


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: November 20, 2012
TO: Planning Commission
FROM: Eric Feldt, Planner 
Community Development Department

FILE NO.: CSP2012 0016

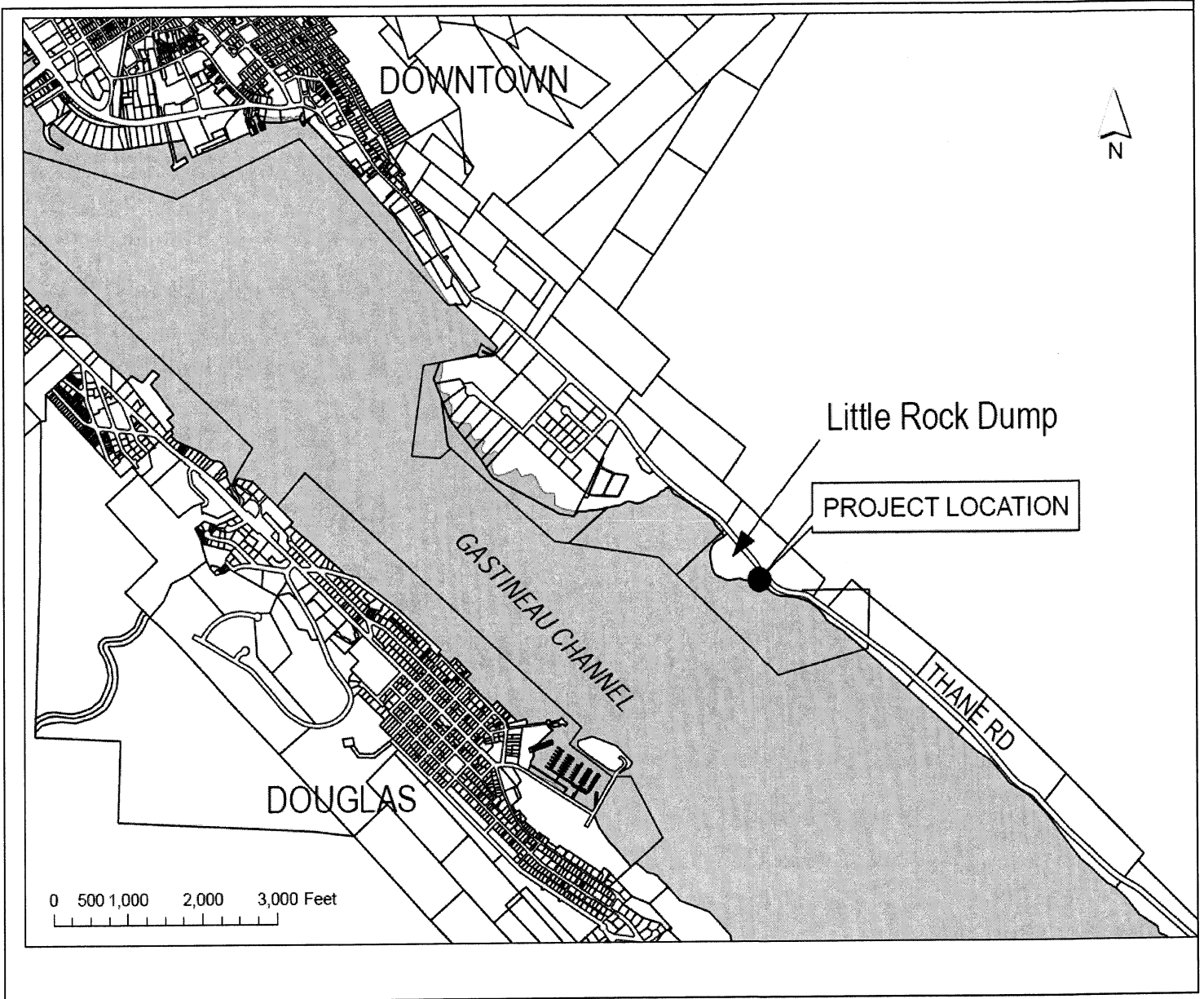
PROPOSAL: A 170 square feet easement at the Little Rock Dump along Thane Road from CBJ to DOT for the installation of cameras for avalanche monitoring.

