

AGENDA
PARKS & RECREATION ADVISORY COMMITTEE
Tuesday, March 7th, 2017
CBJ Assembly Chambers – 6:00 p.m.

Agenda Item	Presenter	Action Requested
1. Call to Order	Chair, C. Mertl	
2. Agenda Changes		
3. Public Participation of Non-Agenda Items		
4. Approval of Meeting Minutes from February 7th, 2017		Motion to approve
5. New Business Project updates from Engineering	Skye Stekoll	
6. Director's Report - Master Planning Update - P&R Survey Results Presentation - Special Committee - Tentative 1% Sales Tax CIP List - Eagle Valley Center Update - Airport Sand Suppression Research - Land Disposal	K. Duncan, Alix Pierce	
7. Unfinished Business OHV Revitalization Update	J. Anderson	
8. Committee, Liaison, and Board Member Reports - Chair Report - Liaison to the Assembly Report - Liaisons: a) YAB b) Aquatic Facilities c) Jensen-Olson d) Lands e) 1% for art f) Treadwell - Other Partners: a) JNU Urban Forestry b) Eaglecrest c) TrailMix d) Park Foundation - Other Member Business	C. Mertl M. Gladziszewski T. Rutecki T. Rutecki E. Ouderkirk C. Mertl J. Anderson C. Mertl C. Mertl O. Brudie B. Farrell C. Mertl	
9. Adjournment	Chair, C. Mertl	

AGENDA SYNOPSIS
PARKS & RECREATION ADVISORY COMMITTEE
Tuesday, March 7th, 2017
CBJ Assembly Chambers – 6:00 p.m.

New Business —

- A. **Project updates from Engineering** : Skye will be giving updates on the following projects—
- Adair Kennedy Master Plan
 - Twin Lakes
 - Seawalk
 - Dimond Park/Melvin Park Restrooms
 - Riverside Rotary

Director's Report —

- A. **Master Planning Update:** Alix will be providing an update on where we are at in the Master Planning process.
- a. **Parks & Rec Survey Presentation:** I will be giving a presentation on the results from the McDowell Group [Page 6-8].
- B. **Special Committee:** We will have a list of special committee members ready for PRAC's review at the meeting [Page 9-10].
- C. **Tentative 1% Sales Tax CIP List:** Brent will present a list for PRAC's comments.
- D. **Eagle Valley Center Update:** Proposed pricing will be \$250/day and \$375/night for up to ten people. Detailed pricing structure will be presented at the meeting. The Juneau Ice Field Research Project (JIRP) folks have proposed renting downstairs for \$14,150 for the summer and using an office in the winter.
- E. **Airport Sand Suppression Research:** The material used at the airport for keeping the dust down is too expensive for us to use at Savikko Park.
- F. **Land Disposal:** In your packet you will find a request for a lot line adjustment on property overlooking the Treadwell Arena. This information is being developed by the Lands Department [Page 11-25].

Unfinished Business —

- A. **OHV Revitalization Update:** Josh will have an update on the OHV project.

DRAFT MINUTES
PARKS & RECREATION ADVISORY COMMITTEE

Tuesday, February 7th, 2017
CBJ Assembly Chambers – 6 p.m.

I. Call to Order at 6:00 p.m. – C. Mertl, Chair

Present: J. Anderson, O. Brudie, F. Dowd, B. Farrell, T. Gilmour, C. Mertl, E. Ouderkirk, C. Prussing, T. Rutecki

Absent: Maria Gladziszewski, Assembly Liaison

Staff Present: Kirk Duncan, P&R Director; Lauren Verrelli, Staff Liaison

II. Agenda Changes – None.

III. Public Participation of Non-Agenda Items – None.

IV. Approval of Meeting Minutes from January 3rd, 2017 – T. Gilmour moves to approve the minutes, no objection. *Minutes adopted.*

V. New Business –

A. 2016 Annual Report:

C. Mertl: This report is a recap of what the PRAC discussed over the past year.

VI. Director's Report – K. Duncan

A. Master Planning Update:

K. Duncan: We have met with several organizations to explain where we are in the master planning process. The *What We Heard* document will be formatted into a table and then the Special Committee will generate a narrative.

B. Special Committee:

K. Duncan: We have been receiving applications but we do not have a list of names for you to review yet. We're trying to provide more flexibility so the special committee members won't have to attend every meeting but we will expect them to provide comments if they're not able to attend.

C. Priority Based Budgeting:

K. Duncan: The Manager's office held a public meeting earlier today on the new priority-driven budget process.

O. Brudie: Myself and Chris Prussing were able to attend it.

D. Gunakadeit Park Staging:

K. Duncan: Gunakadeit Park will be used as a staging area during this summer's South Franklin reconstruction. Phase 1 work will begin from Manila Square to Ferry way and then Ferry Way to Front Street.

C. Mertl: Will Gunakadeit Park be put back in the condition it started in when they end the project?

K. Duncan: I will follow up on that and let the board know.

E. Eagle Valley Center Update:

K. Duncan: The small remodel of the EVC is almost completed. We will be able to hold weddings, retreats and business meetings for up to 50 people and then overnight stays for up to 28 people.

SAIL is planning on getting the ropes challenge course back up and running this summer. The Juneau Icefield Research Program (JIRP) is looking at renting out the bottom portion of the EVC. If anyone is interested in getting a tour of the facility, I would be more than happy to take them out.

