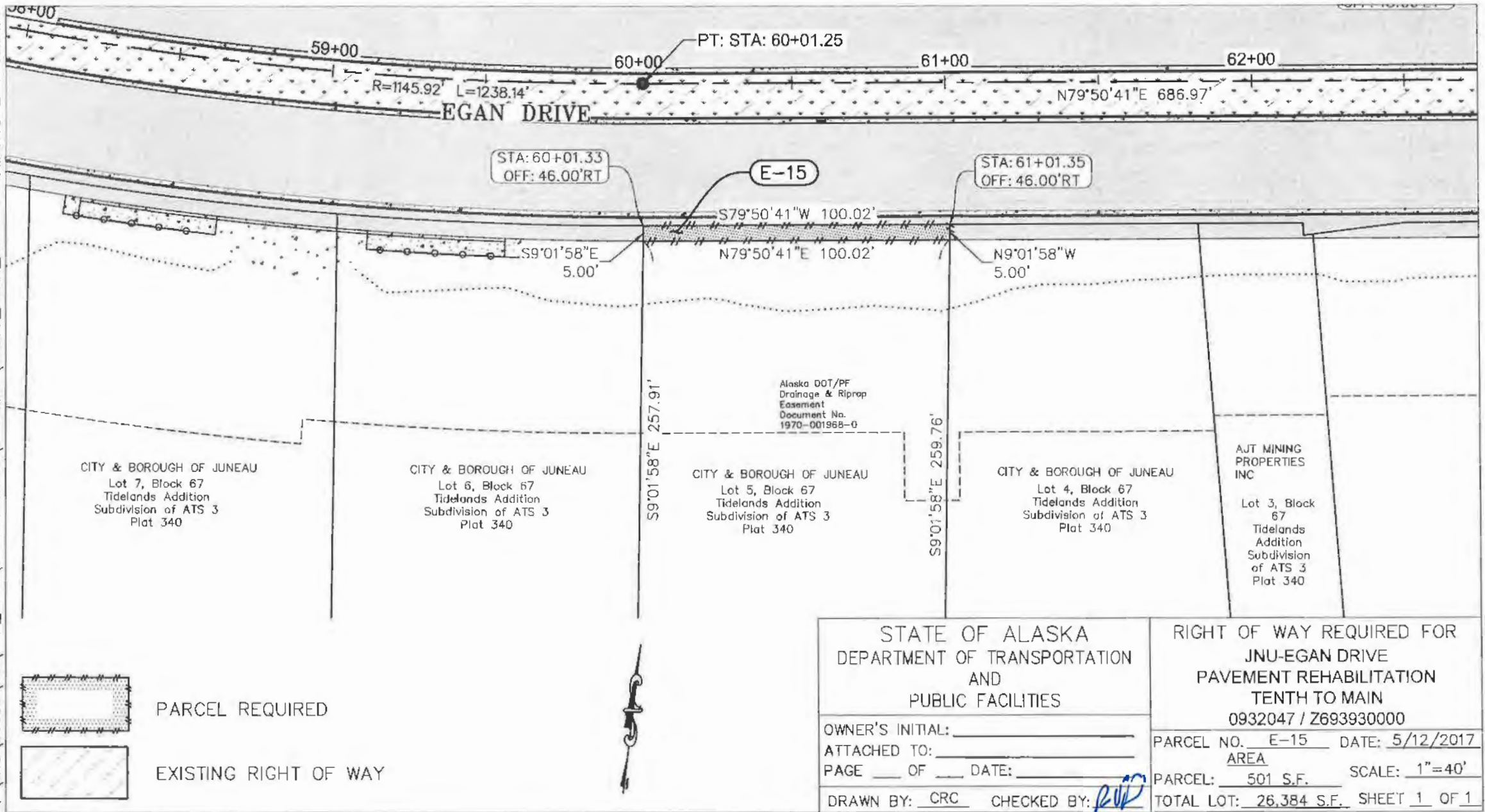


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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. TCE-14A DATE: 5/12/2017	
ATTACHED TO: _____		AREA	
PAGE ____ OF ____ DATE: _____		PARCEL: 409 S.F. SCALE: 1"=40'	
DRAWN BY: CRC CHECKED BY: <i>BMD</i>		TOTAL LOT: 24,780 S.F. SHEET 1 OF 1	

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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
JNU-EGAN DRIVE
PAVEMENT REHABILITATION
TENTH TO MAIN
0932047 / Z693930000