GENERAL INFORMATION

Applicant: Gregory Patz ADOT & PF
Property Owner: City and Borough of Juneau
Property Address: 1540 Thane Road
Legal Description: Tract A, ATS 556
Parcel Code No.: 1-C11-0-K00-004-0
Site Size: 170 Square Feet of Eased City Land
Comprehensive Plan Future Land Use Designation: Waterfront Commercial Industrial (WCI)
Zoning: Industrial (I) & Waterfront Industrial (WI)
Utilities: CBJ Water
Access: Thane Road
Existing Land Use: Vacant
Surrounding Land Use: North - RR; Thane Campground – AJT Mining; Thane Rd
South - Gastineau Channel
East - Gastineau Channel
West - Gastineau Channel



Vicinity Map



ATTACHMENTS

Attachment	A	DOT Letter of Intent
Attachment	B	Letter from Heather Marlow, City Lands & Resources Director

BACKGROUND

By placing cameras at the Little Rock Dump along Thane Road, the State Department of Transportation & Public Facilities (DOT) plans to monitor vehicles and pedestrians passing through avalanche paths. The location is shown in the vicinity map above. Since the cameras will be placed on City property, DOT is seeking an easement for access and use of City land.

According to CBJ § 49.10.170 (c), the Planning Commission shall review all City land actions for consistency with the Comprehensive Plan and Capital Improvement Program (CIP), and provide a recommendation to the Assembly.

ANALYSIS

In attachment A, DOT explains that the cameras will monitor vehicles and pedestrians traveling in an avalanche area which will help them determine if a rescue operation is needed during an avalanche event.

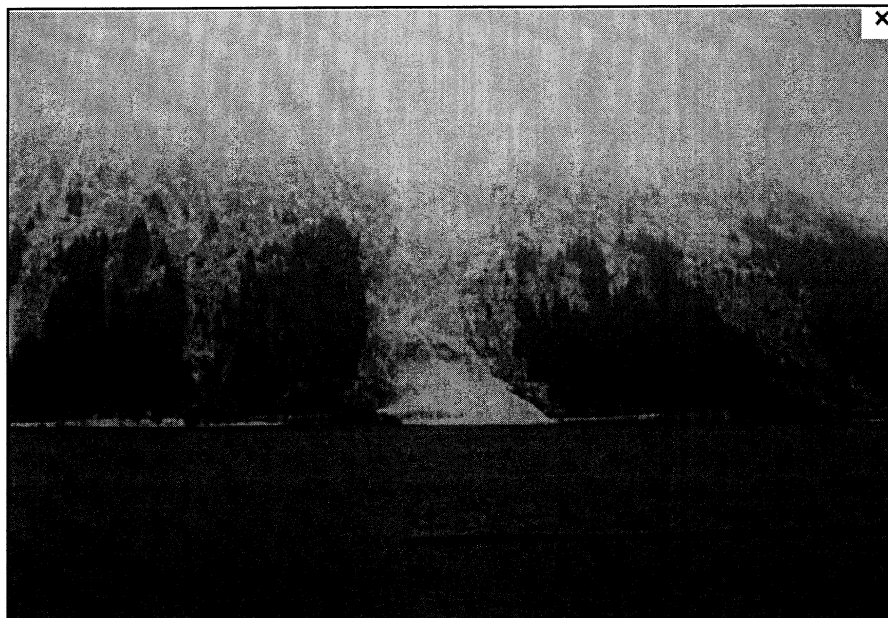


Figure 1. The avalanche shown in the picture covers Thane Road and was intentionally released by DOT. This avalanche shoot is annually released to prevent natural slides from harming travelers along the road. Picture taken from downtown Douglas.

Staff notes that the largest avalanche next to the Little Rock Dump is Snowslide Creek. A picture of this avalanche is shown in Figure 1. DOT intentionally releases this avalanche several times a year to prevent natural releases of avalanches that could be harmful to Thane Road users.

The City Lands & Resources Director, Heather Marlow, indicates in Attachment B that the lease for DOT has been executed by the City Port Development, and is supported by the Docks & Harbors Board and the Assembly Lands Committee. Staff notes that the Docks & Harbors Department within the City manages the Little Rock Dump site.

CONFORMITY WITH ADOPTED PLANS

The 2008 Comprehensive Plan of the City & Borough of Juneau states that avalanches are a serious threat to human safety and development. The city has adopted avalanche maps and strict building regulations to minimize avalanche harm and encourage smart development.

The avalanches that are near the Little Rock Dump are hazardous to vehicles and pedestrians along Thane Road by covering the road way. Further, these avalanches can easily block the road and trap travelers and residents of the Thane Neighborhood and other individuals in the area. With the road being blocked, emergency access would be limited.

