

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

August 28, 2017, 5:00 PM.
Municipal Building Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. August 7th, 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. West Douglas Pioneer Road Management Proposal

VI. SUPPLEMENTAL MATERIALS - RED FOLDER ITEM

A. August 28, 2017 Presentation

VII. STAFF REPORTS

VIII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

IX. 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**

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.

MEMORANDUM

CITY/BOROUGH OF JUNEAU
Lands and Resources Office
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Greg_Chaney@ci.juneau.ak.us
Voice (907) 586-0205
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TO: Debbie White, Chair
Lands Committee

FROM: Greg Chaney, Lands and Resources Manager

DATE: August 22, 2017

SUBJECT: Management Strategy for New West Douglas Pioneer Road

Two miles of new pioneer road have been completed on the west side of Douglas. It was designed primarily to provide new access to the region. The road was built as a single lane driveway surfaced with crushed rock. This road has been designed for low speed construction vehicles and is not built to public safety standards. Therefore, until it is upgraded, it is not suitable for public traffic.

Since the winning bid for the project was so competitive there is enough unexpended money in the CIP to extend the road another mile. At this time the CBJ Engineering Department is applying for additional permits to extend the road to Middle Creek. If these permits are granted, construction to extend the road should begin this fall. The funding source for the project is a grant from the State of Alaska which expires at the end of the fiscal year. Therefore the project will need to be completed by early summer 2018.

Once the area is no longer a construction zone, the Assembly will have to decide how to utilize this new asset. Since the road was not designed for public vehicular use there would be significant liability to opening it for public traffic. Therefore, for the near term it appears that the most prudent course of action would be to limit public access to this driveway to non-motorized uses.

A draft policy is attached to this memo. If the Lands Committee considers the approach appropriate, it will be used as the basis for a temporary policy until the driveway is upgraded to accommodate vehicular use by the general public.

RECOMMENDATIONED MOTION

The Lands Committee recommends the Assembly adopt the attached *CBJ West Douglas Pioneer Road Extension Interim Use Policy* as the official policy for managing the West Douglas pioneer road until it is upgraded to safely accommodate public traffic.

ADMINISTRATIVE POLICY NO. XX-XX

CBJ WEST DOUGLAS PIONEER ROAD EXTENSION INTERIM USE POLICY

INTERIM PUBLIC USE OF WEST DOUGLAS PIONEER ROAD**I. HISTORICAL OVERVIEW**

The City and Borough of Juneau owns approximately 3,434 acres of land located between Outer Point and the Point Hilda area on Douglas Island. This undeveloped land on the western side of Douglas has long been classified as a new growth area for Juneau. The extension of the North Douglas Highway to Point Hilda through the construction of the West Douglas pioneer road will provide access to this remote City land and enable future community expansion and development in West Douglas.

II. CONSTRUCTION OF WEST DOUGLAS PIONEER ROAD

The purpose of this policy is to clarify the intent for interim use of the West Douglas pioneer road.

III. INTENT OF WEST DOUGLAS PIONEER ROAD

The West Douglas pioneer road was constructed as the first step towards accessing and developing City land in West Douglas. The road extension will continue as permits allow and in conjunction with funding allocated for development in the area. Currently, the pioneer road has not been built to public vehicular standards and as such is reserved for non-motorized uses. The pioneer road is not intended to be a permanent trail and will be developed to accommodate motorized vehicles in the future.

IV. MOTORIZED USE OF PIONEER ROAD AND ASSOCIATED FEES

Motorized vehicles such as off road vehicles, ATVs, or motorcycles are not permitted on the West Douglas pioneer road. Any unauthorized motorized use of the pioneer road is an infraction and violators will be prosecuted and fined. The fee schedule for fines will be determined by the City Manager.

V. EXCEPTIONS

Exceptions for vehicles to use the West Douglas road for planning, surveying, construction and related uses may be granted in writing by the City Manager.

