

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

February 27, 2017, 5:00 PM.

Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. January 30, 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. Drainage Easement Request by Sleepy Spruce Apartments

B. Siddon application to acquire City Property

C. Potential Purchase of Lot to Provide Right-of-Way

VI. ITEMS FOR ACTION

VII. SUPPLEMENTAL MATERIALS - RED FOLDER ITEM

A. February 27, 2017 Presentation

VIII. STAFF REPORTS

IX. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

X. 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**

January 30, 2017 5:03 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:03 pm.

Members Present: Chair Debbie White; Assembly members: Mary Becker; Jesse Kiehl; Norton Gregory (telephonic participation)

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

Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Dan Bleidorn, Deputy Lands Manager; Rorie Watt, City Manager; Scott Ciambor, Chief Housing Officer; Rob Steedle, CDD Director

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. December 9 2016 Minutes

The minutes were approved as amended.

B. December 12 2016 Minutes

The minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Expanding CBJ to Model Borough Boundary

Mr. Chaney addressed the Committee with his January 25, 2017 memo and reviewed the boundary maps provided in the packet.

Mr. Kiehl asked what conversations Mr. Chaney had with Angoon, Kootznoowoo and other groups about the Pack Creek area and Mr. Chaney said he has not had recent discussions with the communities but would be surprised if their feelings in the past would have changed. Mr. Kiehl noted the Mansfield Peninsula and Pack Creek as being locations of higher sensitivity and encouraged Mr. Chaney to speak with neighboring communities. Mr. Chaney replied he would not want to have those conversations without direction from the Assembly. Ms. White agreed with Mr. Kiehl and expressed a potential for conflict of interest due to her office location being inside Kootznoowoo Plaza.

Mr. Kiehl asked Mr. Chaney how he envisions this project going forward and Mr. Chaney replied the first step would be for the Committee of the Whole to address and be favorable to pursuing annexation of neighboring regions. After receiving approval from the COW, Lands staff would then address the neighboring communities about the opinions.

The Lands Committee unanimously approved forwarding this topic to the Committee of the Whole with the recommendation of expanding the borders of CBJ's annexation application to match the areas identified as A, B and D in Figure 3.

Mr. Kiehl then added that discussion at the COW would be most productive if Lands staff begins conversations with the neighboring communities to give feedback to the COW regarding the reactions Lands staff received from those communities. Ms. White agreed with Mr. Kiehl. Mr. Chaney said he would take it up with the City Manager.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

B. Pederson Hill Subdivision Update

Mr. Chaney addressed the Lands Committee on his January 25, 2017 memo, phasing of the project, the price per lot and the potential for Tlingit Haida Regional Housing Authority's (THRHA) partnership on the project. Mr. Chaney then addressed the Lands Committee on the disposal options of the project as outlined in his January 25, 2017 memo and reviewed the next steps and timeline for the project.

Mr. Gregory recused himself from discussion on the topic due to his involvement with THRHA. Mr. Kiehl asked where the creeks and stream setbacks on the plat were, and how close the plat was to reality, and Mr. Chaney replied the only anadromous stream on site is located within the preservation lot, and mentioned there is a conservation lot and park property on the site, as well as a large buffer lot—all being a part of the Army Corps of Engineer's mitigation plan for the site. Mr. Chaney said the additional streams on the site will run along property lines instead of in the middle of the lots. Mr. Chaney also commented that the plat does incorporate setbacks to show each lot is buildable. Mr. Chaney confirmed that every proposed lot is buildable, and that a significant feature of the subdivision is the equestrian trail. DOWL has produced the drainage plan for the site, said Mr. Chaney.

Mr. Volkers asked if the \$3+ million dollar quote (City's portion) covered everything to make the lots buildable and Mr. Chaney confirmed it so. Streets, sidewalks, street lights, fire hydrants, water and sewer stubbed to each property, and the equestrian trail will all be provided for that price, said Mr. Chaney. Mr. Volkers commented he did not understand the relationship between the City and THRHA. Mr. Chaney

replied that the Lands Division is seeking potential project partners, and would be open to anyone, not just THRHA. A partnership makes the project doable, said Mr. Chaney. Mr. Chaney said he wants to wait until the Planning Commission hearing before initiating discussions on partnerships.

Chair White asked what the average lot size was and Mr. Chaney replied 5,000 square feet, which is similar to the downtown Douglas and Casey Shattuck neighborhood layouts. Chair White commented that developing each lot would be \$90,000 and Mr. Chaney replied that price includes an engineer's contingency fee.

Mr. Eiler asked Mr. Chaney to compare Pederson Hill to the Lena subdivision and Mr. Chaney replied the Lena subdivision lots were much larger and had on site waste water disposal, with lots ranging at a third of an acre to an acre in size. For lots in Pederson, they are about a tenth of an acre, with the small lot size intentional for the goal of making home ownership more achievable for Juneau residents, which the private market sector is not providing. Mr. Kiehl commented he will hold his thoughts on the methods of disposal and partnerships with contractors versus housing authorities until the COW.

The Lands Committee unanimously moved that after the Planning Commission decision concerning the Pederson Hill preliminary plat application and City Project Review recommendation are completed, the Lands Committee forwards further discussion concerning the Pederson Hill Subdivision to the Assembly Committee of the Whole.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on Agenda Item B.

C. Ruth Pedersen Application to Acquire City Property

Mr. Chaney addressed the Lands Committee with the memo written by Mr. Bleidorn dated January 24th, 2017.

Ms. Becker asked if the other properties contributed to the widening of the road and Mr. Chaney confirmed it so. Ms. Becker asked if they were given land behind their home and Mr. Chaney deferred to Mr. Bleidorn. Mr. Bleidorn said 504 St. Anns Ave. exchanged property with the City for the widening of St. Anns Ave and 600 St. Anne had an agreement to acquire the backyard property prior to the City's involvement. Ms. Becker asked if residents on 600 St. Anns and 504 St. Anns had to purchase the property in the back, or was it an exchange. Mr. Bleidorn replied 504 St. Anns was an exchange, and 600 St. Anns was purchased prior to the City's involvement. Ms. Becker said it would seem to her that if one lot ended up having the backyard portion deeded to them as a result of giving a portion of the front yard to the City, that 522 St. Anns (Ruth Pedersen's residence) would have also have this occur. Ms. Becker asked why Lands staff did not think this happened. Mr. Bleidorn replied based on the sale documents, the City of Douglas sold the three lots to the

Pedersen family with the condition “except for a 10 foot section of the property for the widening” so the Pedersen’s knew beforehand. Mr. Bleidorn wasn’t sure the City of Douglas would have sold property only to have to buy it back or trade for it a few years later. Ms. Becker said there are two different actions- “we’re going to fix this” and the other is a “sale”-and is confused why that didn’t happen. Mr. Chaney replied all staff can do is look at the written record instead of reconstruct the conversations. Chair White asked if the porch on the property is an encroachment and Mr. Chaney confirmed it so. Chair White doesn’t see the land itself as adding significant value to the home but the encroachment could cause problems when they go to sell the property as far as getting clear title.

Ms. Becker said in her mind, the Pedersen’s should have gotten the property from the very beginning since it looks like everyone else received that property. Ms. Becker asked how much would the piece of land be sold for and Mr. Chaney replied the City would have to find out how much the fair market value would be. Ms. Becker said if they bought the property in the 1960’s versus buying it today, the price would be considerably less and Mr. Chaney confirmed it so. Mr. Chaney said the three lots total sold for \$1,100 in the 1960’s whereas today it would be several thousand.

Mr. Kiehl asked if the lots at 600 St. Anns and 504 St. Anns were sold significantly before 522 St. Anns and Mr. Bleidorn replied they weren’t owned by the City of Douglas so it happened prior to the City land sale. Mr. Bleidorn was not sure how many years prior the purchase happened.

Ms. Becker said that property that they did or did not purchase would have been a lot cheaper to purchase and clearing it up now almost has to be done because of the encroachment, which seems unfair to her.