T. Gilmour: Do you guys have set pricing for renting out the EVC?

K. Duncan: We're working on finalizing the pricing but I will send along the proposed pricing.

F. Centennial Hall:

K. Duncan: The concrete floor in ballroom 3 has been exposed and grinded down. We're hoping to receive some reactions to the concrete flooring vs. the wooden flooring in the other 2 ballrooms. We're putting a plan together for upgrades on the interiors, as well as the heating and cooling plant, audio/visual needs and other improvements that would come out of the 1% sales tax.

G. Treadwell Historical Grant:

K. Duncan: The Treadwell Historical Society received a \$125,000 grant from the Rasmuson Foundation and \$150,000 from the 1% sales tax funds. Trees have been removed around the old office building and the area has dried up significantly. They hope to have a new roof on the building this summer and to remove the second floor flooring so it doesn't structural integrity of the building. It will become an open air picnic facility.

H. ADDITION: Savikko Field:

K. Duncan: Savikko Field has been getting hosed down. Since the change of weather, there is not much to protect the field from the Taku winds that like to pick up the sand and blow it around.

J. Anderson: Have you looked into what the airport uses to keep the sand down around them?

K. Duncan: No, but I will reach out to them.

VII. Unfinished Business –

A. OHV Revitalization:

J. Anderson: I want to restart the discussion on a new plan for an OHV Park here in town but no action will need to be taken tonight. The last one was too grandiose and I want to take a different approach. Kirk, Rorie, Red and I had a meeting. We discussed on first identifying the current user groups and their needs and then locating a tangible piece of property. We will be holding a kick off meeting here soon too for the public.

T. Rutecki: Have you thought about doing something along the lines of the Juneau Gun Club? They lease the land from the City and then run their own program.

J. Anderson: That's something we can look into.

B. Parliamentary Suggestions:

C. Mertl: Everyone should try to read through all the information provided and brush up on their understanding.

T. Gilmour: The information Law provided is great and really helpful!

T. Rutecki: Would it be possible for them to go more in-depth on what is required on voting motions?

VIII. Committee, Liaison, and Board Member Reports

A. Chair Report— None.

B. Liaison to the Assembly Report— None.

C. Liaison Reports—

YAAB – T. Rutecki: None.

Aquatics – T. Rutecki: The pools are looking to up the marketing.

Jensen-Olson Arboretum—E. Ouderkirk: The Arboretum is moving forward with the new parking lot.

Lands – C. Mertl: None.

1% for Art— J. Anderson: 16B at the new docks is on time.

Treadwell – C. Mertl: None.

Urban Forestry – C. Mertl: None

Eaglecrest – O. Brudie: Matt Miller, the manager, is leaving for a new position on the East Coast.

TrailMix—B. Farrell: None.

Park Foundation—C. Mertl: They're meeting on Friday with the Juneau Community Foundation, they're getting close.

D. Other Member Business –

C. Mertl: Once we get a new member, I would like for us to have another PRAC retreat.

Adjournment – 6:47 p.m. *Having no other business before the board.*



What is the Purpose of the Parks & Rec Master Plan?

- To answer the questions "what services and facilities does the community want us to offer over the next 10 years? What will Parks & Rec in Juneau look like in 20 years?"
- The current plan was adopted in 1997, with the recommendations chapter updated in 2007
- New facilities have been developed or acquired
- It is important for local government to check in with residents to ensure we're meeting the community's needs

The Master Planning Process



Parks and Recreation Master Planning Process

- What has changed over the last 20 years?
- We were program rich and facility poor
- We are now facility rich and we better support our partners
- New facilities include
 - Treadwell Ice Arena, Dimond Park Aquatic Center, Dimond Park Field House, Jensen-Olson Arboretum, Eagle Valley Center, Lena and Aant'yeik Park, Pipeline Skate Park, West Juneau Rotary Park, Auke Lake Wayside and Trail, Under Thunder Trail

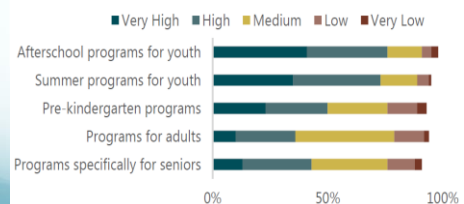
What We Heard

- Telephone survey administered through the McDowell Group in September 2016
 - Included **516** adults
 - Maximum margin error is $\pm 4.4\%$
- Online survey open from September 30th through November 8th, 2016
 - Administered through PlaceSpeak
 - Garnered **304** responses
- **95%** of Juneau adults participate in some form of recreation activity during the year

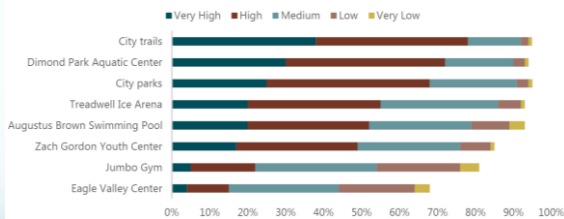
Importance of Parks and Recreation Facilities and Programs in Choice to Live in Juneau

Very Important	Somewhat Important	Not Important	Don't Know/Refused
44%	33%	18%	5%

Value of Parks and Recreation Programs to the Community



Value of Parks and Recreation Assets and Facilities



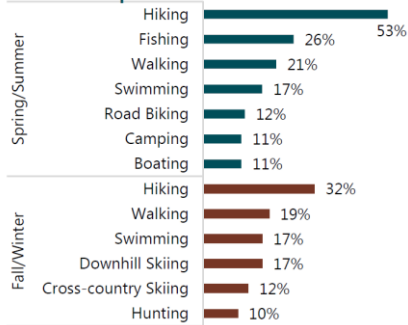
Investments in Programs or Activities

Amount CBJ Invests in Parks and Recreation Opportunities (%)