Though the Comprehensive Plan states several policies for avalanche safety and control, as well as safe development, the following policy is specifically germane to the proposal:

POLICY 7.17. IT IS THE POLICY OF THE CBJ TO MINIMIZE THE THREAT TO HUMAN SAFETY AND DEVELOPMENT POSED BY LANDSLIDES (MASS WASTING) AND AVALANCHES.

Allowing DOT to use City land for the purposes of avalanche safety is consistent with the 2008 Comprehensive Plan of the City & Borough of Juneau.

HABITAT

There are no habitat protected by the Land Use Code that will be affected by the proposed lease.

FINDINGS

In addition to the positive recommendations from the Docks & Harbors Dept. and the Assembly Lands Committee, staff finds the proposal to be consistent with adopted plans.

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RECOMMENDATION

Staff recommends that the Planning Commission adopt the above findings and recommend the Assembly approval of the proposed City-State Project review, which would allow an easement on City land for DOT's cameras to monitor traffic along Thane Road during avalanche events, accordance with the Project Description

DEVELOPMENT PERMIT APPLICATION

Project Number CSP20120016	CITY and BOROUGH of JUNEAU	Date Received: 11/1/12
Project Name (City Staff to Assign Name)		

PROJECT / APPLICANT INFORMATION	Project Description See October 5, 2012 letter from Debby Stephens, ADOT.		
	PROPERTY LOCATION		
	Street Address 1540 Yhane Road	City/Zip Juneau AK 99801	
	Legal Description(s) of Parcel(s) (Subdivision, Survey, Block, Tract, Lot) Tract A, ATS 5572		
	Assessor's Parcel Number(s) 1C110K000040		
	LANDOWNER/ LESSEE		
	Property Owner's Name CBT	Contact Person Hesther Marlow	Work Phone: 586-5252
	Mailing Address 183 S. Seward Street	Home Phone:	Fax Number:
	E-mail Address	Other Contact Phone Number(s):	
	LANDOWNER/ LESSEE CONSENT ****Required for Planning Permits, not needed on Building/ Engineering Permits****		
<p>I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p>			
<input checked="" type="checkbox"/> Hesther Marlow Landowner/Lessee Signature		Date 10/31/12	
<input type="checkbox"/> Landowner/Lessee Signature		Date	
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME" and sign and date at X below			
Applicant's Name Gregory D. Patz ADOT&PF	Contact Person Greg Patz	Work Phone: 465-1784	
Mailing Address 6860 Glacier Highway	Home Phone:	Fax Number: 465-2021	
E-mail Address greg.patz@alaska.gov	Other Contact Phone Number(s):		
<input checked="" type="checkbox"/> Gregory D. Patz Applicant's Signature		Date of Application 10/30/12	

STAFF APPROVALS	OFFICE USE ONLY BELOW THIS LINE				
	<input checked="" type="checkbox"/>	Permit Type Building/Grading Permit	**SIGN	Date Received 11/1/12	Application Number(s) CSP20120016
	<input checked="" type="checkbox"/>	City/State Project Review and City Land Action			
		Inquiry Case (Fee In Lieu, Letter of ZC, Use Not Listed)			
		Mining Case (Small, Large, Rural, Extraction, Exploration)			
		Sign Approval (If more than one, fill in all applicable permit #'s)			
		Subdivision (Minor, Major, PUD, St. Vacation, St. Name Change)			
		Use Approval (Allowable, Conditional, Cottage Housing, Mobile Home Parks, Accessory Apartment)			
		Variance Case (De Minimis and all other Variance case types)			
		Wetlands Permits			
	Zone Change Application				
	Other (Describe)				
Comments: ***Public Notice Sign Form filled out and in the file.					
				Permit Intake Initials GPC	

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS
 FORMS 2010 Applications Revised November 2009

CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

Project Number	Project Name (15 characters)	Case Number CSP 20120016	Date Received 11/1/12
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TYPE OF PROJECT REVIEW:

City Project Review
 City Land Acquisition /Disposal
 State Project Review

DESCRIPTION OF PROJECT

See October 5, 2012 letter from
Debra Stephens, ADOT.

Please attach a cover letter to fully explain the project if there is not adequate space on this form.

CURRENT USE OF LAND OR BUILDING(S):

Vacant / leased to Inman
Port Development

PROPOSED USE OF LAND OR BUILDING(S):

No change

PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits?
 No Yes Case No.: _____

Capital Improvement Program # (CIP) _____

Local Improvement District # (LID) _____

State Project # _____

ESTIMATED PROJECT COST: \$ _____

For more information regarding the permitting process and the submittals required for a complete application, please see the reverse side.