Mr. Kiehl said on the other side of 600 St. Anns Ave. does not go as far back as 504 and 600 St. Anns Ave. and asked if the Assembly would see the same request made at 600 St. Anns Ave. Mr. Chaney replied the reason why this issue has come before the Committee is because there is a clear recollection by the purchaser that they were going to get that property, and emphasized he had no idea what other arrangements were made between other property owners and the City.

The Lands Committee then invited Ruth Pedersen’s daughter Annetta Pedersen and former CBJ Mayor Merrill Sanford to speak.

PUBLIC PARTICIPATION ON AGENDA ITEM C

Ms. Annetta Pedersen let the Committee know they have approached the City on several occasions to figure out what to do about the outstanding property in the backyard. Ms. Annetta Pedersen said 522 St. Anns was probably the first home built in this area, and believes this was the first parcel that was sold prior to the City realizing that St. Anns would need to be widened so there was never an occasion for the City to reserve 10 feet on the plat, or for it to be surveyed. Ms. Pedersen went

on to discuss other homeowners' properties on St. Anns. Merrill Sanford then assisted the Pedersen family in discussing how land arrangements were conducted in the 1960's for the community of Douglas.

Mr. Kiehl asked if Lands staff has consulted CBJ Law if the recommendation of crediting the \$500 application fee and surveying costs towards the purchase of the property is sound and Mr. Chaney replied he did not check because there are other options and he wanted to know what terms the Committee would recommend to the Assembly. Mr. Kiehl asked that before this comes before the Assembly that staff consult CBJ Law first.

The Lands Committee unanimously forwarded a motion of support to the Assembly for a fair market value sale of City property along the rear of 522 Saint Anns Avenue so that the rear property line matches the adjacent lots. As a gesture of good will, the applicant's \$500 application fee and surveying costs could be credited toward the purchase of this property.

Ms. Becker asked if the owners decided not to purchase the property, would the City repay the application fee and Chair White said that is a discussion for the Assembly, along with the property's encroachment issue. Ms. Pedersen emphasized that the property has not exchanged hands so this has not come up prior to this discussion.

D. Petersburg Borough Legislation

City Manager Watt briefly addressed the Lands Committee with his memo dated January 25th, 2017 supporting the new Petersburg Borough's application selection of State Land within their new boundaries.

The Lands Committee unanimously forwarded a motion that, as a gesture of support to our neighbor, recommends that the Assembly pass a Resolution in support of the legislation.

PUBLIC PARTICIPATION ON AGENDA ITEM D

There was no public participation on Agenda Item D.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member or liaison comments or questions.

VIII. ADJOURNMENT

The meeting was adjourned at 6:05pm.

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: Drainage Easement Request by Sleepy Spruce Apartments

DATE: February 22, 2017

The Lands Office received a request for a drainage easement across the City property located at 3252 Hospital Drive where the State currently operates the Johnson Youth Center. The existing drainage ditch, which is located near the south property line of Sleepy Spruce Apartments, has been in use for decades. It is necessary for the owners of Sleepy Spruce Apartments to access City property in order to keep this ditch free and clear of debris to prevent flooding in the crawlspace of the apartments. Initial staff review of this easement request indicated that there is no conflict with this proposal and that it is in both parties best interest to have properly maintained drainage.

Section 53.09.300 entitled Easements, states that after receiving an application for an easement there will be Planning Commission and department review. Fair market value will be determined by appraisal, and the Manager will convey the easement upon Assembly approval by resolution.

53.09.300 - Easements

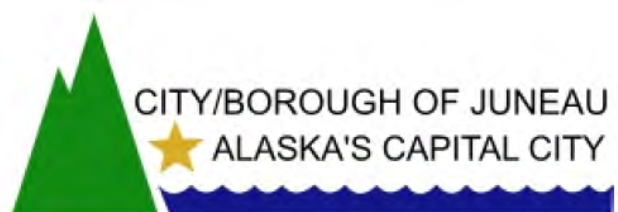
(d) *Assembly action.* Upon receipt of the planning commission recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.

If the Lands Committee provides a motion of support, Lands staff will work to schedule this item for a Planning Commission hearing and will request departmental review. Once the review process is complete, staff will provide the Assembly with this information and depending on review may request the Assembly authorize the Manager to execute this easement.

Staff recommends that the Lands Committee pass a motion of support for staff to begin the review process for an easement across City property in order to allow Sleepy Spruce Apartment to continue to maintain proper drainage.

Attachments:

Land Title Survey
Dowl Memo dated December 5, 2016



GENERAL NOTES

- Record information derived from official plat of Salmon Creek Subdivision, a Portion of Block 2, U.S. Survey 1075, plat No. 82-18, Juneau, Alaska, Juneau Recording District.
- This property has an area of 53,606 square feet or 1.23 acres of land.
- This property is designated by the City & Borough of Juneau, as Parcel Number 780901040070.
- There was no observed evidence of cemeteries, gravesites or burial grounds found at the time of this survey.
- There was no observed evidence of earth moving work, building construction or additions, no known changes in right of way lines, recent street or sidewalk construction or repairs.
- The property has access via Salmon Creek Lane, which is a public right of way.
- Where different from measured or calculated, recorded dimensions are shown in parentheses.
- Building heights shown were measured from the average ground level surrounding the building to the peak. Venting pipes or appurtenances were not measured.
- The location of utilities shown were derived from utility locates made by others.
- The survey is the same land as shown in Title Commitment F-48749 Amendment No. 2 with an effective date of October 3, 2016 and mathematically closes.
- All observed evidence of water, sewer, gas and electrical lines and mains are shown on the survey.
- No gaps, gaps, strips or overlaps were discovered between the property shown on the survey and the adjoining properties.
- There was no observed evidence of railroad tracks, spurs or sidings.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- The property does not serve any adjoining property owners for ingress and egress.

ZONING NOTES

The following Zoning information was provided to the surveyor in a City & Borough of Juneau Community Development Letter of Zoning Compliance for 1050 Salmon Creek Lane, Dated February 23, 2016:

Zoned: GC - GENERAL COMMERCIAL
Observed Use(s): Apartments, 25 Units
 Zoning Regulations are subject to change and interpretation, for further information contact: City/Borough of Juneau, Planning & Zoning Division (phone: 907-586-0715)

- Site Restrictions:**
- Minimum building setbacks for General Commercial zoning:
 - General Commercial Use:**
 - From Street or Alley Lot Lines: 10'
 - From Other Lot Lines: 10'
 - Residential Use:**
 - From Street Lot Lines: 10'
 - From Alley Lot Lines: 10'
 - From Other Lot Lines: 10'
 - Maximum building height: 55'
 - Maximum density: 50 Units per acre.
 - Maximum lot coverage: None
 - Minimum distance between detached buildings: 15'
 - Minimum vegetative coverage: 10%
 - Multifamily on GC zoned property requires department approval if minor development and a conditional use permit if major development.

PARKING NOTES

The following parking information was provided to the surveyor in a City & Borough of Juneau Community Development Letter of Zoning Compliance for 1050 Salmon Creek Lane, Dated February 23, 2016:

The parking requirement for multifamily dwelling units is 1 parking space per one bedroom, 1.5 per two bedroom and 2 per three or four bedroom. If the parking space requirement is between 26 and 50 spaces, two accessible spaces are required.

Bedrooms	No. of units	Spaces Required
1	6	6
2	15	22.5
3	4	6
Total	25	34.5

City & Borough of Juneau Staff conducted a site visit and confirmed 30 standard parking spaces and 1 accessible parking space are provided on the site. Therefore, this site does not provide the required parking based on CBU 49.40.210. To come into compliance, one additional accessible space must be provided and 3 additional standard parking spaces.