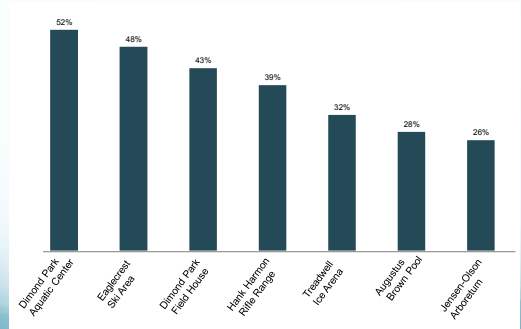
Too Little	About Right	Too Much	Don't Know/Refused
16	61	9	13

- 28% of respondents cite specific additional recreation programs CBJ should invest in over the next 10 years.
- Recommended investments include:
 - Programs for youth, seniors, and people with disabilities
 - Specific recreation activities, such as basketball, softball, swimming, soccer, and hockey

Top Recreation Activities



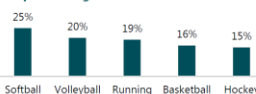
Use of Parks & Recreation Facilities



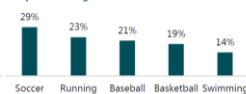
Organized Recreation Activities

33% of households participate in organized sports

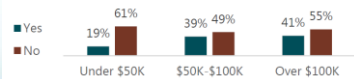
Top Adult Organized Recreation Activities



Top Youth Organized Recreation Activities

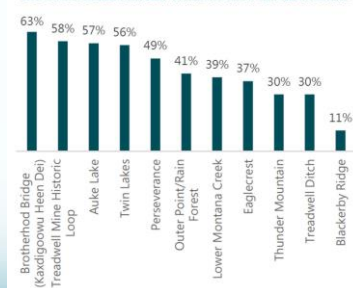


Adult Participation in Organized Recreation, by Household Income

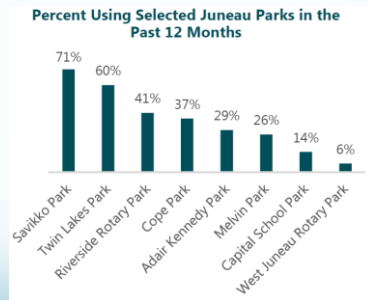


Trail Use

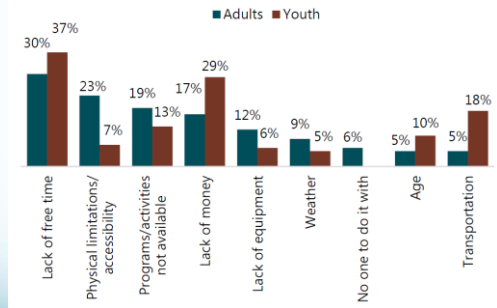
Use of Selected Juneau Trails in the Past 12 Months



Parks Use



Barriers to Participation in Recreation Activities



What's Next?

- **Winter/Spring 2017**
 - Develop a table of draft recommendations
 - Conduct a parks, facilities and program inventory
 - Convene the special committee
 - Second round of public meetings and comments
- **Fall 2017**
 - Completed draft Master Plan
 - Third round of public meetings and comments
- **Spring 2018**
 - Final Master Plan Completed

Parks and Recreation Master Plan Special Committee Membership

PRAC Chair – George Shaaf

George Shaaf is a former wilderness ranger, executive director of Trail Mix, and CBJ Parks and Landscape Superintendent. He is currently the regional partnership coordinator for the U.S. Forest Service in Alaska.

Dana Herndon

Dana Herndon is a public relations specialist, working with the Juneau Economic Development Council and The Downtown Business Association. She is an active user of parks and trails; passionate about Juneau and will bring public relations and economic expertise to the committee.

William Muldoon

William Muldoon has been involved with the Pipeline Skate Park since its inception. He has served on the CoastAlaska and Capital City Broadcasting Inc. boards and works in IT. He is an active user of city parks.

Kate Bevegni

Kate Bevegni works as a consultant in sustainable construction and is keenly interested in sustainability, serving on the Juneau Commission for Sustainability. As a parent of small children, Kate is personally interested and invested in youth programs and services.

Evan Wood

Evan Wood is a young entrepreneur with a marketing background and has been involved in a variety of recreational activities in Juneau including baseball, soccer, hockey, hiking and running.

Sally Saddler

Sally Saddler is a retired economist with 33 years of experience in employment and training, education, economic and community development. She has participated in Parks and Recreation committees and activities at both the adult and youth level as a coach, parent volunteer, and player. She currently plays hockey and tennis and is an active trail user. She is also a former Juneau School Board member.

Jim Calvin

Jim Calvin is Principal of the McDowell Group, which completed the Eaglecrest Master Plan, the Juneau Economic Development Plan and the survey for the CBJ Parks and Recreation Master Plan. Personally, he is a frequent trail user, runner, biker, and skier. He has been involved in youth sports as a basketball coach and his children participated in a variety of youth activities. He has also served on the Eaglecrest Board of Directors and on the Eaglecrest Foundation Board of Directors, including seven years as president.

Ruby Hughes

Ruby Hughes is a cultural specialist for the Juneau School District, working with Alaska Native youth. She has knowledge of Tlingit place names and history, and is interested in how Parks and Recreation can best serve the Native community. She is also an entrepreneur, running a business in Juneau since 1986.

