

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

August 7, 2017 5:00 PM

Municipal Building 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; Mary Becker

Liaison Present: Chris Mertl, Parks & Recreation; Weston Eiler, Docks and Harbors

Liaison Absent: Paul Voelckers, Planning Commission

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Tim Felstead, CDD Planner II

APPROVAL OF AGENDA

The agenda was approved.

APPROVAL OF MINUTES

A. July 10th, 2017 Minutes

The minutes were approved as amended.

II. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

III. AGENDA TOPICS

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

Mr. Bleidorn reviewed the Alaska DOT&PF applications to acquire a CBJ property and have easements across CBJ property. Mr. Bleidorn let the committee know that the neighboring property owner (Develop Juneau Now) has no concerns with this project. Mr. Bleidorn addressed the concerns of the Assembly at the July 31st meeting by showing what the lot would look like if the Assembly granted an easement versus a sale of the fraction of Lot 3 lot. An easement on this property would be uneconomical, said Mr. Bleidorn, which is why staff is moving forward with a disposal.

Mr. Bleidorn shared with the Committee that the areas the DOT has requested for easements have current drainage and slope easements from DOT already on them. The six permanent easements on the Docks and Harbors side will go to the Docks and Harbors board on the 31st for a motion of support. The two temporary easements on Parks and Rec property will be vacated once construction finishes; these two easements do not need to go before the Parks and Recreation Advisory Committee because they are temporary construction easements.

Mr. Kiehl asked if there was any interest from neighboring property owner Develop Juneau Now in purchasing the remnant piece of Lot 3 and Mr. Bleidorn replied the neighboring property owner was not interested. Mr. Kiehl asked who owned the right-of-way near the fraction of Lot 3 and Mr. Bleidorn

replied it is right-of-way frontage that connects the NOAA facility and the Coast Guard base. Mr. Bleidorn said he believes the right-of-way is called Heat Street. Mr. Kiehl asked who owns the land and Mr. Bleidorn deferred to Mr. Chaney. Mr. Chaney said all designated right-of-way is held in the public trust, so no one entity owns right-of-way. Mr. Bleidorn added the right-of-way would be managed by Public Works. Mr. Kiehl commented that DOT works hard to dispose of property the State of Alaska doesn't need but State of Alaska law is so restrictive that this is nearly impossible to do so Mr. Kiehl wanted to make sure the property doesn't enter an endless limbo. Mr. Chaney demonstrated that if the City sells the fraction of Lot 3 to create right-of-way, the entrance to the right-of-way could be entered at a 90 degree angle, and gives flexibility for future construction to happen.

Mr. Mertl asked what the easements will be used for, and Mr. Bleidorn replied the temporary construction easements are for working beside the right-of-way and the permanent easements are to make Egan wider by five feet.

Mr. Kirk Miller with DOT let the Committee know the five foot strip will predominately accommodate sidewalks and some slope.

Mr. Mertl asked if the Centennial Hall sign and stairway, located within one of the temporary easements, will be worked around and Mr. Miller deferred to Mr. Felstead. Mr. Felstead said DOT is not indicating that they will need to take away the concrete for the stairs, sign, or flagpole. Mr. Felstead said the area impacted by the temporary easement will be returned to its original state.

Mr. Eiler asked if the food carts at the JACC would be affected, and Mr. Felstead replied that temporary easement will not be going by the food carts.

Ms. Becker asked if the 5 feet being put aside for sidewalk with or without a bike path and Mr. Miller replied the bike path is shared use a part of the shoulder of the roadway itself. Ms. Becker asked how wide the road will be after construction and Mr. Miller replied the roadway itself is shrinking because the driving lanes are going down to 11 feet and the center turn lane will become 12 feet.

Mr. Kiehl asked to review easements 12 and 12a. Mr. Kiehl asked if the sidewalk would push out more significantly than it does now, and Mr. Miller replied the sidewalk should only be two-three feet wider than it is now. The new permanent easement will not be the edge of the bike path. Mr. Kiehl asked about the prospective development on the waterfront property for the marine development. Mr. Felstead said that CDD reviewed the easement and did not find that there would be an encumbrance to that development. Mr. Bleidorn said he spoke with Docks and Harbors representative Carl Uchtyl who said there was no problem with these easements. Mr. Kiehl then asked if the DOT and the CBJ secured permission from the private property owner with the fuel dock, and Mr. Miller replied DOT has not acquired that property yet. Once the appraisal process is complete with offers ready, compensation will be conveyed to that owner, said Mr. Miller.

Mr. Mertl asked if the CBJ was going to add conditions to the easements and Mr. Bleidorn said the CBJ could put conditions but nothing has been discussed as of today.

Mr. Kiehl requested adding to the conditions “per Docks and Harbors review.” Mr. Mertl suggested adding “per Parks and Recreation review.” Mr. Bleidorn reiterated that the easements along the JACC and Centennial Hall are temporary easements. The Lands Committee moved forward with adding “per Docks and Harbors review.”

Ms. Becker asked what the next step in the committee process was, and Chair White said after Docks and Harbors, this motion would go to the Assembly. Mr. Bleidorn confirmed it so.

Chair White asked when the construction of this project would begin and Mr. Miller replied DOT has been a little behind. Mr. Miller said realistically everything would be ready in September or October so the best case would be for a contractor to work February 2018-October 2018, but an even more realistic timeframe would be for construction to go March 2018-June 2019, with everyone out by July 4th.

The Lands Committee unanimously passed 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 per Docks and Harbors review.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

IV. STAFF REPORTS

Mr. Chaney shared with the Committee that the Engineering Department would like to extend the West Douglas Pioneer Road by another mile. If this happens, the road would probably be done in the spring. If it does not happen, the pioneer road is pretty much done now. Mr. Chaney said he would like to get ahead of the management of this new community asset. Mr. Chaney proposed that this new, one-lane, gravel road be designated for non-motorized use with vehicular access being allowed with special permission.

Ms. Becker asked if the additional mile would be on CBJ land and Mr. Chaney confirmed it so.

Chair White said her concern with a pedestrian use designation would be that it would become someone’s favorite trail, so the City needs to devise a way to emphasize this is temporary.

V. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Mertl let the Committee know that the Parks and Rec Master Plan is getting up and going again. Public outreach has been conducted, and now edits are being made to the plan.

Ms. Becker asked what “rewriting means” and Mr. Mertl replied the Plan was made in the nineties so this process is to update it.

Chair White let Mr. Chaney know that the Mayor is looking for a piece of property within walking distance to the bus line that would be adequate for a winter campground for the unsheltered homeless people.

VI. ADJOURNMENT

The meeting was adjourned at 5:37pm.