FLOOD ZONE NOTE

By graphic platting only, this property is in Zone X of the Flood Hazard Boundary Map, Community Panel No. 020009 1554 D, which bears a revision date of August 19, 2013.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by Fidelity Title Agency of Alaska, Commitment No. F-48749, Effective November 29, 2016.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- Reservations and exceptions as contained in the United States Patent and/or in Acts authorizing the issuance thereof, sold patent was recorded October 13, 1916 in book 26 at page 196. (Affects subject property but cannot be plotted in nature)
- Deed of Trust, including terms and provisions thereof, securing the amount shown to the record of which reference is hereby made: Recorded February 14, 1983, Book 208, page 525. (Affects subject property but cannot be plotted)
- Agreement Granting Easements, including the terms and provisions thereof, executed by and between the parties indicated, to the record of which reference is hereby made, for the purposes set out therein: Recorded June 21, 1991, Book 345, Page 955. (Affects subject property and is plotted on the drawing)
- Assignment of Proceeds of Sale, including terms and provisions thereof, to the record of which reference is hereby made: Recorded February 27, 2015, Reception No. 2015-000839-0. (Affects subject property but cannot be plotted)
- Restrictive Use Covenant, including terms and provisions thereof, as contained in instrument set out below, to the record of which reference is hereby made: Recorded March 2, 2015, Reception No. 2015-000849-0. (Affects subject property but cannot be plotted)
- Assignment of Proceeds of Sale, including terms and provisions thereof, to the record of which reference is hereby made: Recorded March 5, 2015, Reception No. 2015-000922-0. (Affects subject property but cannot be plotted)
- Assignment of Proceeds of Sale, including terms and provisions thereof, to the record of which reference is hereby made: Recorded March 9, 2016, Reception No. 2016-001075-0. (Affects subject property but cannot be plotted)

LEGAL DESCRIPTION

The land referred to herein below is situated in the Juneau Recording District, First Judicial District, State of Alaska and is described as follows:

PARCEL 1:

Lot 3, Block 2, SALMON CREEK SUBDIVISION, according to Plat 82-18, Juneau Recording District, First Judicial District, State of Alaska.

PARCEL 2:

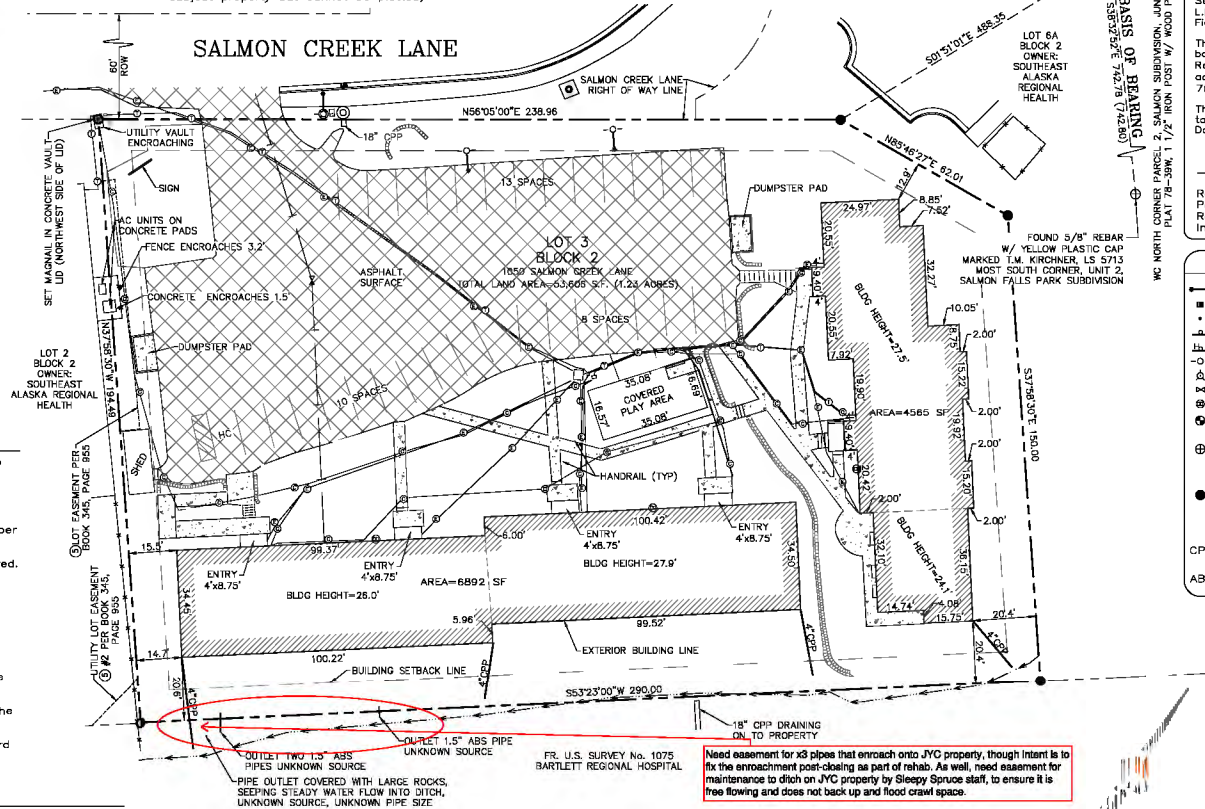
A Non-exclusive easement for the purpose of maintaining a rainwater drain pipe located on Lot 2, Block 2, Salmon Creek Subdivision, Plat 82-18, for the benefit of Lot 3, Block 2, Salmon Creek Subdivision, Plat 82-18, as set forth and described in that certain Agreement Granting Easements, recorded June 21, 1991 in Book 345 at Page 955, Juneau Recording District, First Judicial District, State of Alaska.

MONUMENT DETAIL

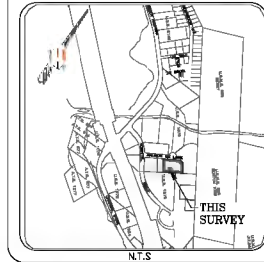


SET MONUMENTS 36" #5 REBAR W/ 2" ALUM. CAP MARKED: DOWL 14828-S

SALMON CREEK LANE



VICINITY MAP



ALTA/ACSM LAND TITLE SURVEY

1050 Salmon Creek Lane
 Juneau, AK 99801-7831

Surveyor's Signature

To: AK Preservation Spruce Limited Partnership, an Alaska limited partnership, First National Bank Alaska, United States of America, acting through the United States Department of Agriculture, Rural Housing Services, WNC Holding, LLC, its successors and/or assigns, WNC Holding, L.P., its successors and assigns, Fidelity National Title Insurance Company, Fidelity Title Agency of Alaska, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed March 06, 2015 with an additional site visit to update the survey completed on December 05, 2016.
 Date of Plat or Map: December, 2016

PRELIMINARY FOR REVIEW

Surveyor's Signature
 Registered Surveyor: Hans E. Pedersen
 Registration Number: 14828-S
 in the State of Alaska

LEGEND OF SYMBOLS & ABBREVIATIONS

- LUMINAIRE
- CATCH BASIN
- BOLLARD
- SIGN
- HANDICAP PARKING SIGN
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER CLEANOUT
- 1-1/2" IRON POST WITH WOOD PLUG
- 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED T.M. KIRCHNER, LS 5713
- 2" ALUMINUM MONUMENT SET THIS SURVEY UNLESS OTHERWISE NOTED
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK
- SANITARY SEWER LINE
- WATER LINE
- UNDERGROUND
- ELECTRIC
- UNDERGROUND CABLE
- TELEPHONE
- EDGE OF GRAVEL
- DITCH FLOWLINE
- FENCE
- CONCRETE
- ASPHALT
- CORRUGATED PLASTIC PIPE
- BLOCK WALL

ALTA/ACSM SURVEY

LOT 3
 BLOCK 2, SALMON CREEK SUBDIVISION
 U.S. SURVEY No. 1075

JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA

DOWL

CIVIL ENGINEERING—LAND SURVEYING—CONSTRUCTION MANAGEMENT
 6366 COMMERCIAL BOULEVARD
 JUNEAU ALASKA 99801 907-780-3533

SCALE: 1" = 20' DATE: DEC. 2016 PROJECT NO: 770765 FILE NO: 1 OF 1

Packet Page 1 of 33



Office Locations

ALASKA

Anchorage
Juneau
Fairbanks
Kodiak
Kodiak
Palmer

ARIZONA

Tempe
Tucson

COLORADO

Golden
Vernon

MONTANA

Billings
Bozeman
Butte
Great Falls
Helena
Miles City

NORTH DAKOTA

Dickinson

OREGON

Bend
Portland

WASHINGTON

Redmond
Seattle

WYOMING

Cheyenne
Lander
Laramie
Sheridan

MEMORANDUM

TO: James Bibb, A.I.A., Northwind Architects

FROM: Naomi Hobbs, P.E., DOWL

DATE: December 5, 2016

SUBJECT: Drainage Ditch Near South Property Line of Sleepy Spruce Apartments

In response to concerns about the existing ditch flooding and water entering the crawl space of the Sleepy Spruce Apartments, Naomi Hobbs, P.E. and Ryan Stephens, P.E. (DOWL) visited the site on December 3, 2016 at about 3:00 pm. Rainfall levels for December 3, 2016 were around 0.59 inches. Water in the ditch was flowing unimpeded and no flooding observed.