Jack Kreinheder

Jack Kreinheder has been a Juneau resident since 1978 and is a retired economist. He is the acting president of the Juneau Mountain Bike Alliance, a Trail Mix board member, Juneau Snowmobile Club board member, Juneau Freewheelers Cycle club board member, Juneau Rides board member, Juneau Eagles Paragliding Club board member, and a passionate cyclist, alpine, and nordic skier.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: PRAC

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

SUBJECT: Ruth Pedersen application to acquire City Property

DATE: February 27, 2017

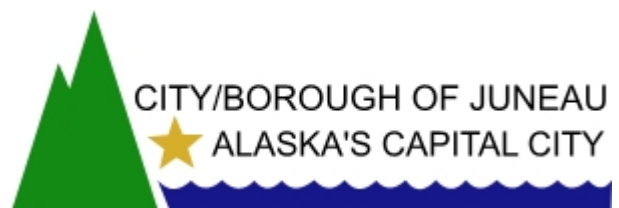
The Lands Office received an application to acquire City park property in the vicinity of Savikko Park from Ruth Pedersen, an adjacent property owner. The Lands committee reviewed this at the January 30th, 2017 meeting and passed a motion of support “to the Assembly for a fair market value sale of City property along the rear of 522 Saint Anne’s 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.” Prior to this going forward to the Assembly, this item will also go to the Planning Commission for review.

Attached is the application received from Ruth Pedersen, the Memo to the Lands Committee, and three attachments that discuss the history of this property.

Staff is requesting a motion of support for the disposal of this park property as it is not critical for the function of Savikko Park, would resolve a long-standing encroachment, and work correct a saw tooth lot line along the Parks edge.

Attachments:

Memo to the Lands Committee with attachments



MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Assembly Lands Committee

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

SUBJECT: Ruth Pedersen application to acquire City Property

DATE: January 24, 2017

The Lands Office received an application to acquire City park property in the vicinity of Savikko Park from Ruth Pedersen. The application states that there was an agreement between the City of Douglas and her family to exchange property to accommodate the widening of St. Ann's Avenue in the 1960s. The application states that the records and written agreement have been lost and the applicant is requesting that the City uphold this agreement and offer a comparable strip of land. The application also requests that the \$500.00 application fee be refunded.

Hans V. Pedersen purchased lots 2 and 3, Block 42A from the City of Douglas in 1960. The notice of sale of municipal property for this sale stated "except 10 feet reserved for street widening" (See attachment 2). In March of 1964, Hans Pedersen requested that the City offer lot 1 for sale, which adjoins the other properties he purchased in 1960. A motion was made and passed at the March 10, 1964 regular meeting to "offer lot 1, Block 42A for sale for not less than \$500.00 with a 10 foot reservation for street widening." (See Attachment 3) The combined Pederson property is at 522 St. Anne's Avenue.

In the year 2000 the unnamed and undeveloped ROW adjacent to the Pedersen property was vacated and half was added to their previously consolidated lot with no compensation for the value of the land to the City. In 1977, the neighboring property at 504 St. Anne's was replatted and a 10' strip of property along the south property line was transferred to the St. Anne's ROW and a 20' strip of municipal land along the north property line was transferred to this lot, giving you the property that exists today. The neighboring property on the other side of the Pedersen's lot at 600 St. Anne's was replatted in 1981. This replat transferred a 10' strip of property to the St Anne's ROW and the northern lot line was not adjusted.

From staff research, it seems that when the City of Douglas sold these properties in question to the Pedersen family, the councilmen accounted for the fact that St. Anne's would need to be widened and included this as part of the original sales. Staff did not find reference to an obligation to transfer additional municipal property along the north boundary of the Pedersen property. Instead the City of Douglas advertised the reservation of a 10' reservation in the notice of sale for all three of the lots that Mr. Pedersen purchased.

The strip of property behind the Pedersen's property is on a slope and although it is technically part of Savikko Park, it is not being actively used for park functions. Therefore, it would be appropriate to sell the property to the Pedersen family for fair market value. This would provide a uniform property line along the backside of all of the lots in this region. In consideration of the amount of time that has passed since the original agreements and the resulting confusion, as a gesture of good will, the applicant's \$500 application fee and surveying costs could be credited toward the purchase of this property. The parcel of land requested by the Pedersen family is managed by the Parks and Recreation Department and thus prior to selling this property, the issue should go before the Parks and Recreation Advisory Council (PRAC) for comment. Also, CBJ code 53.09.260 states that Planning Commission review would be required.