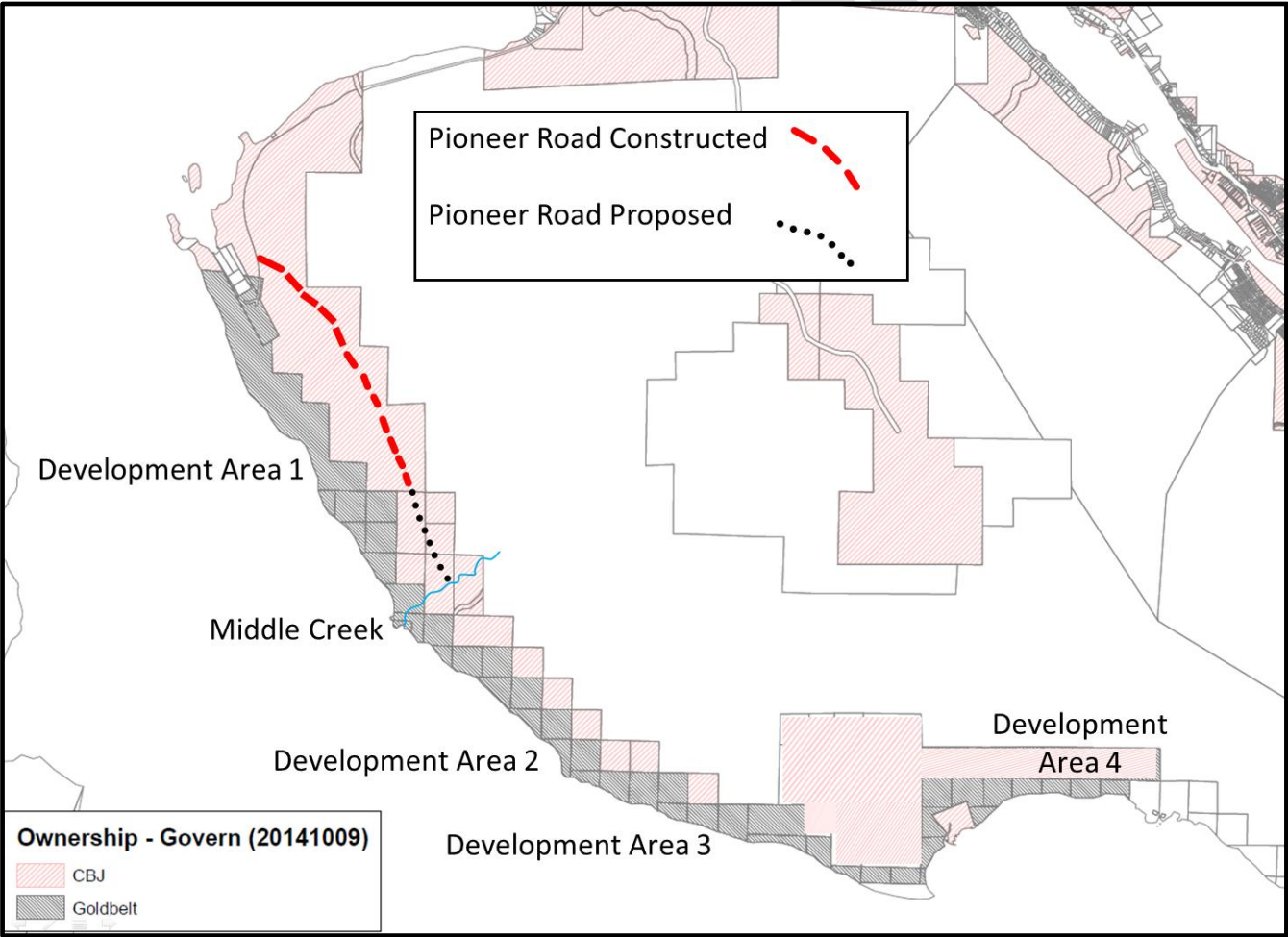
VI. GENERAL PROVISIONS

Scope: This policy applies to all individuals.

- A. Authority to promulgate policy: The City Manager of the City and Borough of Juneau, Alaska, maintains the authority granted by the CBJ Charter to order policy and the guidelines for implementation.
- B. Effective Date: This policy will take effect on date policy is signed.

Dated at Juneau, Alaska, this _____ day of _____, 20__.