Naomi and Ryan spoke with George, head of maintenance for the Sleepy Spruce Apartments, about the history of flooding in the crawl space. George reported there is constant groundwater flow into the existing ditch near the southwest corner of the property. When the ditch fills with debris (leaves, grass, sticks, etc.) throughout the year, the groundwater outlet plugs causing groundwater to flow into the building's crawl space. If the ditch is maintained and the groundwater outlet kept clear, the flooding does not occur. Figure 1 shows where the ground water enters the existing ditch.

The existing ditch in this area is on State of Alaska property. Any work in the ditch or at the outlet for the groundwater in this area would require written permission from the property owner. If permission were granted to improve the drainage, the groundwater outlet could be dug wider and gravel

and/or larger rock added to the outlet. Regular maintenance of the outlet would continue to be required with or without permission from the state to modify the ditch.



Without permission from the State of Alaska to modify the drainage in this area, maintaining the ditch and groundwater outlet is the recommended option moving forward. Regular ditch and outlet maintenance will likely reduce the risk of flooding the crawl space of the building. If water does enter the crawl space, new sump pumps (to be installed as part of the rehabilitation project) will send the water into the new drainage system (also part of the rehabilitation project) on the north side of the property.

Figure 1: Existing Ditch (Right) and Location Where Groundwater Enters the Ditch (Left).



Memorandum

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

From: Greg Chaney, *Greg Chaney*
Lands and Resources Manager

To: Assembly Lands Committee

Date: February 23, 2017

Re: Chris and Elizabeth Siddon application to acquire City Property
Juneau Townsite, Block 115, Lot 5
1-C04-0-A15-001-0; LND-1039

The Lands Office has received an application from Chris and Elizabeth Siddon to acquire a City lot in the vicinity of the Fourth Street stairs, in downtown Juneau. Their house is located at the top of the Fourth Street stairs but it is also accessible along a relatively level pedestrian path from the end of Kennedy Street. The application states that there they are interested in purchasing Lot 5, Block 115, Juneau Townsite, which is adjacent to the property where their house is located. The area is within a mapped hazard zone. Their plan is to consolidate the CBJ lot with their current property (Lot 7) to provide room for making structural improvements to their existing home. Modifications to their home would to be designed to mitigate against natural hazards and to make modifications to the existing structure that would allow for single-level living for a family member who is unable to navigate stairs.

CBJ§53.09.260 Negotiated sales, leases, and exchanges stipulates that once an application has been received, it must first be determined by the Assembly whether the proposal should be further considered by direct negotiation with the original proposer or if the property should be offered for public sale to other individuals. In this case the hillside behind the subject property is very steep and has been designated as a hazard zone. Due to the "hazard" designation, it is listed in the Land Management Plan for retention. However, by selling this lot to the applicants, a defensive structure could be built to help reduce the risk to an existing home.

Since this lot is not intended to be used for any other purpose within the foreseeable future and it could be used by the applicants to reduce the natural hazard risk to their home, Lands staff is recommending that this lot be sold to the original proposers.

The parcel of land requested by the Siddon family is managed by the Lands and Resources Division. CBJ code 53.09.260 states that Planning Commission review would be required.

Lands staff is requesting that the Lands Committee provide a motion of support recommending that the Assembly sell this property to the adjacent property owners so that they might have room remodel their home for accessibility and to build a protective structure to safeguard their home from natural hazards.

Suggested Motion: A motion of support to the Assembly for a fair market value sale of City property located at Juneau Townsite, Block 115, Lot 5 to the original applicants, Chris and Elizabeth Siddon.



Figure 1. The subject property is located adjacent to the Siddon family's home.



Memorandum

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

From: Greg Chaney 
Lands and Resources Manager

To: Assembly Lands Committee

Date: February 23, 2017

Re: Potential Purchase of Lot to Provide Right-of-Way for Access to Eight Acres of CBJ Property Suitable for Residential Development

The 2016 Land Management Plan identified an area of property listed as LND-1089 near Norway Point that was outside of mapped hazard zones. The Land Management Plan directed that this area be further investigated to determine if this location was suitable for residential housing. The 2016 Land Management Plan Implementation Strategy also identified this site as an area to investigate for appropriate housing proposals (Figure 1).

CBJ's Emergency Program Manager, Tom Mattice reviewed existing hazard studies conducted in this area. It has been determined that there have been four studies carried out investigating mass wasting and avalanche hazards in this location and none have identified this area as hazardous. Therefore it looks probable that a band of residential development is possible on the hillside above Norway Point on CBJ property (Figure 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 significant and well documented avalanche hazard zone. There is an alternative access route located at 1870 Glacier Highway adjacent to Aurora Arms Condominiums. This 60 foot wide vacant lot is currently owned by the Condominiums and is used for overflow parking. This lot is outside of the mapped hazard zone and is located along a straight section of Glacier Highway. This option would provide safe access to the eight acres of CBJ property uphill located outside of the mapped hazard zone.

Lands staff has been working 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% (Figure 3).

Land Purchase Proposed

The property at 1870 Glacier Highway is currently owned by the Aurora Arms Condominiums. During the last few months, CBJ Lands and Resources staff have been discussing mutually agreeable terms for the CBJ to acquire this property for a right-of-way alignment. The lot is 60 feet wide and would serve as a right-of-way without reconfiguring the lot. The property is being used for parking by condominium residents. There is an opportunity for the CBJ to negotiate a purchase of this lot with a provision for the property to be leased for parking by the condominiums.

Comprehensive Plan

CBJ 49.10.170 (c) states:

City and Borough land acquisitions, disposals and projects. The Commission shall review and make recommendations to the Assembly on land acquisitions and disposals as prescribed by Title 53, or Capital Improvement Project by any City and Borough agency. The report and recommendation of the Commission shall be based upon the provisions of this title, the Comprehensive Plan, and the Capital Improvements Program.

This proposal complies with Guidelines and Considerations for CBJ Comprehensive Plan Sub Area 6 Map M (Figure 4):

The region is currently designated for Urban Low Density Residential development (ULDR).

Lands and Resources Staff Recommendation:

Staff recommends the Lands Committee pass a motion of support for Lands Staff 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.