If you need any assistance filling out this form, please contact the Permit Center at 586-0770.

CITY/STATE PROJECT FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ 0	_____	_____	_____
Total Fee	\$ 0	_____	_____	_____

**NOTE: MUST BE ACCOMPANIED BY DEVELOPMENT PERMIT APPLICATION FORM
&
EVEN IF THE PROPOSED PROJECT IS ASSOCIATE WITH OTHER LAND USE PERMITS, THIS
APPLICATION MUST BE FILLED OUT**

TO BE COMPLETED BY THE APPLICANT



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Transportation
and Public Facilities

SOUTHEAST REGION
DESIGN & ENGINEERING SERVICES
Preconstruction

6860 Glacier Highway
PO Box 112506
Juneau, Alaska 99811-2506
Main: 907 465 4444
Toll free: 877 305 6630
Fax: 907 465 4414

October 5, 2012

City and Borough of Juneau
155 S. Seward Street
Juneau, Alaska 99801
Attn: Heather Marlow
Lands and Resource Manager

Re: Juneau Thane Road RWIS
Project #80826 / FHWA STP-0106(043)
Parcel E-3B

Dear Heather:

Department of Transportation and Public Facilities (DOT) is planning to install cameras along Thane Road. The purpose of the Thane Road Avalanche Camera Project is to install a series of up to six cameras to monitor the entrance and exit points of the three avalanche zones along Thane Road. These cameras will provide a stream of images to monitoring sites at DOT/PF and CBJ emergency services centers. In the event of an avalanche, emergency services personnel can review the images for a short time period just prior to the avalanche and determine if any vehicles or pedestrians had entered the avalanche areas and not exited before the avalanche occurred. This will help emergency service personnel to decide if a rescue operation is required.

DOT needs a 170 square foot permanent easement on property owned by the City and Borough of Juneau (City). See attached drawing.

Given the benefit to the City of the improvement from this project, I would inquire that the City donates the necessary easement. Under 23 C.F.R. 710.505 – 23 C.F.R. 710.507, you are entitled to receive just compensation for the property and that you have the right to an appraisal. DOT has determined that no appraisal is necessary because the value is estimated not to be more than \$10,000. The following language will also be part of our documentation:

“The City and Borough of Juneau hereby elects to donate certain interest in real property to the (DOT/PF) for the Thane Road RWIS project #80826 / FHWA STP-0106(043) referenced as parcel E-3B. The donation is made voluntarily and with full knowledge of our entitlement to receive just compensation. The City also releases DOT/PF from the obligation of preparing an appraisal of this donated parcel.”

“Get Alaska Moving through service and infrastructure”

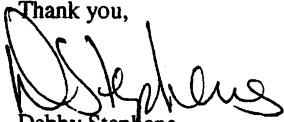
RECEIVED

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PERMIT CENTER

I've attached an Easement with parcel plat and a donation letter. We hope to handle this as expeditiously as possible, please feel free to contact me if you need anything.

Thank you,

A handwritten signature in black ink, appearing to read "D. Stephens", written over a faint circular stamp or watermark.