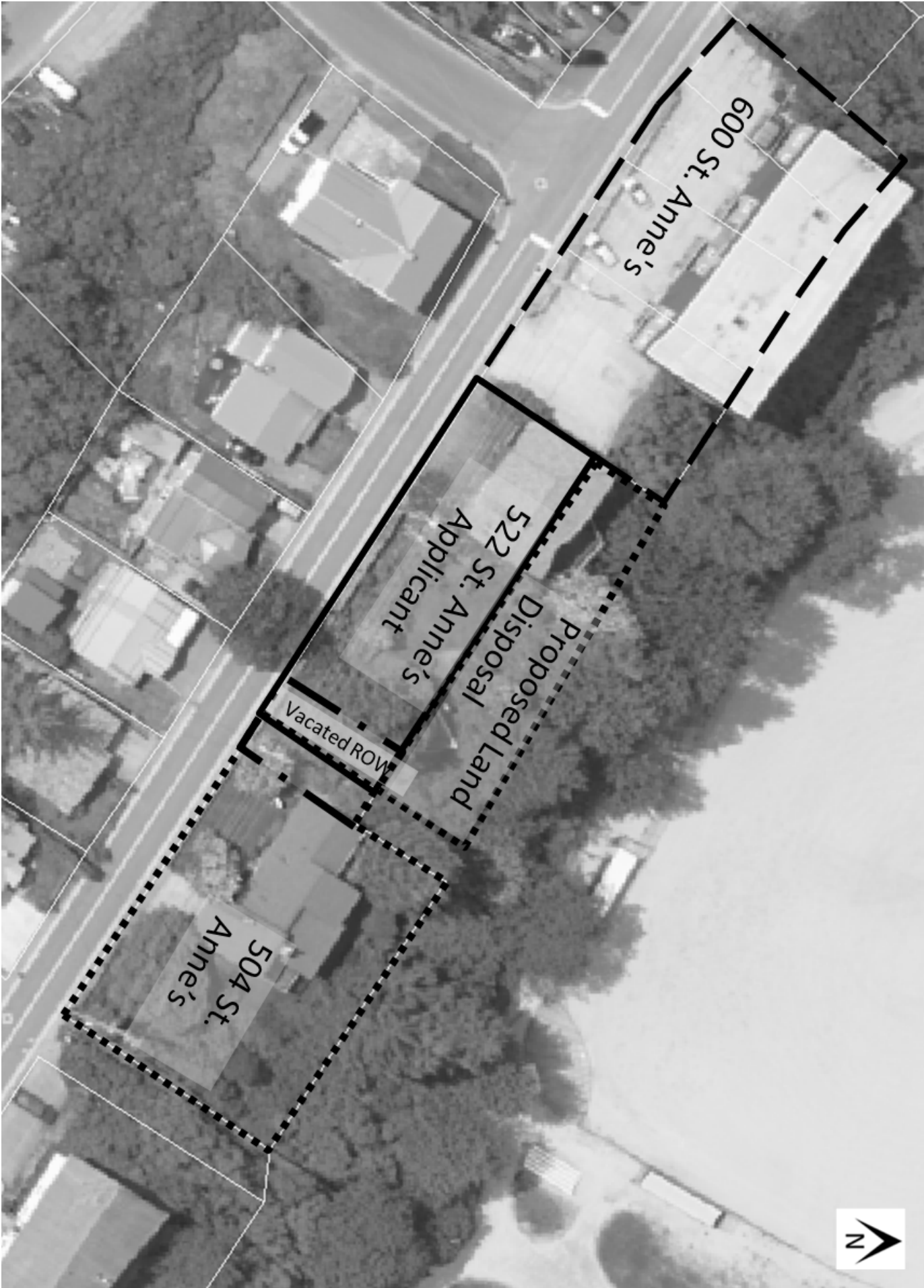
Suggested Motion: A motion of support to the Assembly for a fair market value sale of City property along the rear of 522 Saint Anne's Avenue so that the rear property line matches the adjacent lots. As a gesture of good will, the applicant's \$500 application fee and surveying costs could be credited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

Attachments:

Attachment 1: Application with cover letter addressed to Greg Chaney

Attachment 2: 11/3 & 11/14/60 Douglas Common Council minutes pertaining to the Pedersen Land

Attachment 3: 03/10 & 7/13/64 Douglas Common Council minutes pertaining to the Pedersen Land



January 10, 2017

Mr. Greg Chaney
Lands and Resources Manager City/Borough of Juneau
155 South Seward Street
Juneau, Alaska 99801

Dear Mr. Chaney,

Thank you for taking the time to meet with my mother, Ruth Pedersen, and me last week regarding issues related to 522 St. Ann's Avenue in Douglas. We are also very appreciative for Mr. Steedle's presence and participation.

As we discussed, my mother is appealing to the City and Borough of Juneau to grant property on the beach side of 522 St. Ann's Avenue in exchange for the deduction of 10 ft. due to widening of St. Ann's Avenue.

Our appeal is based on a verbal understanding. It's unfortunate, but after endless inquiry we haven't been able to locate a copy of the minutes that record the resolution confirming the exchange.

However, two examples of a verbal agreement or promise by city officials are as follows:

1. At one time, my mother spoke with Virginia Post who was the Douglas city clerk. Ms. Post noted that "everyone" received additional land in exchange for the widening of St. Ann's Avenue. Ms. Post also communicated that paperwork was lost or misplaced when Douglas and Juneau became a Borough.
2. My mother recalls when two former mayors, Bill Boehl (1953-1961, of Douglas) and Lauris "Larry" Parker (1959-1961, of Juneau), stopped by to see how construction on our family home was progressing. My parents inquired how far the property extended down the hill and Mr. Boehl and Mr. Parker both pointed halfway down.

Furthermore, a precedent has been set because the two properties located on each side of 522 St. Ann's Avenue have received additional property on the beach side. Early plat renderings indicate the plat currently known as the Cliff House (600 St. Ann's Avenue) and 504 St. Ann's Avenue had lot lines that aligned with 522 St. Ann's Avenue. Additionally, quitclaim deeds describing the neighbor properties refer to plats approved by City of Douglas, May 27, 1936 recorded July 27, 1936 and filed in the front pocket of Deed Book 34. The two maps readily available at the recorder's office that relate to Deed Book 34 filings on July 27, 1936 are attached.

(Attachment 1. Plat of the Town of Douglas showing Mill Site Tyee Additions Block 32)
(Attachment 2. Map of Alaska Douglas Addition to Douglas Townsite Block 48)

As further evidence, a Map of the City of Douglas dated 1954 illuminates Lots 1,2,3,4,5,6,7,8 of Block 42 all to be aligned on the beach side.