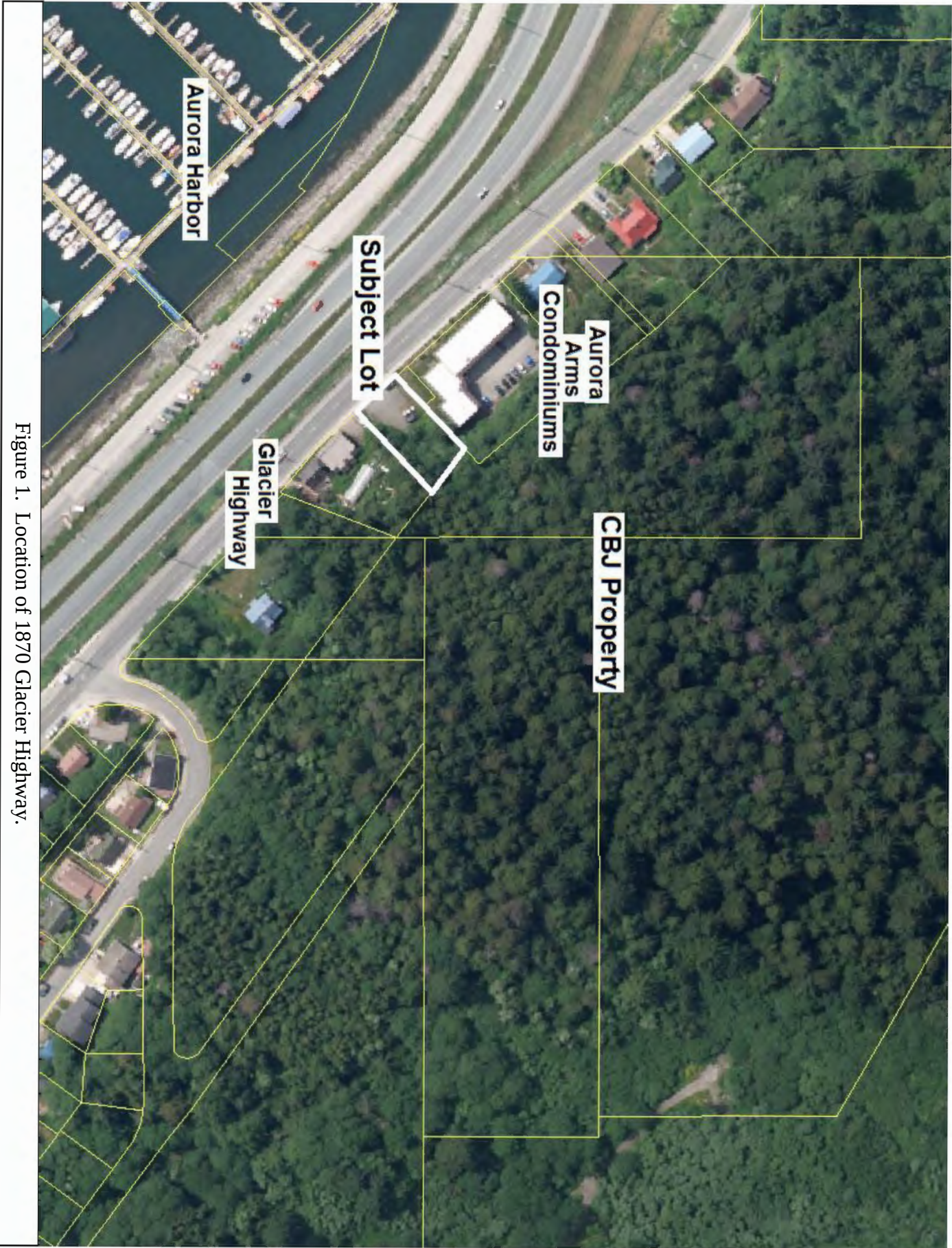


Figure 1. Location of 1870 Glacier Highway.

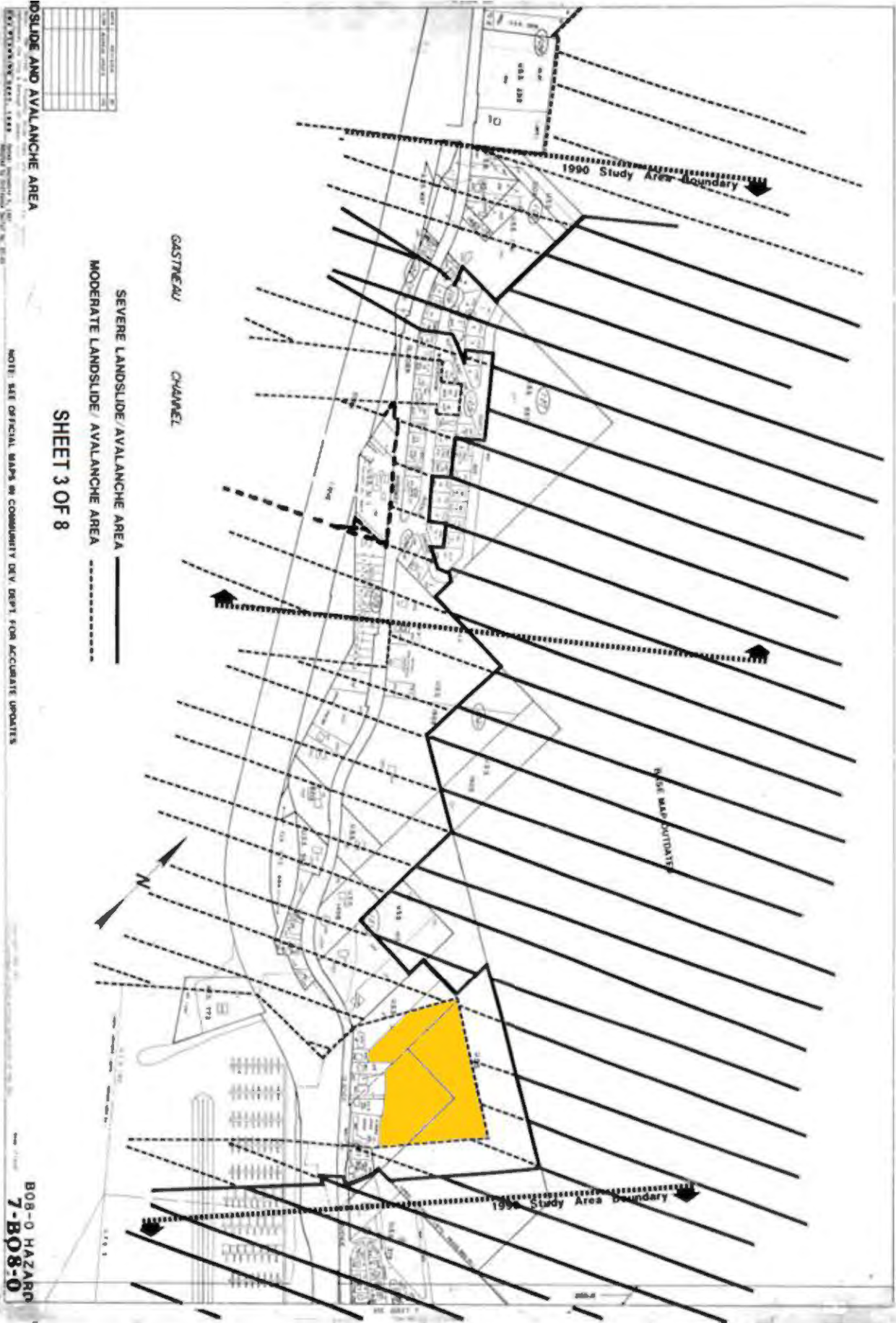


Figure 2. Area outside of mapped hazard zone.