Debby Stephens

Right of Way Agent

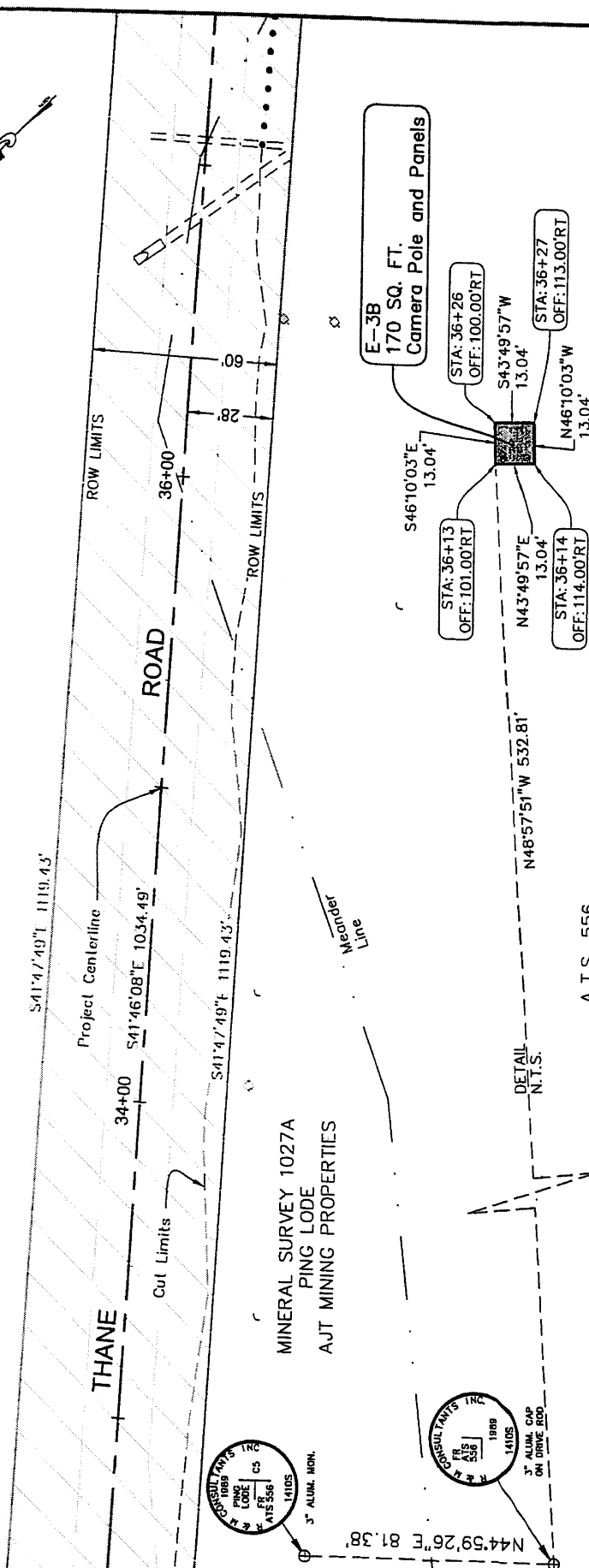
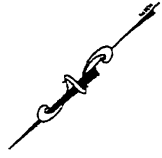
DOT&PF/SE Region

PO Box 112506, Juneau, AK 99811

907-465-2837

debra.stephens@alaska.gov

MINERAL SURVEY 1027A
PING LODGE
AJT MINING PROPERTIES



MINERAL SURVEY 1027A
PING LODGE
AJT MINING PROPERTIES

A.T.S. 556
TRACT A
OWNER: CITY BOROUGH JUNEAU
LEASED TO JUNEAU PORT
DEVELOPMENT

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
AND
PUBLIC FACILITIES

RIGHT OF WAY REQUIRED FOR
JUNEAU: THANE ROAD
RWIS

OWNER'S INITIAL:	AKSAS NO. 80826
ATTACHED TO:	PARCEL NO. E-3B DATE: 09/13/2012
PAGE OF	AREA 170 S.F. SCALE: 1"=40'
DRAWN BY: JMP	CHECKED BY: [Signature]
TOTAL LOT: 47.56 ac SHEET 1 OF 1	

EASEMENT REQUIRED

EXISTING RIGHT OF WAY



NOV 01 2012


PERMIT CENTER/CDD

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Heather_Marlow@ci.juneau.ak.us

TO: Planning Commission

FROM: Heather Marlow, Lands and Resources Manager 

DATE: October 30, 2012

SUBJECT: ADOT Thane Road Camera Easement

ADOT has requested the use of approximately 170 square feet of municipal property, at the Little Rock Dump, to install a camera to monitor the adjacent avalanche shoot on Thane Road. The request is also likely to require provisions for access, relocation and utilities.