OWNER'S INITIAL: _____

ATTACHED TO: _____

PAGE ____ OF ____ DATE: _____

DRAWN BY: CRC CHECKED BY: *RVD*

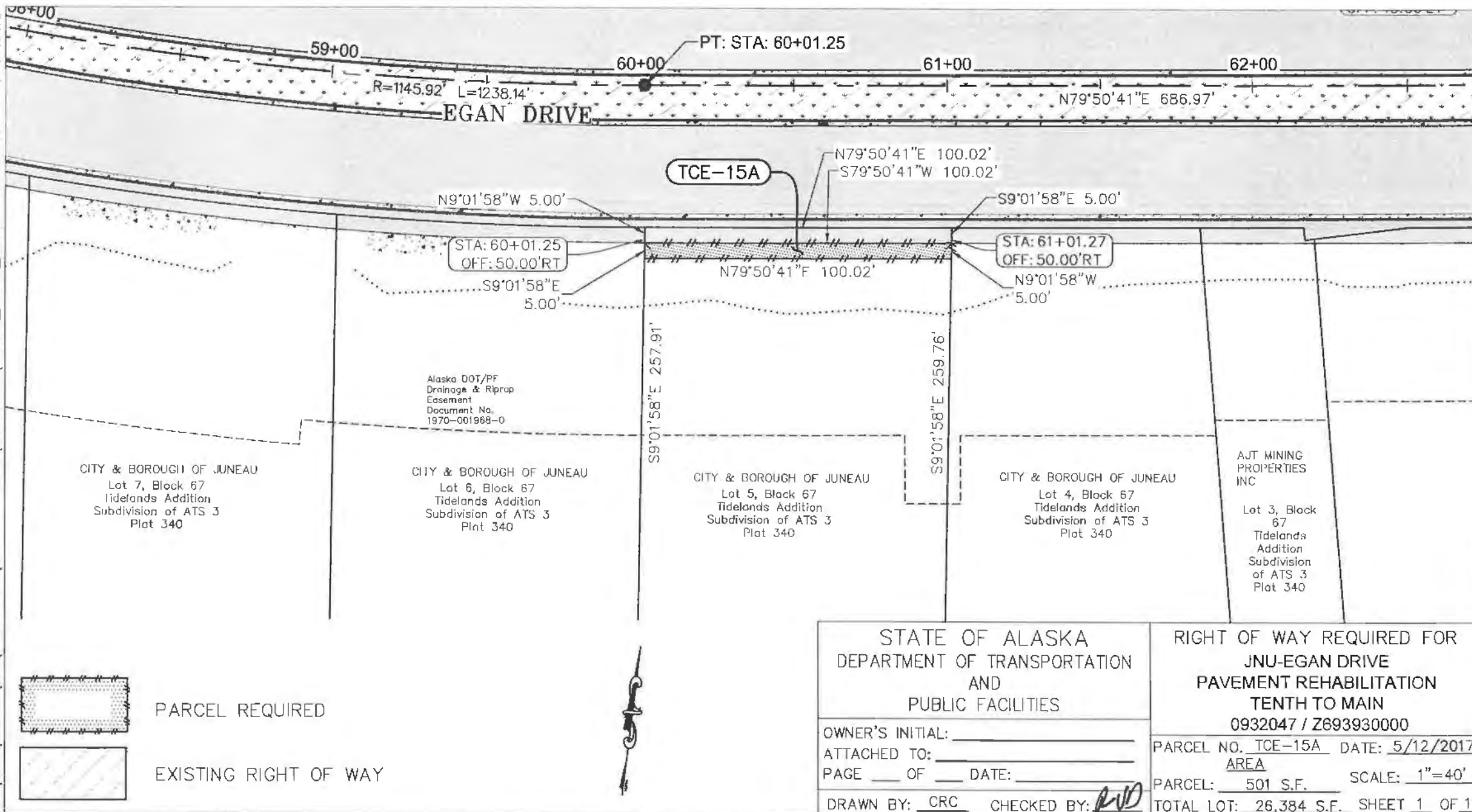
PARCEL NO. E-15 DATE: 5/12/2017

AREA

PARCEL: 501 S.F. SCALE: 1"=40'

TOTAL LOT: 26,384 S.F. SHEET 1 OF 1

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STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
JNU-EGAN DRIVE
PAVEMENT REHABILITATION
TENTH TO MAIN
0932047 / Z693930000

OWNER'S INITIAL: _____
ATTACHED TO: _____
PAGE ____ OF ____ DATE: _____
DRAWN BY: CRC CHECKED BY: RVD

PARCEL NO. TCE-15A DATE: 5/12/2017
AREA
PARCEL: 501 S.F. SCALE: 1"=40'
TOTAL LOT: 26,384 S.F. SHEET 1 OF 1

58+00 59+00 60+00 61+00 62+00

PT: STA: 60+01.25

R=1145.92' L=1238.14'

EGAN DRIVE

STA: 59+05.14
OFF: 46.00'RT

E-16

STA: 60+01.25
OFF: 46.00'RT

R=1191.92' L=100.05'
R=1196.92' L=100.05'

S9°01'32"E 5.01'

N9°01'58"W 5.00'

Alaska DOT/PF
Drainage & Riprap
Easement
Document No.
1970-001968-0

S9°01'58"E 260.25'

N9°01'58"W 257.91'

CITY & BOROUGH OF JUNEAU
Lot 8, Block 67
Tidelands Addition
Subdivision of ATS 3
Plat 340

CITY & BOROUGH OF JUNEAU
Lot 7, Block 67
Tidelands Addition
Subdivision of ATS 3
Plat 340

CITY & BOROUGH OF JUNEAU
Lot 6, Block 67
Tidelands Addition
Subdivision of ATS 3
Plat 340

CITY & BOROUGH OF JUNEAU
Lot 5, Block 67
Tidelands Addition
Subdivision of ATS 3
Plat 340

CITY & BOROUGH OF JUNEAU
Lot 4, Block 67
Tidelands Addition
Subdivision of ATS 3
Plat 340

PARCEL REQUIRED

EXISTING RIGHT OF WAY

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
JNU-EGAN DRIVE
PAVEMENT REHABILITATION
TENTH TO MAIN
0932047 / Z693930000

OWNER'S INITIAL: _____
ATTACHED TO: _____
PAGE ____ OF ____ DATE: _____

PARCEL NO. E-16 DATE: 5/12/2017
AREA
PARCEL: 501 S.F. SCALE: 1"=40'
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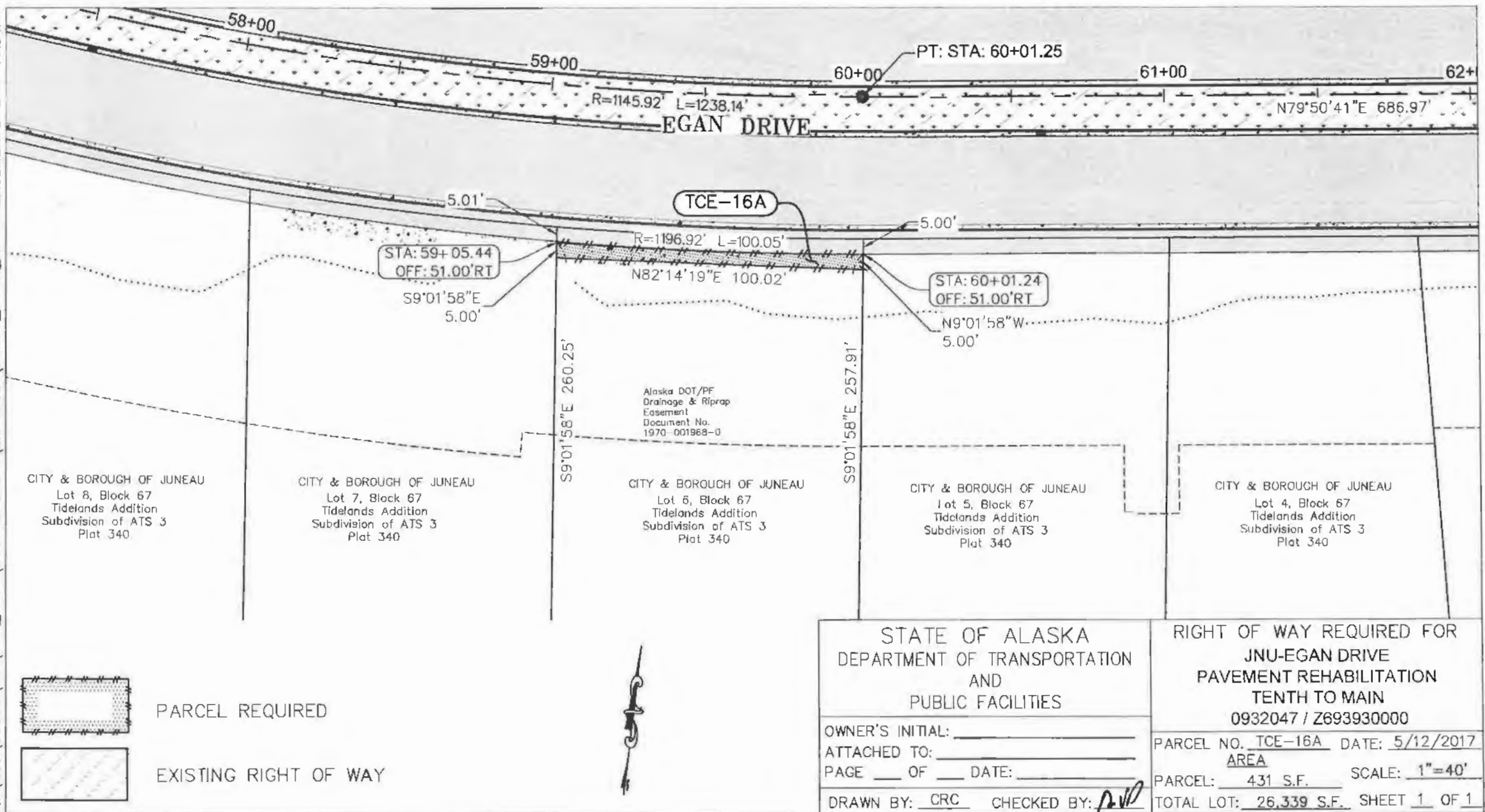
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RIGHT OF WAY REQUIRED FOR
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PAVEMENT REHABILITATION
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0932047 / Z693930000