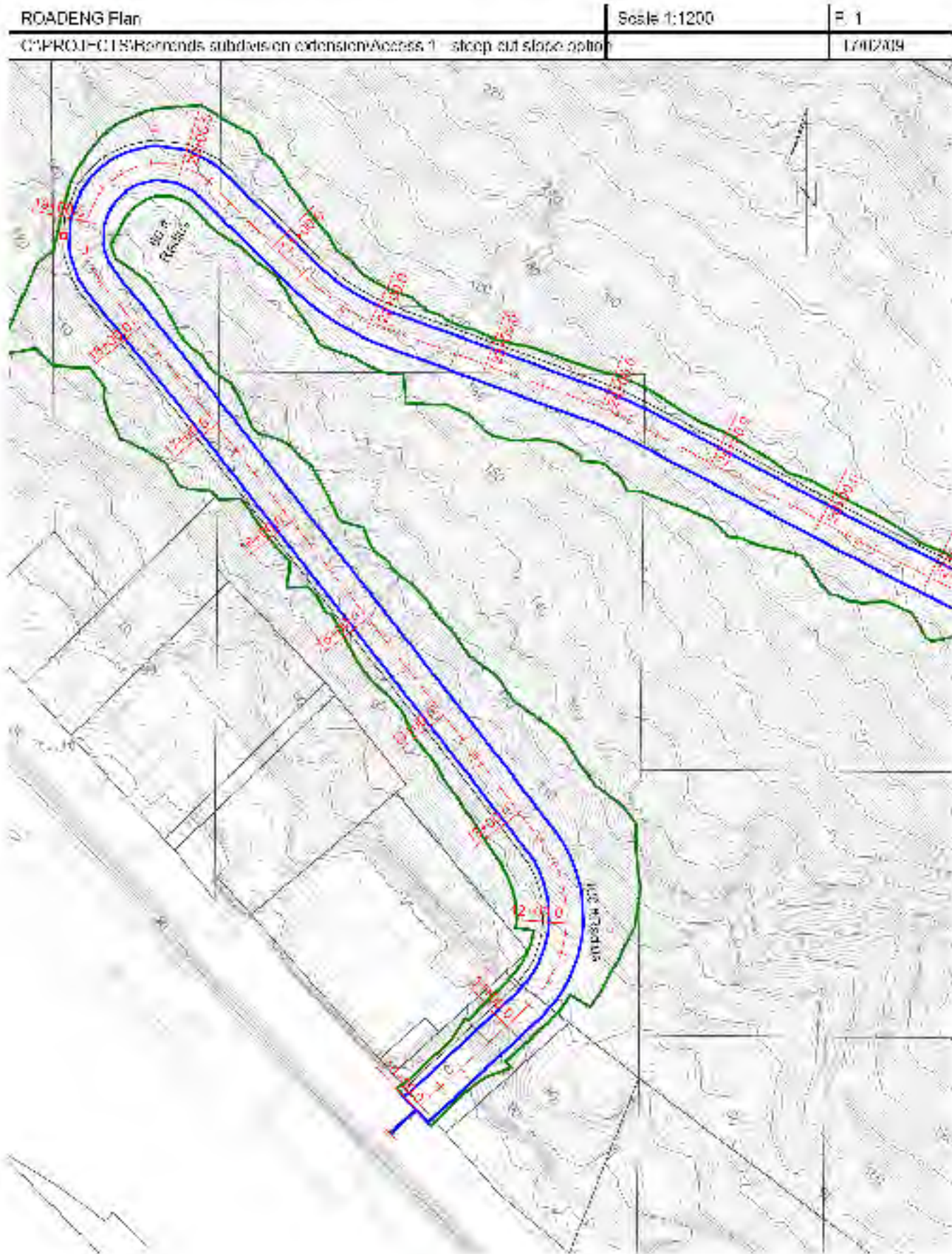


Figure 3. Potential Access Road Alignment.

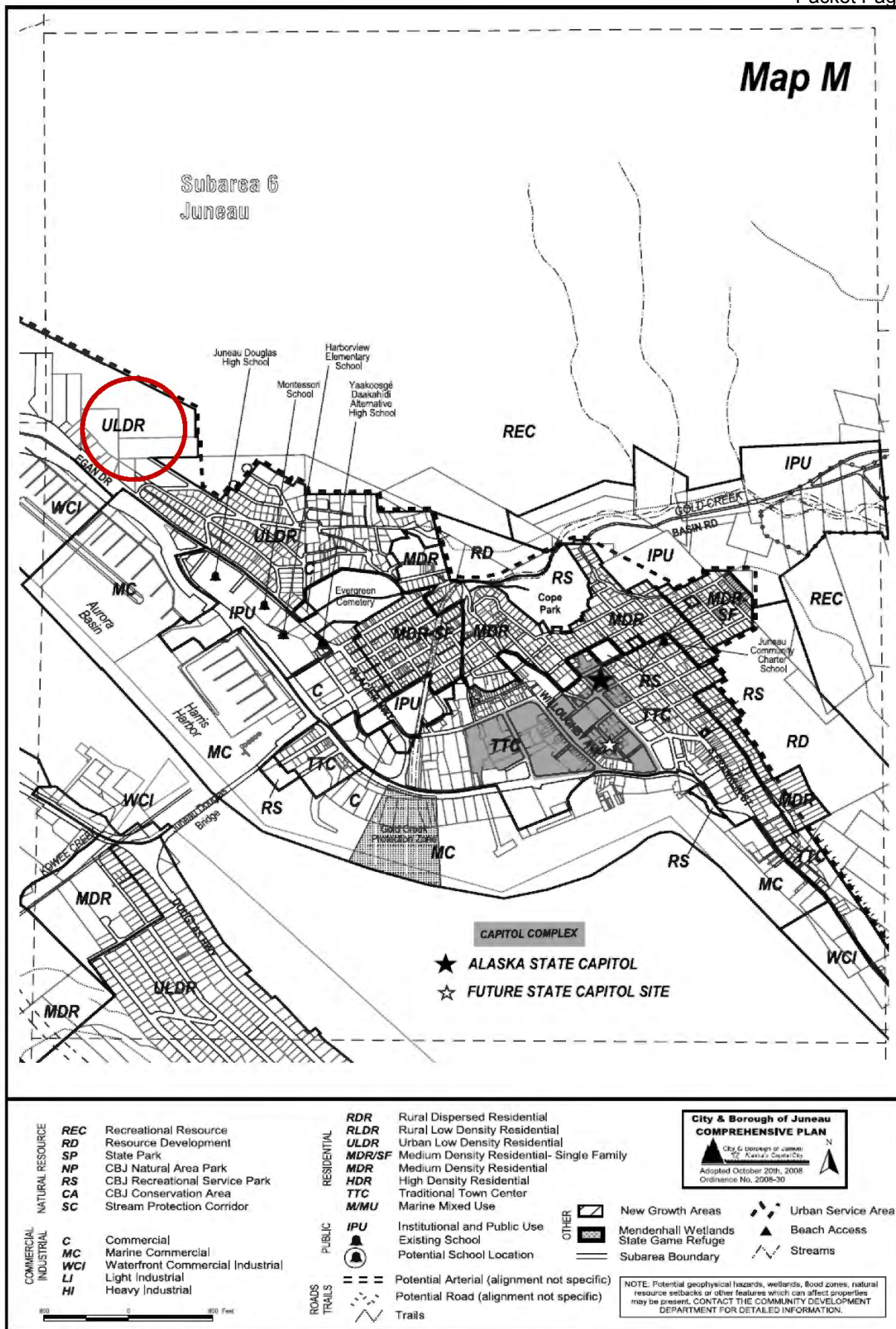


Figure 4. The site has been designated as Urban Low Density residential in the Comprehensive Plan.

February 27 2017

CBJ Assembly
Lands Committee



Drainage Easement Request

Sleepy Spruce
Apartments



Twin Lakes

Bonnie
Brea



Bartlett

Salmon Creek

500m



Drainage Easement Request by Sleepy Spruce Apartments
Lands Committee Meeting 02-27-2017

Recommended Motion

Staff recommends that the Lands Committee pass a motion of support for staff to begin the review process for an easement across City property in order to allow Sleepy Spruce Apartments to continue to maintain proper drainage.