(Attachment 3. 1954 Map of Douglas and Magnification of 1954 Map of Douglas)

A Quitclaim deed executed on March 3, 1965, conveys property (600 St. Ann's Avenue) from Juneau Credit Services Co. to husband and wife, Claude Millsap, Jr. and Gloria Millsap, and John Grant and Hugh Grant, with 10 ft. excepted. A Correctional Quitclaim deed issued on June 18, 1965 has the City of Douglas grant Juneau Credit Services Co. the same property. An additional tract of land is included and recorded. My understanding is that St. Ann's street widening began at the Cliff House. Claude Millsap, Jr. held the title of Mayor of the Greater Juneau Borough, 1963-1967.

*(Attachment 4. **Quitclaim Deed**, Deed Book 77, Page 185, **Correctional Quitclaim Deed**, Deed Book 77, Page 187, and **Quitclaim Deed**, Deed Book 79, Page 98, Attachment 4.a. Exhibit of more recent street view displaying area where street widening begins)*

Paul Williams, the previous owner of 504 St. Ann's Avenue, petitioned CBJ in 1977 and received 20 feet of municipal land on the beach side in exchange for 10ft. widening of St. Ann's Avenue.

(Attachment 5. February 28, 1977 Memorandum: To Assembly/ From Planning Commission)
(Attachment 6. Paul Williams Petition before the CBJ Planning Commission and Platting Board) (7. Plat of Subdivision of Block 41-A Tyee Addition to the City of Douglas) (8. **Original Quitclaim Deed** description spanning back to 1936)

It is our hope that the Planning Commission will adjust the property lines in accordance with our neighbors and officially honor the agreement, which was verbally communicated to my parents. This appeal is being made in consideration of the possibility that my mother might eventually sell her property.

There is concern because my parents built a deck and small children's playhouse (A-frame) overlooking the beach. Both structures have been in existence since construction of the home in the early 1960's. The structures were built on property that my parents had been advised was theirs.

(Attachment 9. Image captured via CBJ Parcel Viewer)

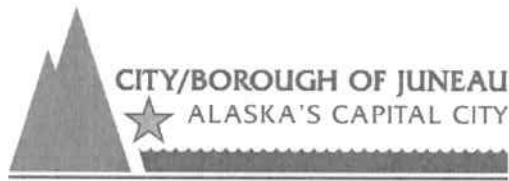
Thanks again for being so generous with your time and please let me know if there is any additional information that might be helpful. We look forward to a positive resolution of this longstanding property grievance.

Regards,



Annetta Love

cc: Mr. Ken Koelsch, Mayor, City and Borough of Juneau
Mr. Rob Steedle, Community Development Director



**APPLICATION FOR A NEGOTIATED FAIR MARKET VALUE SALE OF LANDS OWNED
BY THE CITY AND BOROUGH OF JUNEAU**

Application No.

Staff only

Assessor's No.

Assessor's number available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

Legal name of applicant(s) Ruth Pedersen

Mailing address P. O. Box 240-377, Douglas, Alaska 99824

1. Legal description of property to purchase (attach map)

Parcel # 2D04042A0133
Tyee Addition Douglas Townsite
Block 42A LT1B

2. Existing parcel size

Square feet: Acres: Lot size: 4630

Parcel (lot) size available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

3. Existing utilities

Water: On Site ☐ Public ☒ None ☐

Sewer: On Site ☐ Public ☒ None ☐

Utilities information available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

4. Access St. Ann's Avenue

5. Provide a brief description of your proposal to purchase CBJ land(s)

This matter pertains to an old agreement that was never finalized. An agreement was proposed between the City of Douglas and Ruth and H.V. Pedersen, which offered hill side land (on the beach side) in exchange for reserving a 10 ft. strip of land for street widening of St. Ann's Avenue. The agreement was proposed in the 1960's, but was never completed. The longstanding agreement is evident because parallel properties on both sides each received additional land. Records pertaining to the old arrangement seem to have been lost. The current homeowner, Ruth Pedersen, is requesting that CBJ uphold the agreement and offer a comparable strip of land equivalent to her neighbors.

5. Continued

Attachments:

Letter to Greg Chaney

Letter from Heather Marlow

Since agreement was already approved Ruth Pedersen requests that the \$500 application fee be refunded.

6. Comprehensive plan designation for property (Staff only)

7. Zoning designation

multi family/5000 sq. ft. minimum lot size/ 18 units per acre

Zoning designation available using the CBJ Assessor's Database: <http://www.juneau.org/assessordata/sqlassessor.php>

I HEREBY CERTIFY THAT all of the statements made in this application and its incorporated attachments are true and correct.

Ruth Pedersen (Homeowner)

Name and Title (Please Print)

Ruth Pedersen

Signature

Annetta Love (Daughter)

Name and Title (Please Print)

Annetta Love

Signature

Return application to the Lands and Resources Office, 105 Municipal Way, Third Floor or Lands_Office@juneau.org

Staff only

RECEIPT of the above application and attachments together with filing fee (non-refundable) in the amount of _____ is hereby acknowledged.

FULL APPLICATION RECEIVED by Lands staff on 01/23/2017 by:
MM/DD/YYYY

RACHEL FRIEDLANDER, LANDS AND RESOURCES SPECIALIST

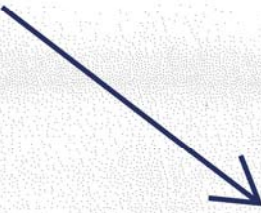
Name and Title (Please Print)

Signature 



CITY OF DOUGLAS

OFFICE OF CITY CLERK
DOUGLAS, ALASKA



NOTICE OF SALE OF MUNICIPAL PROPERTY

Pursuant to Resolution No. 268 of the City of Douglas, passed on October 24, 1960, the following described properties are offered for sale:

Sold { Lot 2 in Block 42A, except 10 feet reserved for street widening.