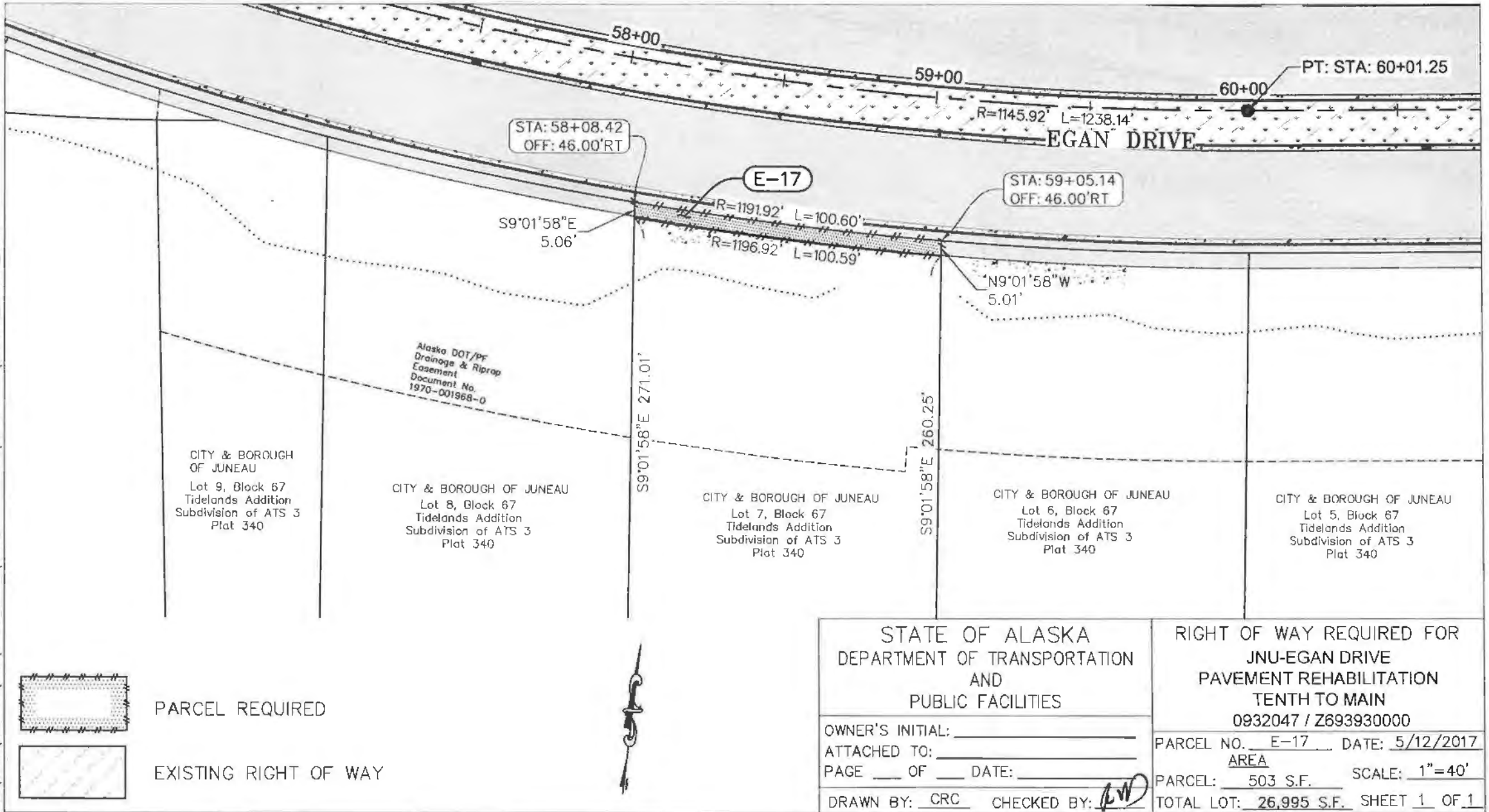
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TOTAL LOT: 26,339 S.F. SHEET 1 OF 1