Siddon Family

Application to
Acquire City
Property

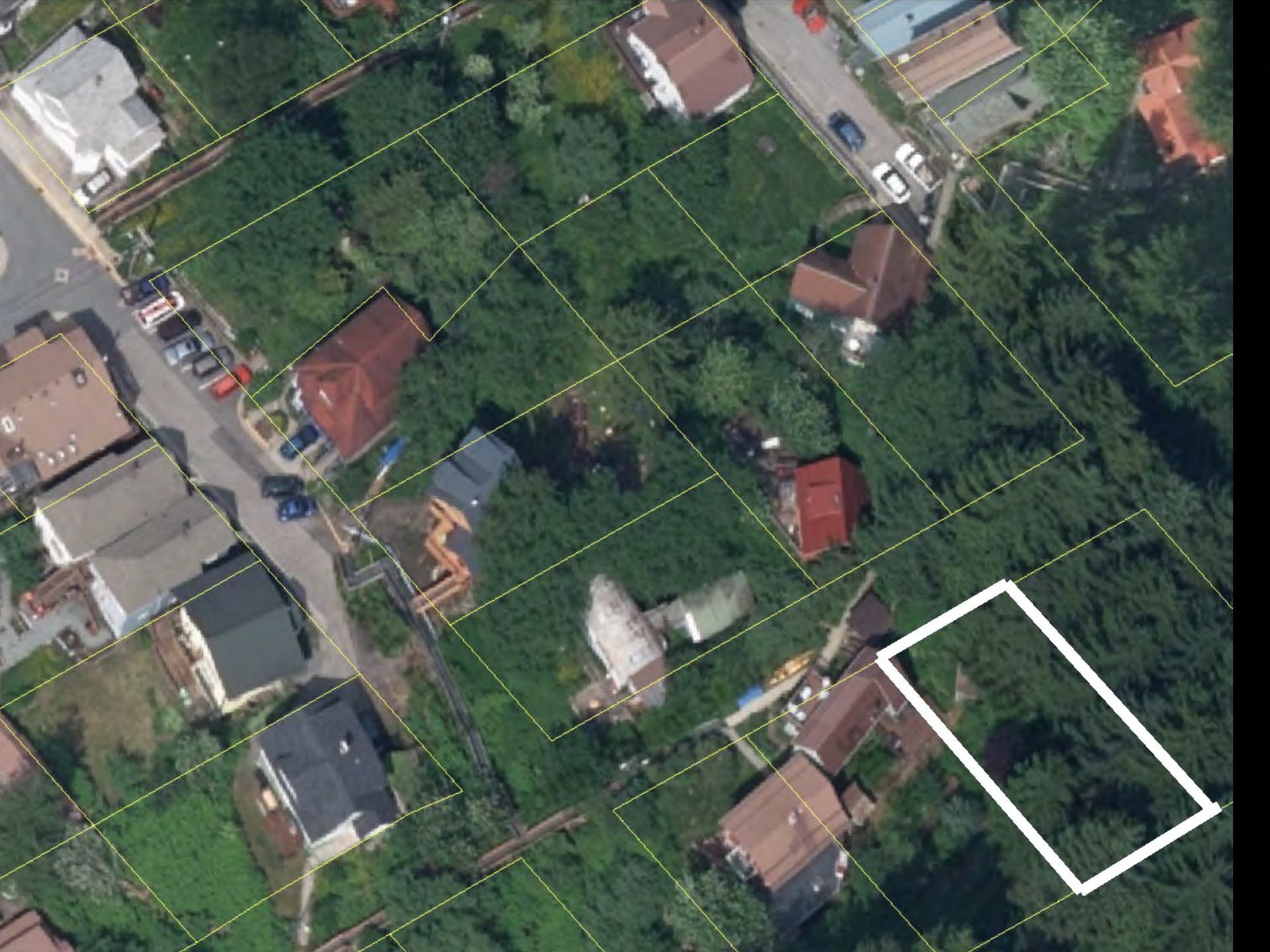


Cope Park



100m

500ft



BASE MAP OUTDATED



Suggested Motion:

A motion of support to the Assembly for a fair market value sale of City property located at:

Juneau Townsite, Block 115, Lot 6,

to the original applicants, Chris and Elizabeth Siddon.