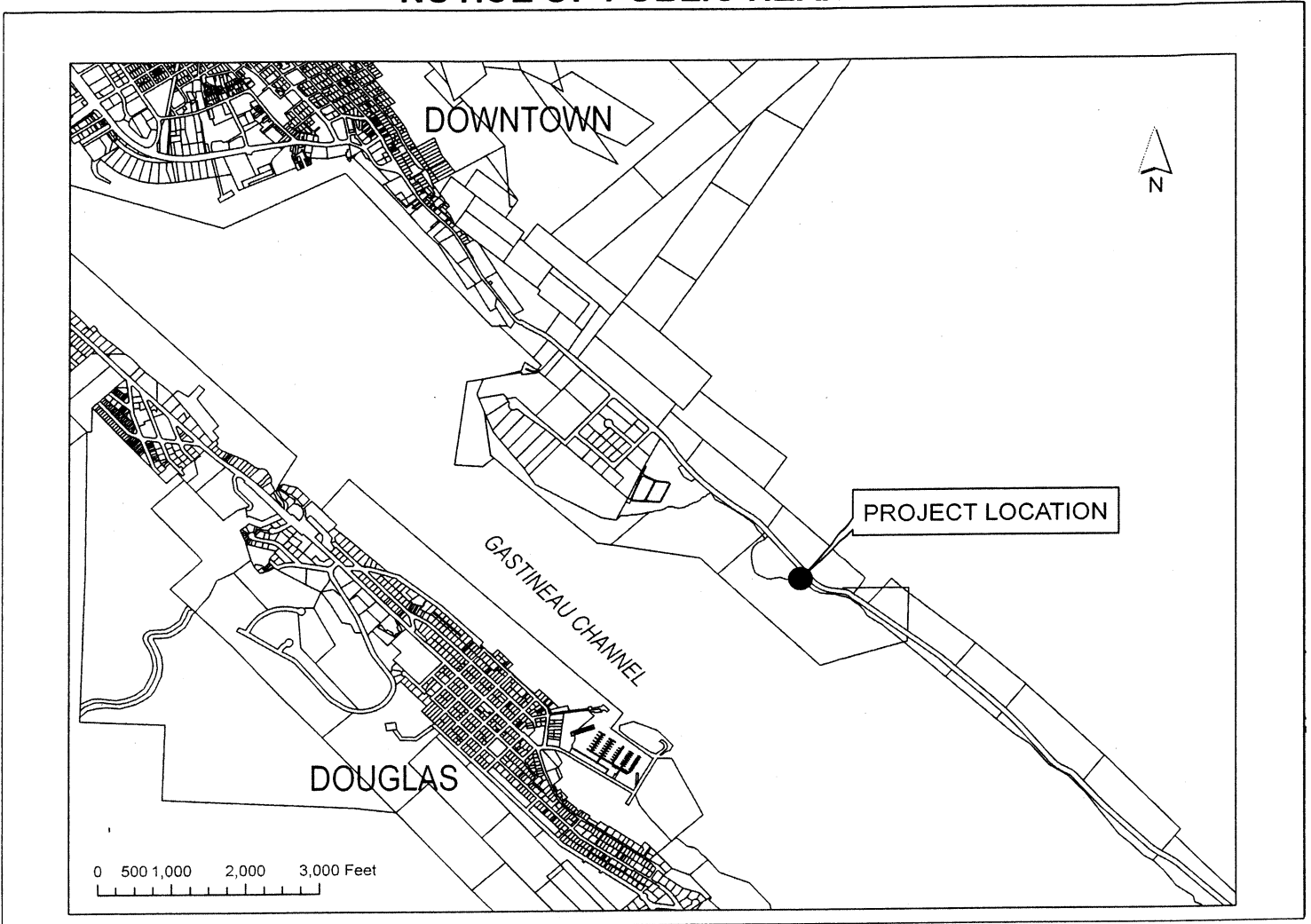
The CBJ executed a lease for the property with Juneau Port Development. The ADOT request is supported by the lease holder and the Docks and Harbors Board. At its October 29, 2012 meeting the Assembly Lands Committee forwarded a motion of support to the Assembly for the easement. The Planning Commission recommendation will also be forwarded to the Assembly for consideration.

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NOV 01 2012

CITY OF JUNEAU

NOTICE OF PUBLIC HEARING



PROPOSAL: A 170 square foot easement at the Little Rock Dump along Thane Road from CBJ to DOT for the installation of cameras for avalanche monitoring.

<p>FILE NO: CSP2012 0016</p> <p>TO: Adjacent Property Owners</p> <p>HEARING DATE: November 27, 2012</p> <p>HEARING TIME: 7:00pm</p> <p>PLACE: ASSEMBLY CHAMBERS Municipal Building 155 South Seward St Juneau, Alaska 99801</p>	<p>APPLICANT: Gregory Patz, State DOT</p> <p>Property PCN: 1-C11-0-K00-004-0</p> <p>Size: 105.75 acres</p> <p>Zoned: Industrial & Waterfront Industrial</p> <p>Owner(s): CBJ</p> <p>Site Address: 1540 Thane Road</p> <p>Accessed via: Thane Road</p>
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PROPERTY OWNERS PLEASE NOTE:

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Eric Feldt at eric_feldt@ci.juneau.ak.us or at 586-0764

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at www.juneau.org/plancomm.

Date notice was printed: November 13, 2012