MEMORANDUM

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
Planning Commission  
File No.: CSP2012 0016  
November 20, 2012  
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**ATTACHMENTS**

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**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.
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
Project Name: CITY and BOROUGH of JUNEAU
Data Received: 11/11/12

PROPERTY LOCATION
Street Address: 1540 Home Road
Mailing Address: 490 South Street
City/State: Juneau, AK 99801
Assessor's Parcel Number(s): 1C1U0K198040

LANDOWNER/LEASEE
Property Owner's Name: CBJ
Mailing Address: 490 South Street
Website Address: Other Contact Phone Number(s):
E-Mail Address: Other Contact Phone Number(s):
Contact Person: Work Phone:
Name Phone:
Fax Number:

LANDOWNER/LEASEE CONSENT

I am (we are) the owner(s)/lessee(s) of the property subject to the application for a permit, and I/We consent to the plans as follows:
A. The application for a permit is made in good faith and with my complete understanding and permission.
B. I/We have given permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this permit.

Date: 10/31/12
Landowner/Lessee Signature: X

NOTICE: The city and borough of Juneau will, if necessary, provide access to the subject property during regular business hours and will attempt to contact the landowner/lessee prior to the scheduled public hearing date.

APPLICANT
Applicant's Name: Gregory D. Patz
Mailing Address: 6200 Glacier Highway
Email Address: GPatz@EACFD.Org
Work Phone: 465-7784
Fax Number: 466-2021
Other Contact Phone Number(s):

Date of Application: 10/30/12
Applicant's Signature: X

OFFICE USE ONLY BELOW THIS LINE

STAFF APPROVALS
Permit Type: Building/Grading Permit
Citywide Project Review and City Land Action Inquiry Case
(Mini-Plan, Letter of ZC, Use Not Listed)
Mailing Case
(Small, Large, Rural, Exemption, Exploration)
Sign Approval
(Signage, Signage, Signage, Signage)
Subdivision
(Minor, Major, PUD, St. Vac., St. Name Change, Use Approval, Mobile Home Parks, Accessory Apartments)
Vacant Land Case
(De Minimis and all other Vacant case types)
Wetlands
Permits
Zone Change
Application
Other
(Describe)

Comments:

Permit Intake Initials: GPC

NOTE: DEVELOPMENT PERMIT APPLICATION FORMS MUST ACCOMPANY ALL OTHER COMMUNITY DEVELOPMENT DEPARTMENT APPLICATIONS

Revised November 2000
TYPE OF PROJECT REVIEW:

☐ City Project Review  ☑ City Land Acquisition/Disposal  ☐ State Project Review

DESCRIPTION OF PROJECT

[Blank space for description]

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 Juneau

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.

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
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"

Attachment A
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,

[Signature]

Debby Stephens
Right of Way Agent
DOT&PF/SE Region
PO Box 112506, Juneau, AK 99811
907-465-2837
debra.stephens@alaska.gov
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.
NOTICE OF PUBLIC HEARING

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.

FILE NO: CSP2012 0016
TO: Adjacent Property Owners
HEARING DATE: November 27, 2012
HEARING TIME: 7:00pm
PLACE: ASSEMBLY CHAMBERS
       Municipal Building
       155 South Seward St
       Juneau, Alaska 99801

APPLICANT: Gregory Patz, State DOT
Property PCN: 1-C11-0-K00-004-0
   Size: 105.75 acres
   Zoned: Industrial & Waterfront Industrial
   Owner(s): CBJ
Site Address: 1540 Thane Road
Accessed via: Thane Road

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