Potential Purchase of Lot

For Right-of-Way Access to
CBJ Property Near Norway
Point



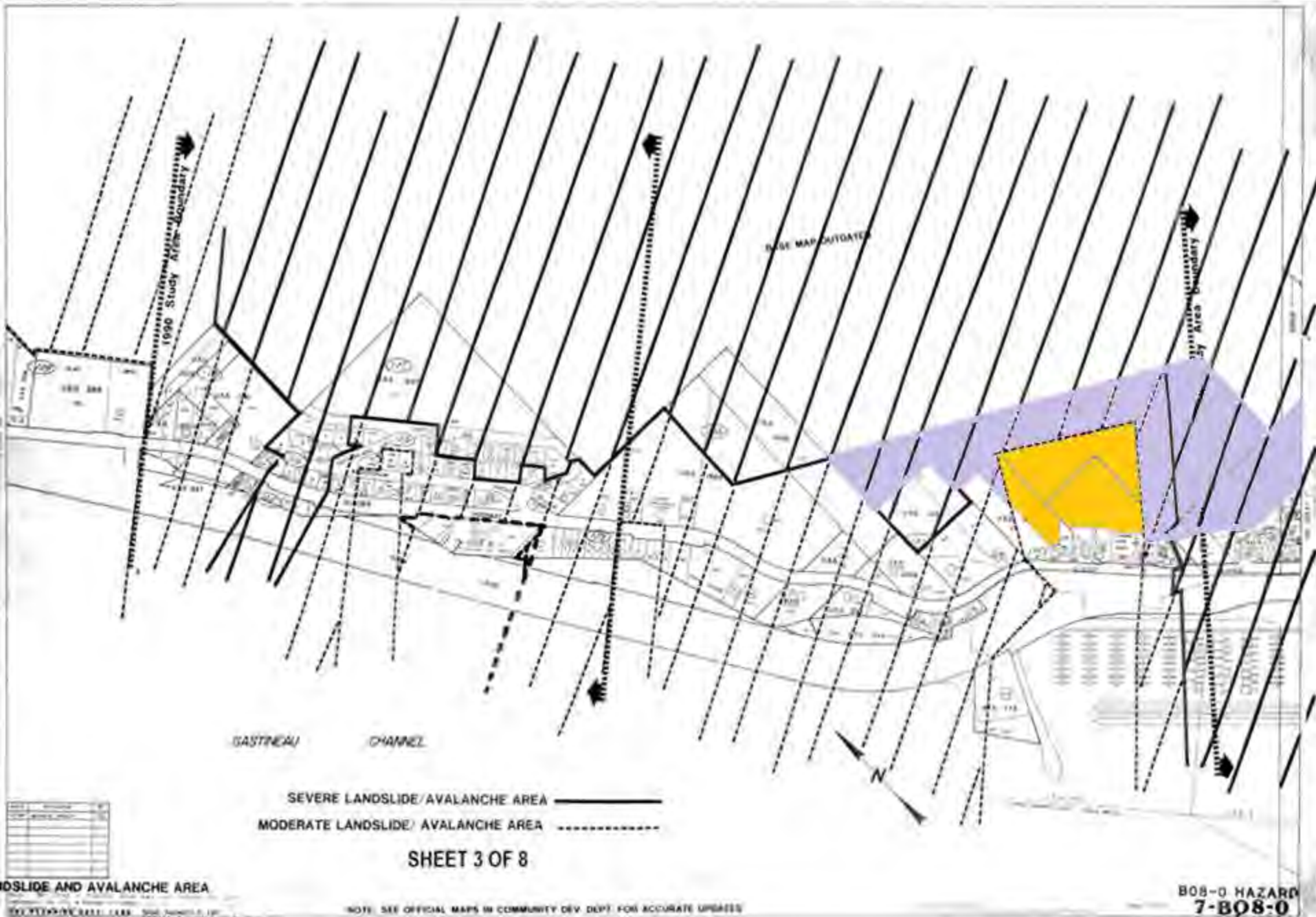
CBJ Property

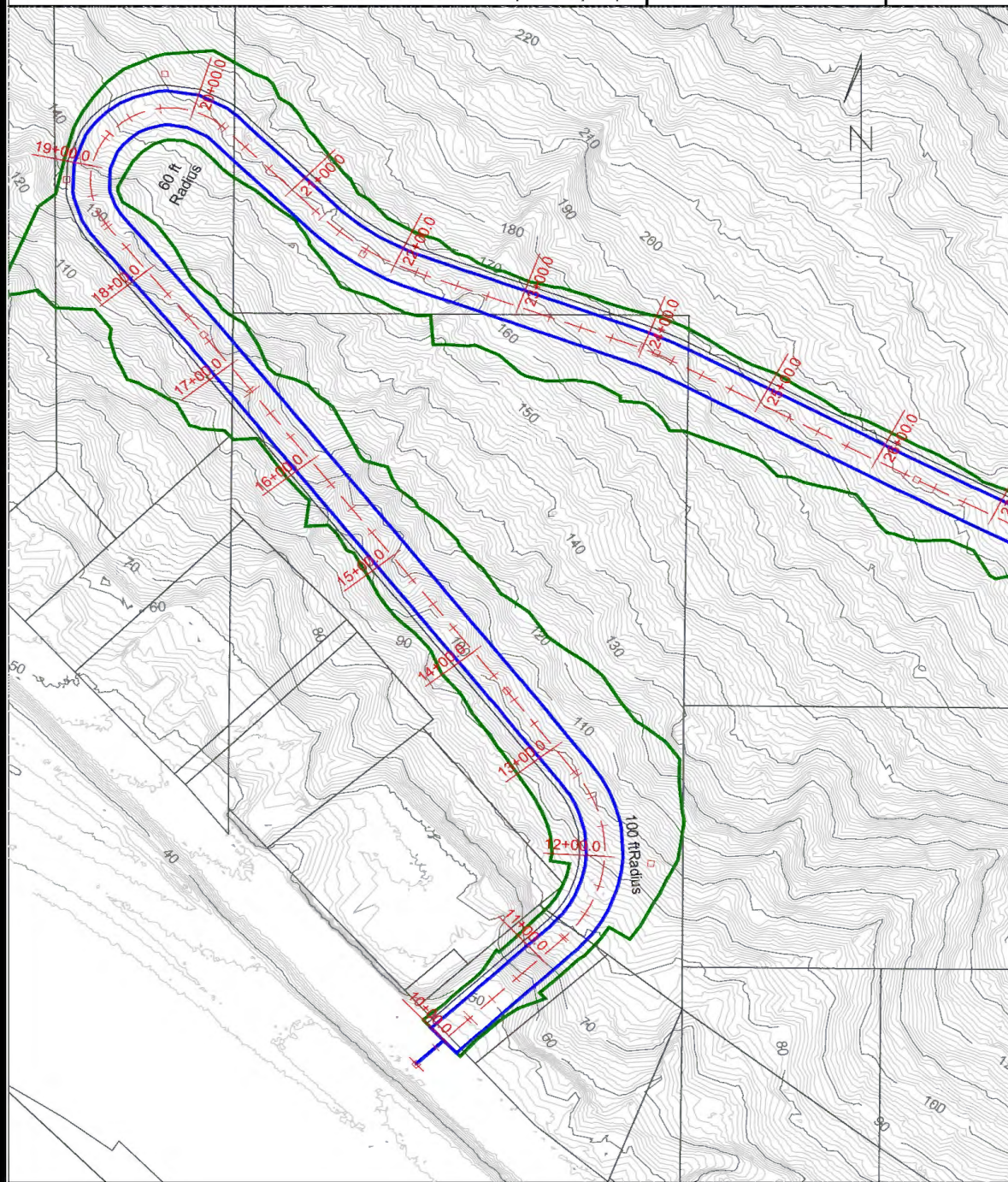
**Aurora
Arms
Condominiums**

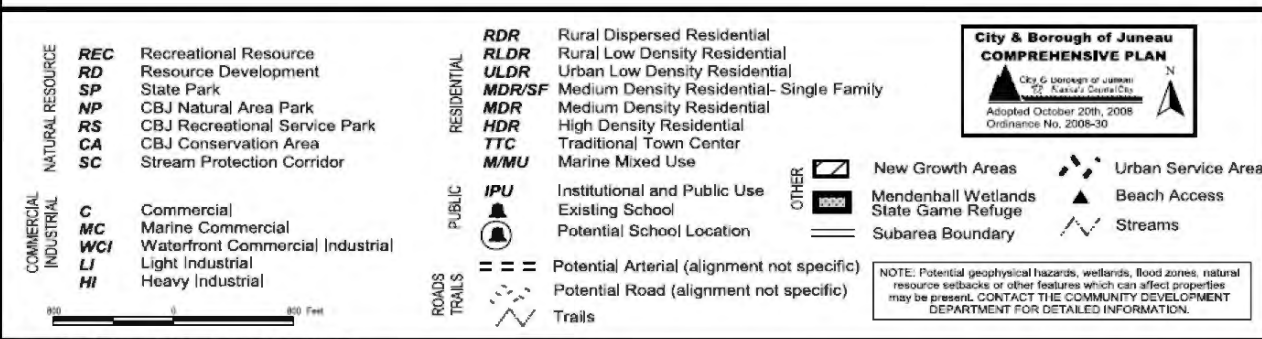
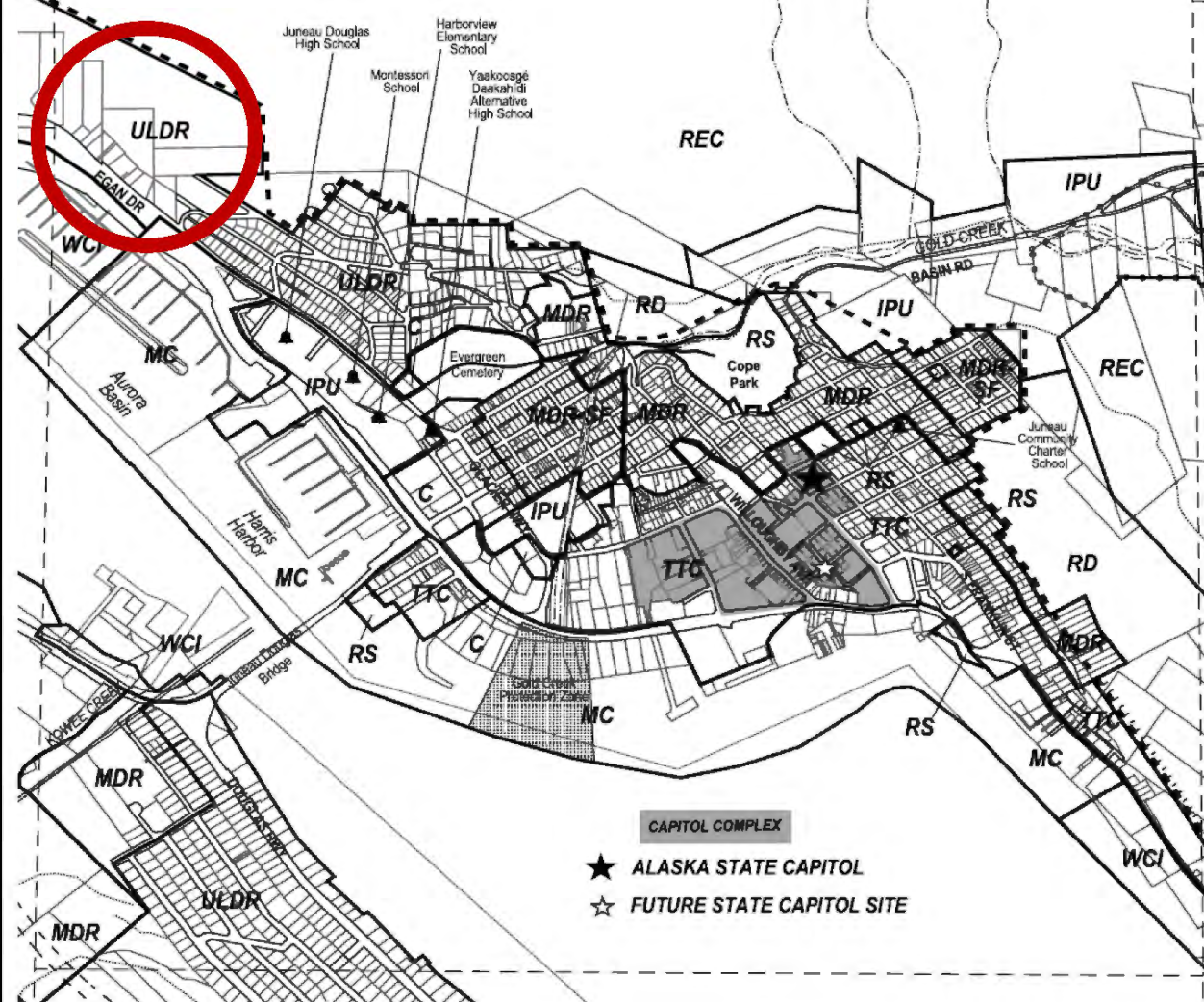
Subject Lot

**Glacier
Highway**

Aurora Harbor







Suggested Motion:

Lands Committee supports Lands Staff continuing 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.