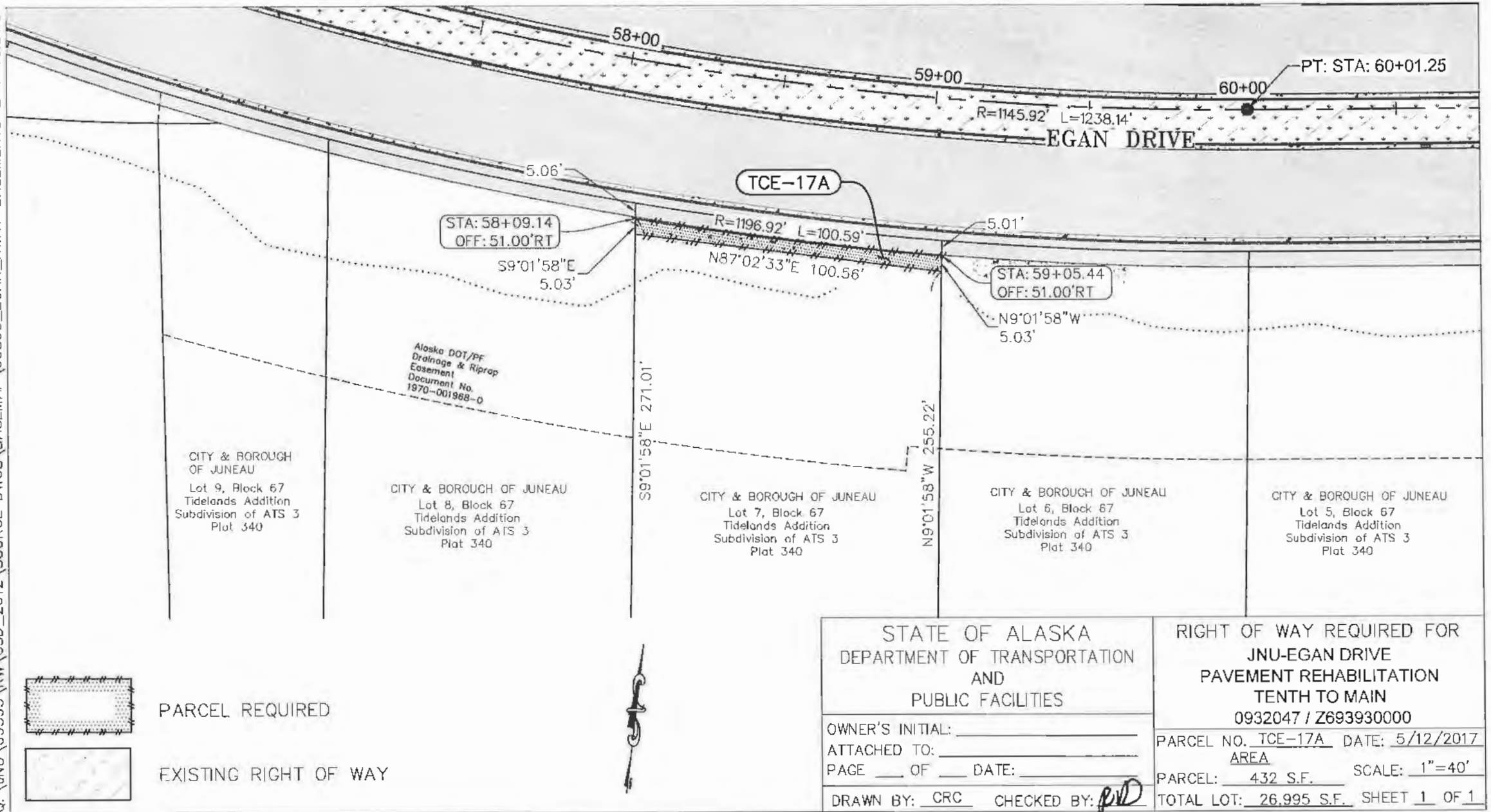
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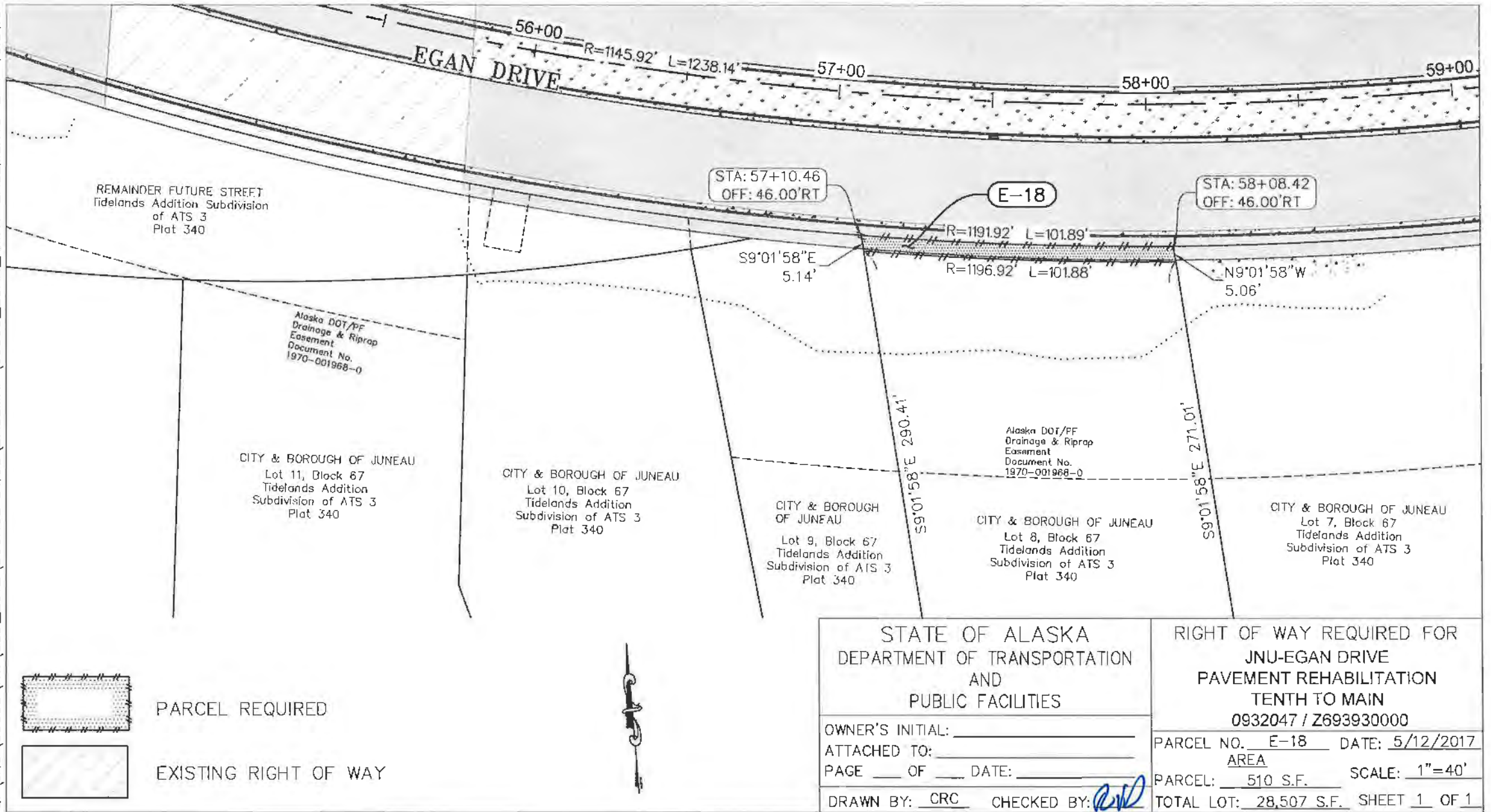
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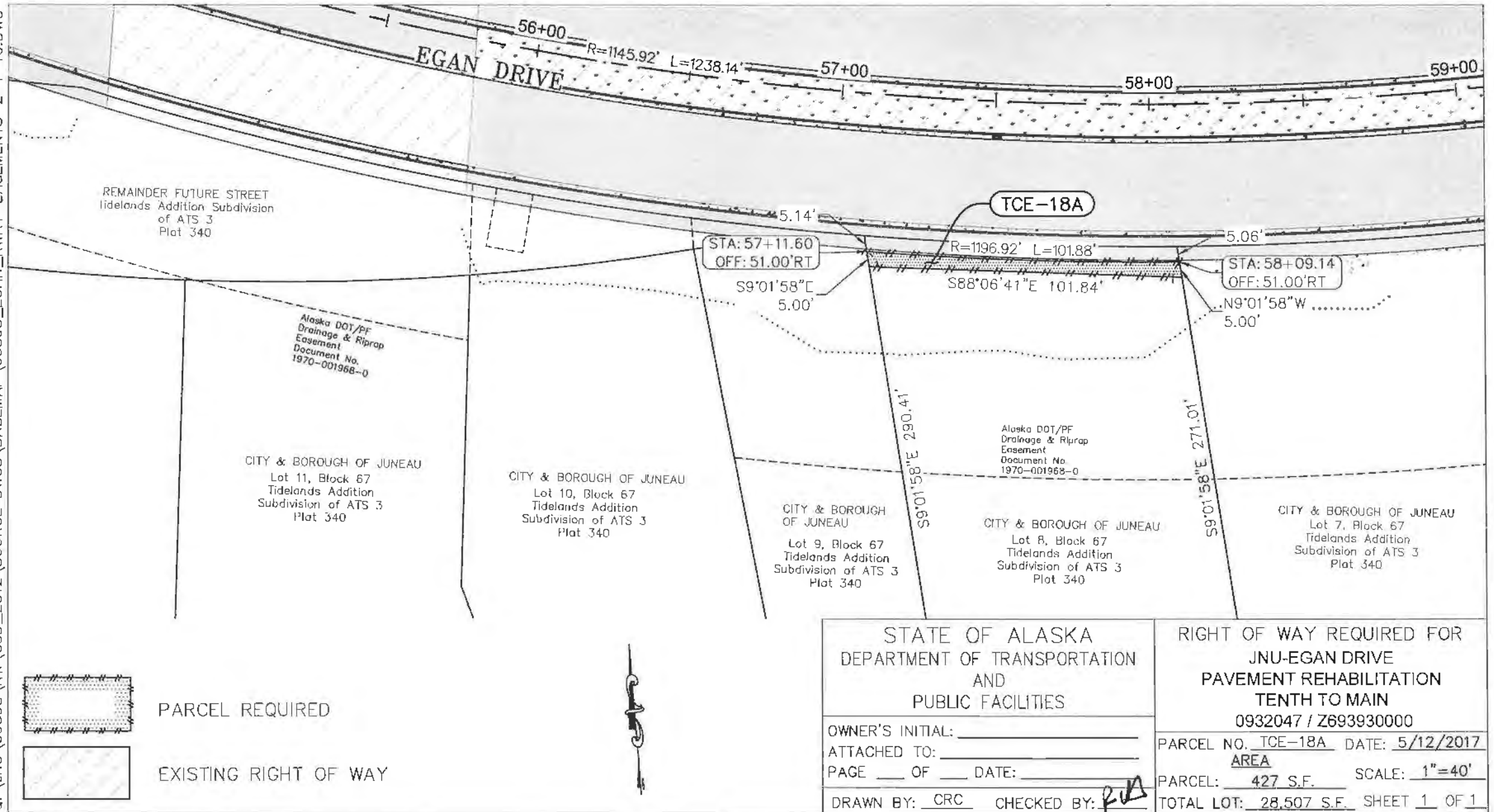
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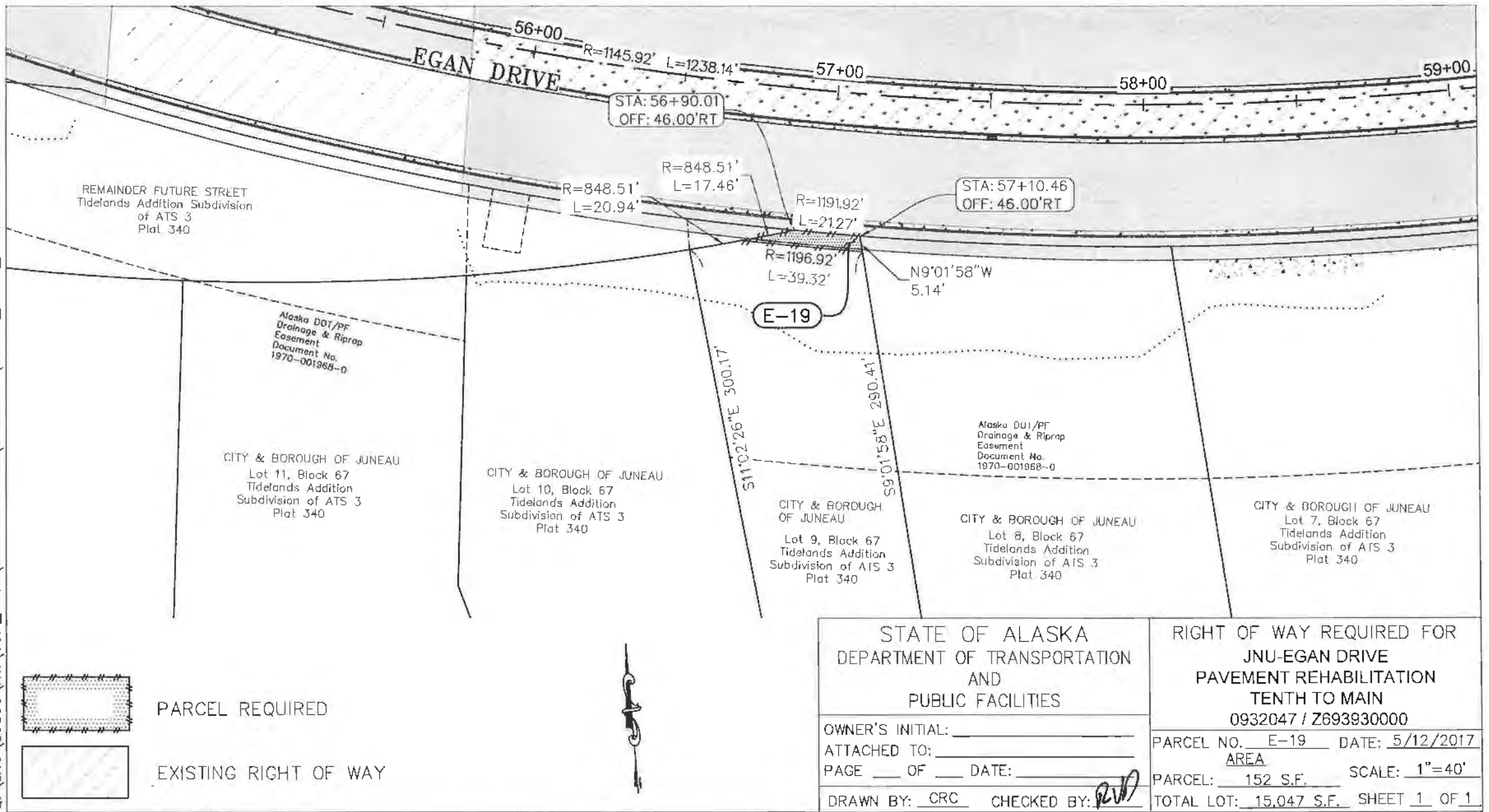