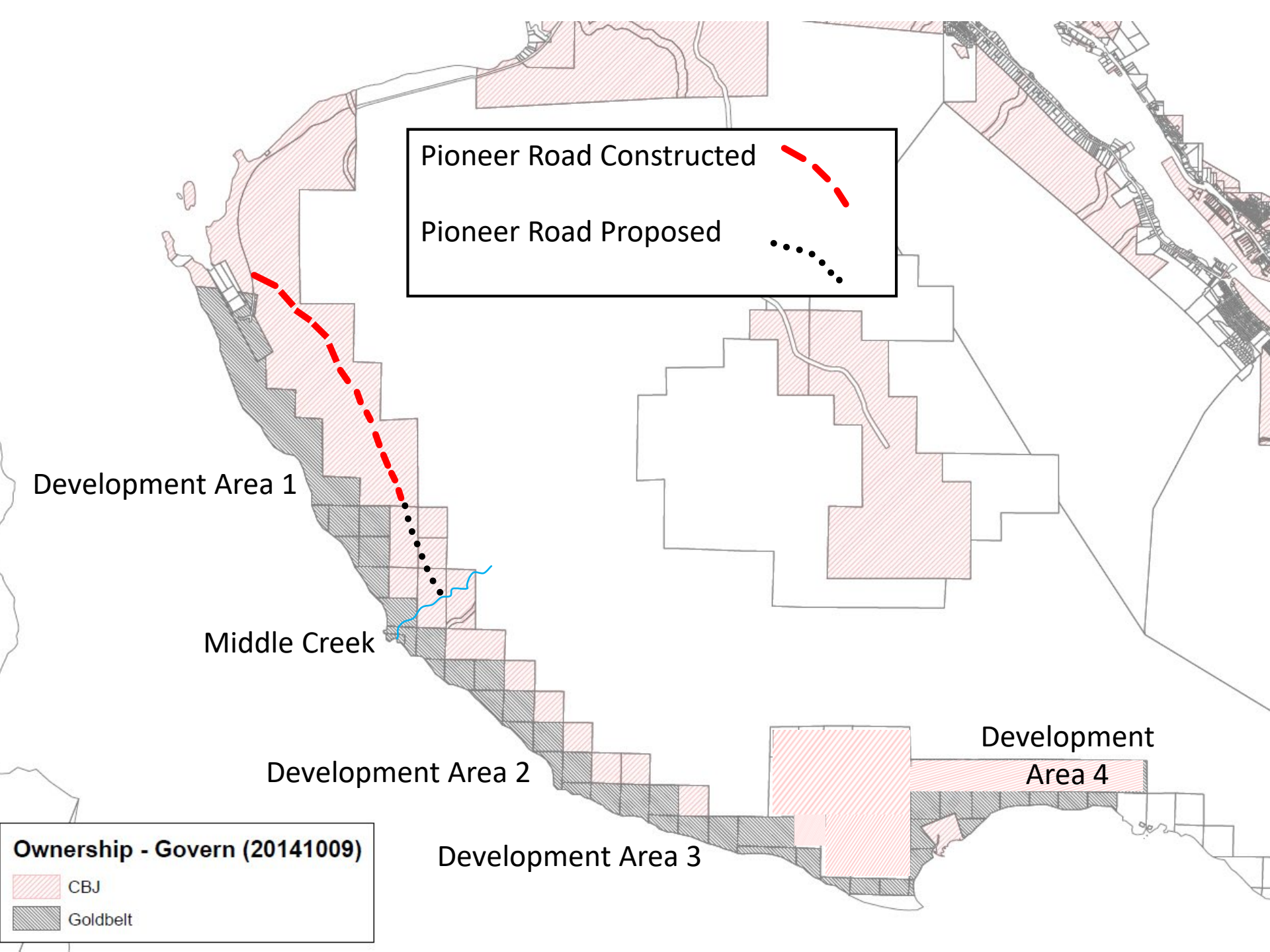
Duncan R. Watt
City and Borough Manager



Lands Committee

August 28, 2017









RECOMMENDATIONED MOTION

The Lands Committee recommends the Assembly adopt the attached *CBJ West Douglas Pioneer Road Extension Interim Use Policy* as the official policy for managing the West Douglas pioneer road until it is upgraded to safely accommodate public traffic.