Lot 3 in Block 42A, except 10 feet reserved for street widening.

Both in Tyee & Millsite Addition.

Minimum price for each lot is \$300.00.

Offers for the purchase of the above lots will be considered by the Common Council at the Council Meeting scheduled for November 14, 1960, or subsequent meetings of the Council.

Persons interested in purchasing any of the above-listed parcels, are hereby requested to submit, in writing, to the City Clerk in person or mailed to Box 447, Douglas, their offers of purchase prior to the time for convening of the Council at 7:30 p.m.

The Council reserves the right to reject any or all offers; and also shall have the right to establish any conditions with respect to the purchase of said properties at the time of sale.

All costs of the sale, including attorneys' fees for the preparation of deeds or other legal documents shall be paid by the purchaser.

CITY OF DOUGLAS, ALASKA

By Virginia B Post
City Clerk

I submit herewith to bid on
Lot 2 in Block 42A and
Lot 3 in Block 42A.

At the valuated price \$300 for each lot.



Kenn V. Pedersen
Cedar Park E.C.
Juncos.

Accepted
11/14/60

000404360132

Statutory Quitclaim Deed

(KUPRIKATK MINIM)

Book 75 / Page 349
Juneau Recording Dist.

FROM CERTIFICATE

CITY OF DOUGLAS, ALASKA

wherein principal office is at Douglas, Alaska

for and in consideration of Ten Dollars and other valuable consideration

conveys and certifies to HANS V. PEDERSEN AND WYTH M. PEDERSEN, husband and wife,
of Douglas, Alaska, as tenants by the entirety, with right of survivorship,

all interest which it has, if any, in the following described real estate:

Parcel 1

Lots Two (2) and Three (3), Block 4A, of the City of Douglas, Alaska, according to the official plat of the Type and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lots Two (2) and Three (3), Block 4A, the same being reserved for widening of St. Ann's Avenue.

Parcel 2

Lot One (1) Block 4A of the City of Douglas, Alaska, according to the official plat of the Type and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lot One (1) Block 4A, the same being reserved for widening of St. Ann's Avenue.

The sale of said Parcel 1 was authorized by Resolution No. 564, adopted on November 14, 1960, and the sale of said Parcel 2 was authorized by Resolution No. 538, adopted on July 15, 1964.

attested in the State of Alaska.

DATED this 11th

day of November, 1967

RECORDED - FILED

Juneau, Alaska

DATE 12 13 1967

TIME 11:15 A.M.

STATE OF ALASKA

CITY OF DOUGLAS

ACKNOWLEDGEMENT

THIS CERTIFICATE that on this

day of November

1967.

before me, a Notary Public in and for the State of Alaska, personally appeared

Guy A. Hansen

Virginia B. Post

and known to me to be the persons whose names are subscribed to the foregoing deed, and after being first duly sworn according to law they stated to me under oath that they are the Mayor

of the City of Douglas

under the laws of Alaska that they have been authorized by said corporation to execute the foregoing deed on its behalf and they executed the same freely and voluntarily as the free act and deed of said corporation.

WITNESS my hand and official seal this day and year to this certificate first above written.

THE GRANTOR CITY OF DOUGLAS, ALASKA

whose principal office is at Douglas, Alaska

for and in consideration of Ten Dollars and other valuable consideration

conveys and quitclaims to HANS V. PEDERSEN AND RUTH M. PEDERSEN, husband and wife,
of Douglas, Alaska, as tenants by the entirety, with right of survivorship,

all interest which it has, if any, in the following described real estate:

Parcel 1

Lots Two (2) and Three (3), Block 42A, of the City of Douglas, Alaska, according to the official plat of the Tyee and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lots Two (2) and Three (3), Block 42A, the same being reserved for widening of St. Ann's Avenue.

Parcel 2

Lot One (1) Block 42A of the City of Douglas, Alaska, according to the official plat of the Tyee and Millsite Addition to the Townsite of Douglas, Alaska, which plat is on file in the office of the Recorder for the Juneau Recording District of Alaska,

EXCEPTING therefrom a strip of land ten (10) feet in width along St. Ann's Avenue extending the distance of said Lot One (1) Block 42A, the same being reserved for widening of St. Ann's Avenue.

The Sale of said Parcel 1 was authorized by Resolution No. 269, adopted on November 14, 1960, and the Sale of said Parcel 2 was authorized by Resolution No. 338, adopted on July 13, 1964.

situated in the State of Alaska.

DATED this 17th day of November, 1967

RECORDED - FILED	
JAN 11 1968 REC. DIST.	
DATE	12-15 1967
TIME	11:15 A.M.
STATE OF ALASKA Hans Pedersen	
Address Box 377	
CITY OF DOUGLAS Douglas	

ACKNOWLEDGEMENT

THIS CERTIFIES that on this 17th day of November, 1967, before me, a Notary Public in and for the State of Alaska, personally appeared Guy A. Russo and Virginia B. Post, to me known and known to me to be the persons whose names are subscribed to the foregoing deed, and after being first duly sworn according to law they stated to me under oath that they are the Mayor and Clerk respectively of the City of Douglas, a corporation organized

MINUTES OF NOVEMBER 14, 1960 (Continued)

Mayor Boehl had requested Toner & Nordling to draw up the plat for the Douglas Tidelands for establishing a Director's line, application for which must be made at once as outlined in the above-noted correspondence from Mr. Nordling. The preliminary plats were reviewed by the Council and a change proposed. Councilman Henkins moved that the Applications be completed for the Director's line as shown on Sheet 1 of the Preliminary Plat of the Survey of Douglas Tidelands, as amended by agreement of the Council. Seconded by Russo and carried.