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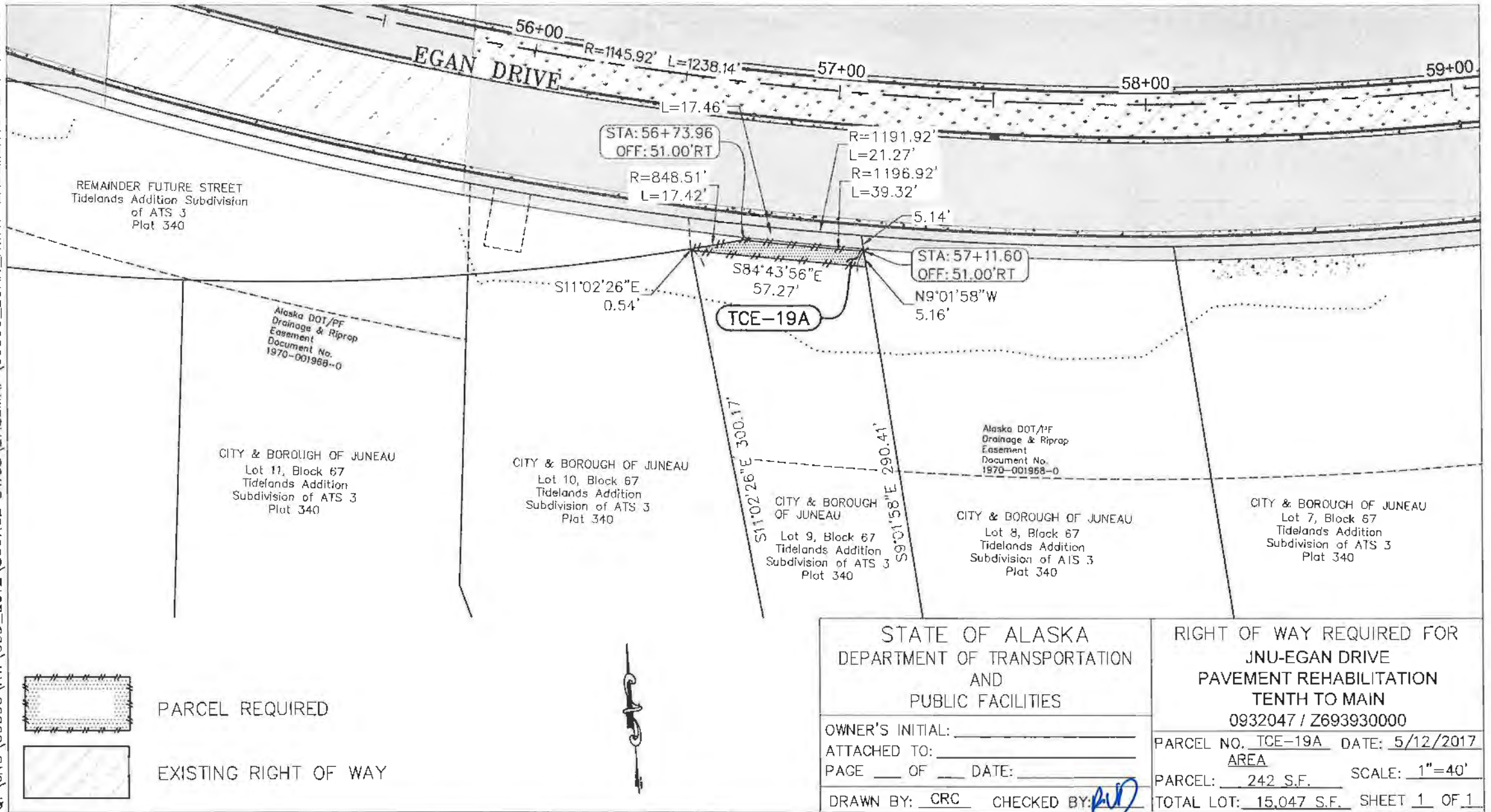
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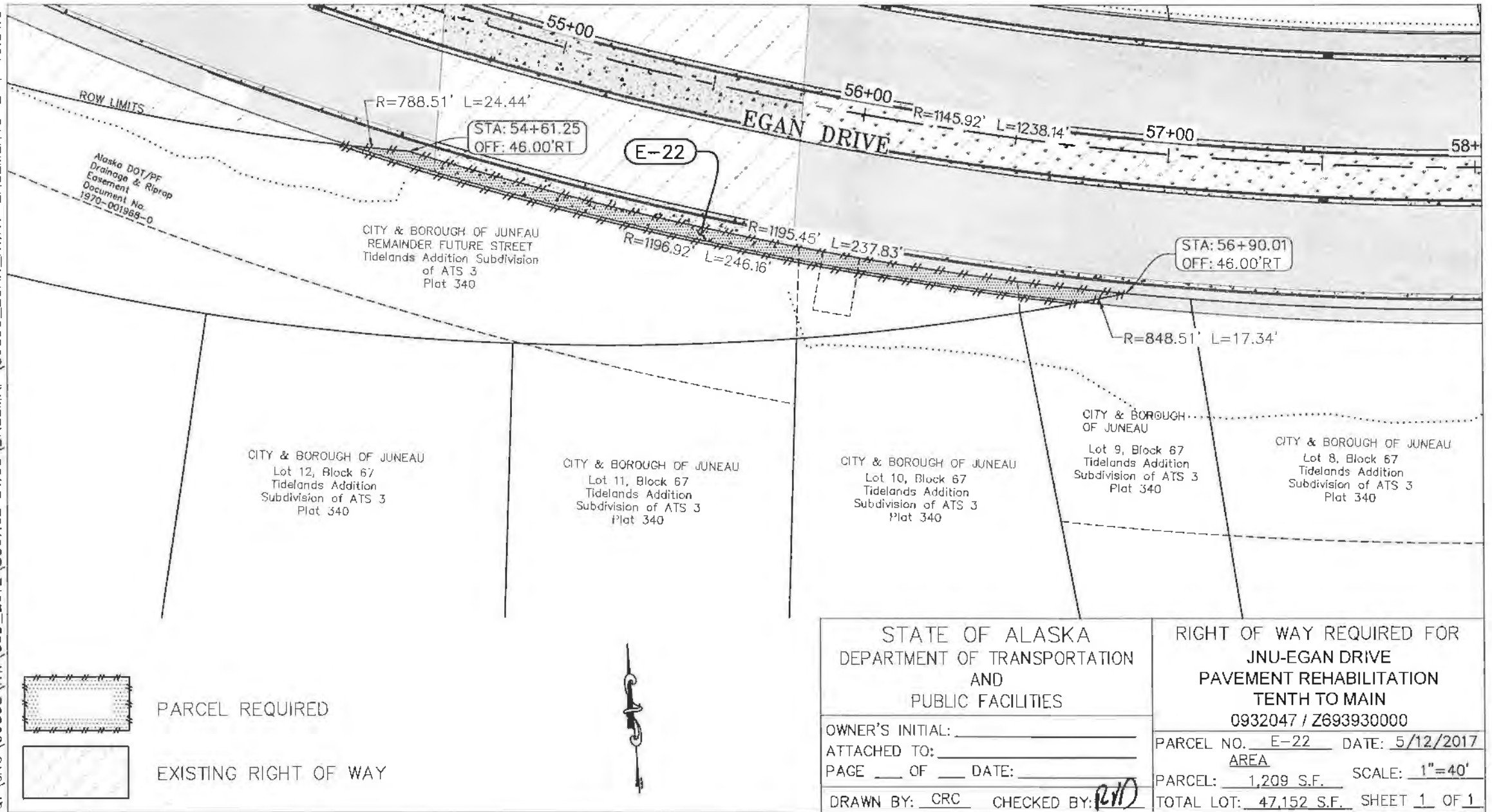
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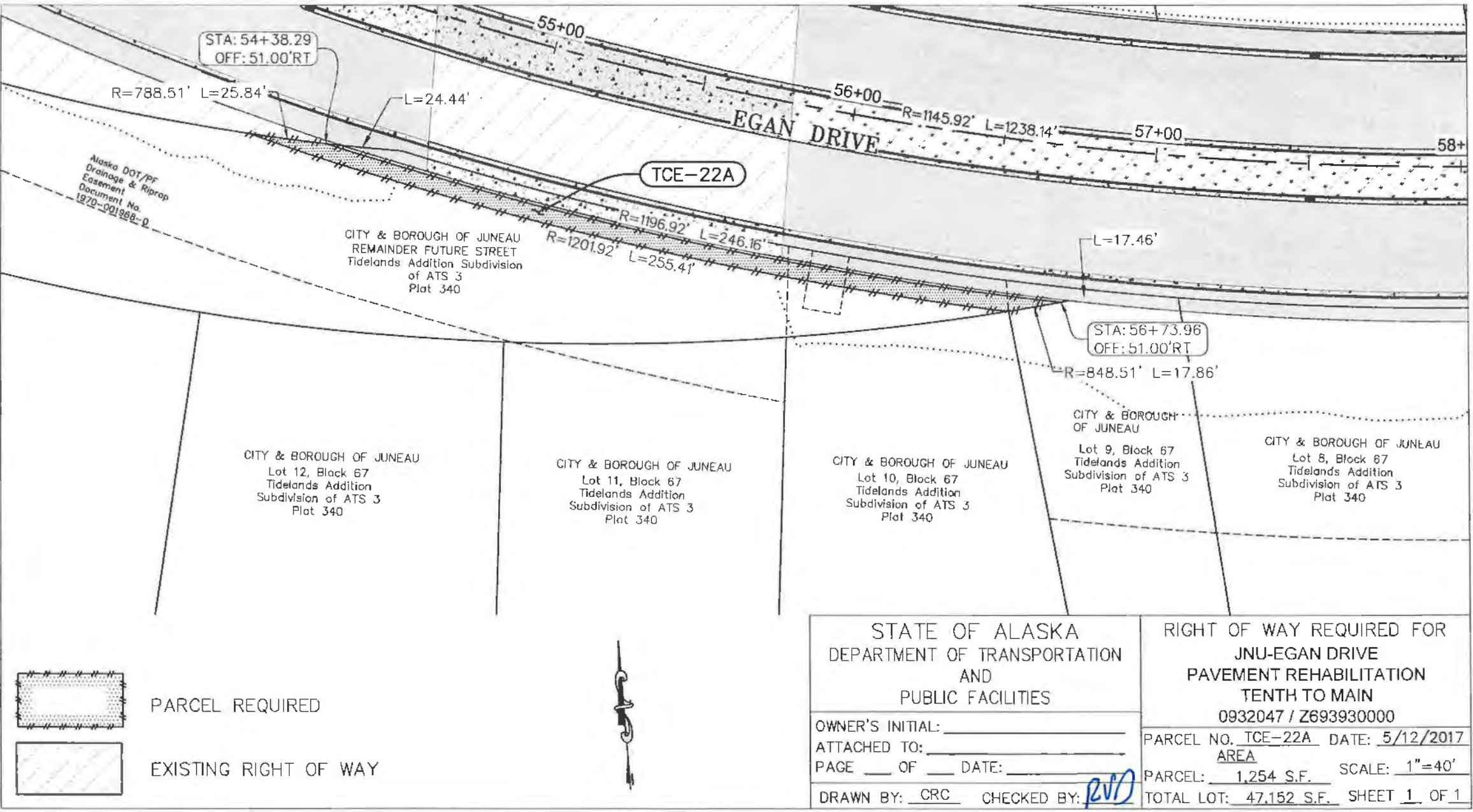