OLD BUSINESS

A number of offers were received for the purchase of lots and were opened at this time. Hans V. Pedersen offered the minimum of \$300 each for Lots 2 and 3 Block 42A. Joe Senatori offered the minimum of \$500 each for Lots 17 and 19 Block 39, and enclosed payment in full. James T. Bones offered to buy Lots 13 and 15 in Block 39 for \$500. (presumably for each lot as listed in the notice of sale.)

Councilman Isaac moved to adopt Resolution No. 269 to sell Lots 2 and 3 Block 42A to Hans V. Pedersen for \$300 each, with the two year building clause and 10 feet withheld for street right of way, as per proposed widening of St. Ann's Avenue accepted by the Planning Commission and Council. Motion seconded by Henkins and carried by unanimous roll call vote.

Councilman Russo moved to adopt Resolution No. 270 to sell Lots 17 and 19 Block 39 for \$500 each to Joe Senatori, with the two year building clause. Seconded by Isaac and carried by unanimous roll call vote.

Councilman Savikko moved to adopt Resolution No. 271 to sell to James T. Bones Lots 13 and 15 Block 39 for \$500 each, with the two year building clause. Seconded by Russo and carried by unanimous vote.

Lot 1 in Block 42A, in which Mr. Pedersen is also interested, but which was not reposted because of its irregular size, was referred to the Planning Commission to straighten out the lot lines, upon motion by Councilman McLean, seconded by Isaac and carried.

Councilman Isaac moved that the Mayor be authorized to execute the Quitclaim Deed to Lots 11 and 12 in Block 48, Alaska-Douglas Addition, as requested by the Executor and Attorney for the Estate of Edith Barras. Motion seconded by McLean and carried.

A discussion over the City's obtaining Lot 8 from the Estate, which had been mentioned in conversations with various city officials, brought about a motion made by Councilman Russo that the Quitclaim Deed to Lots 11 and 12 Block 48 be withheld until a letter of transmittal is received from the administrator for the transfer of Lot 7, now known as Lot 8 Block 48, to the City is received. Seconded by Henkins and carried.

Councilman McLean moved that the city renew the Liability Policy with Great American Insurance Co. in the amount of \$794.07 through Grummett Insurance Agency. Seconded by Russo and carried.

NEW BUSINESS

Maintenance Chief Fleek brought up the matter of payment to the boat operators who twice a year move the float. He explained that the boats are put up for the winter before the float is moved, and must be brought out for the two or three

MINUTES OF REGULAR MEETING HELD MARCH 10, 1964 (continued)

Hans Pedersen asked the City to offer for sale Lot 1 Block 42A, which adjoins his property on the south, in order to give him additional ground. In the discussion to offer the Lot for sale, it was with the understanding that the unpaid balance on his purchase of Lots 2 and 3 should be paid before the additional purchase is permitted. However, a motion was made by Councilman Isaac to adopt Resolution No. 334 to offer Lot 1 Block 42A for sale for not less than \$500.00 with a 10 foot reservation for street widening. Seconded by Coffman and carried by unanimous roll call vote of Councilman Hall, Coffman, Isaac and Hermann. This lot is to be offered as too small for a separate building lot.

Councilman Isaac then made a motion to have the necessary steps taken to vacate Kinzie St. to the end of Lot 12 Block 31, seconded by Coffman and carried.

The meeting was then adjourned.

Date: 3-23-64
Approved:

Virginia B Post
City Clerk

MINUTES OF JULY 13, 1964 (continued)

Mayor Jensen mentioned that the papers have not been drawn for the easement from Bill Boehl in return for a deed to clear action taken on Lot 4 Block 46, which Bob Thibodeau sold to Boehl prior to the repossession by the City. The check to Thibodeau has not been returned or cashed.

Councilman Coffman moved to approve the bills, seconded by Isaac and carried.

An offer from Hans Pedersen for the purchase of Lot 1 Block 42A was read. The lot had been offered under Resolution No. 334. Councilman Isaac made a motion to adopt Resolution No. 338 to sell Lot 1 Block 42A to Hans Pedersen for \$500.00 under the terms stated in the offer for sale, seconded by Coffman and carried by unanimous roll call vote.

Councilman Hermann spoke of the information received on the tranquilizer gun. Also he had discussed its use with Capt. Trafton, who had operated the one in Fairbanks. Capt. Trafton had stated that it was used only in difficult cases and required practice in its use. He knew of other such guns that are available and will get information/.

Because of the excessive speed of many cars on 5th St., it was suggested that Commissioner Underwood be contacted regarding changing the trooper's hours to permit patrol on 5th St. during morning and evening rush hours.

John Doogan came before the Council to ask that easements be drawn to cover the sewer lines as they exist. On the extension to build on Lot 16 Block 31, he said because of his child's health he had to buy a home and sell the one he built, and is not financially able to start construction now. He requested the removal of the building clause, as had been done in other instances he knew of, from the terms under which he purchased the lot. Councilman Coffman made a motion to waive the building restriction clause from the records pertaining to Lot 16 Block 31, purchased by John Doogan. Seconded by Isaac and carried.

The need for telephone reminders for fire and police numbers which was brought out at the time of the recent fire was discussed. A sticker type with both numbers was to be looked into and the correct police number obtained. A sticker on the phone similar to the boat stall stickers could be used.

The meeting was then adjourned.

Virginia B. Post
City Clerk

APPROVED:

Date: July 27, 1964