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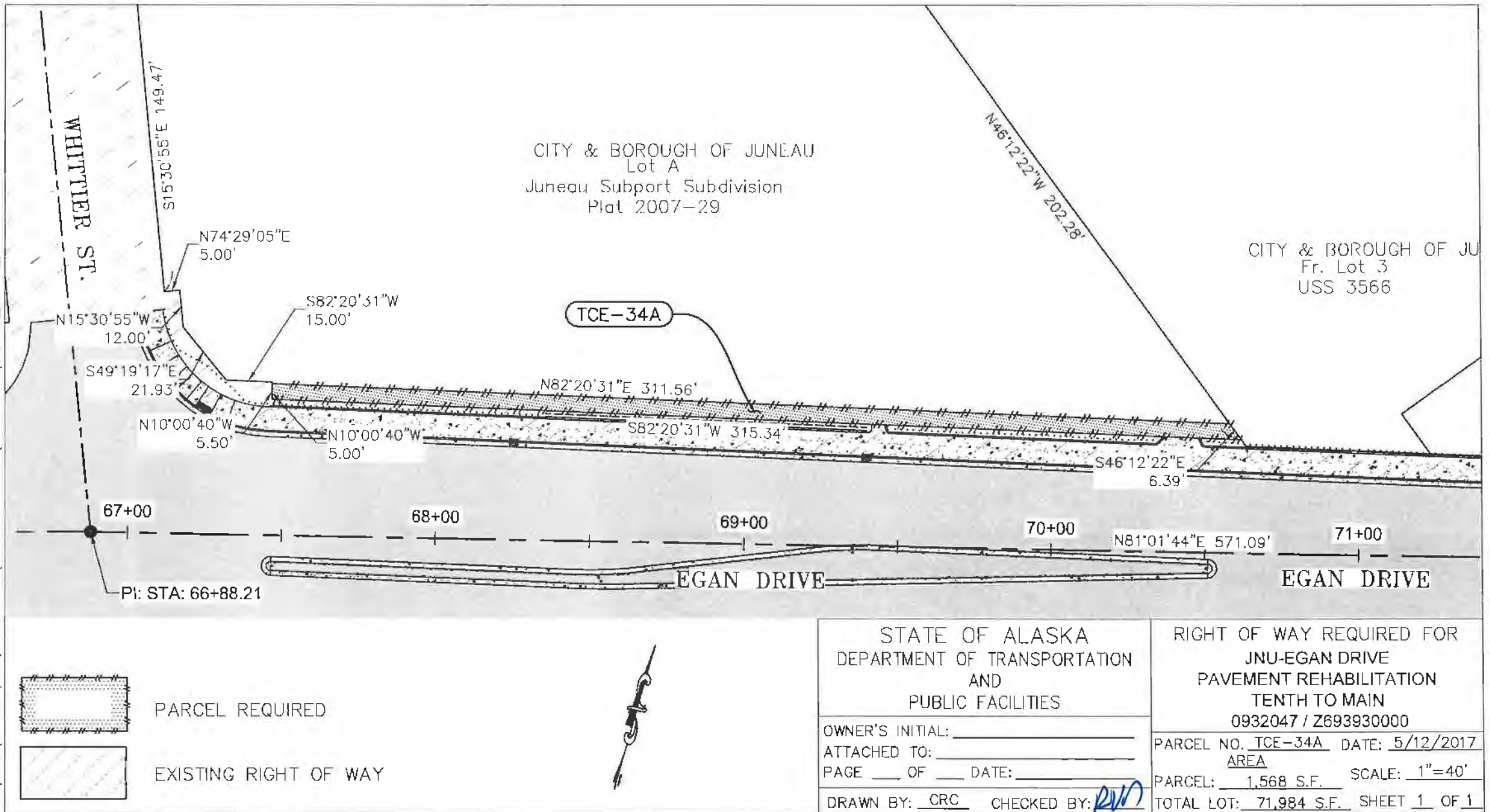
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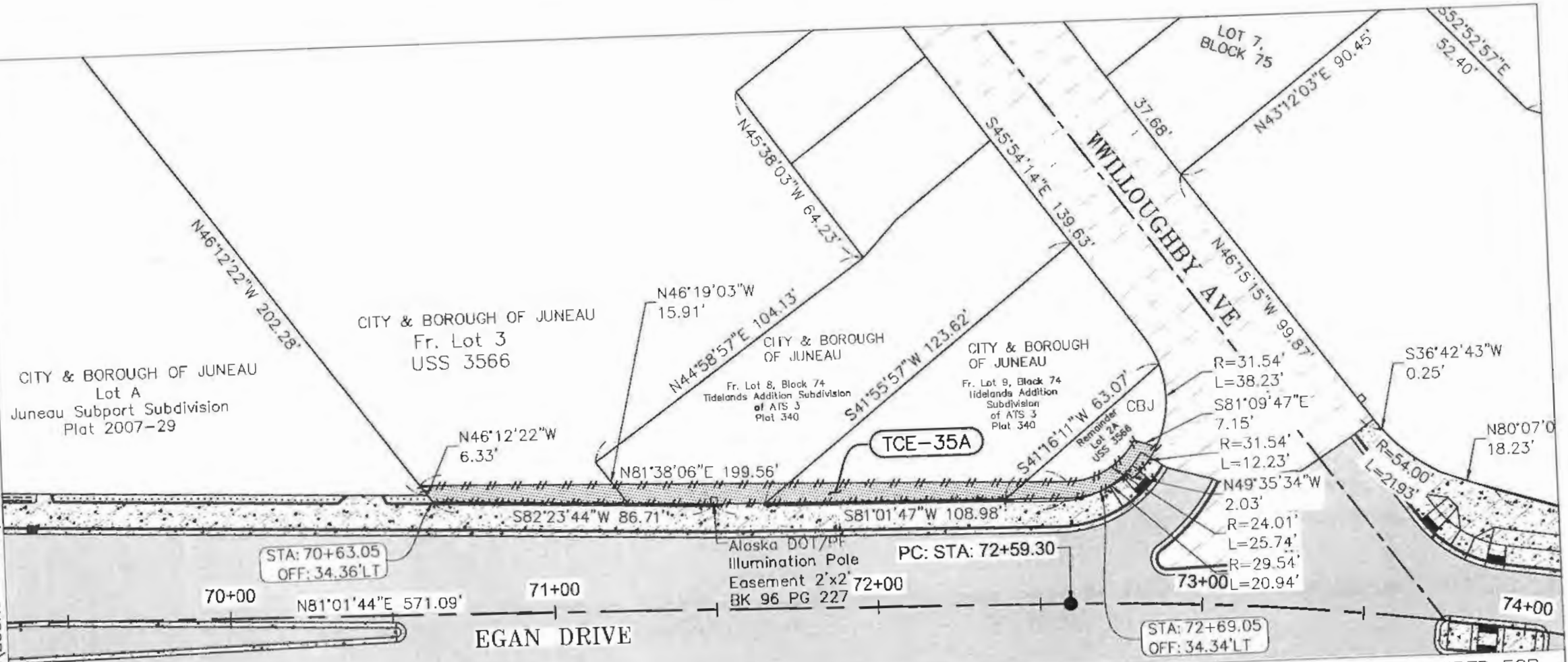
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C:\JNU\69393\RW\C3D_2012\SOURCE DWGS\BASEMAP\69393_EGAN_RWAY-EASEMENTS-2-1-16.DWG



Q:\JNU\69393\RW\C3D_2012\SOURCE DWGS\BASEMAP\69393_EGAN_RWAY-EASEMENTS-2-1-16.DWG



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR JNU-EGAN DRIVE PAVEMENT REHABILITATION TENTH TO MAIN 0932047 / Z693930000	
OWNER'S INITIAL: _____		PARCEL NO. <u>TCE-35A</u> DATE: <u>5/12/2017</u>	
ATTACHED TO: _____		AREA _____	
PAGE ____ OF ____ DATE: _____		SCALE: <u>1"=40'</u>	
DRAWN BY: <u>CRC</u> CHECKED BY: <u>RD</u>		PARCEL: <u>1,268 S.F.</u>	
		TOTAL LOTS: <u>55,832 S.F.</u> SHEET <u>1</u> OF <u>1</u>	