

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

November 9, 2020, 5:00 PM.

Zoom Webinar/Virtual Meeting Only

The public can listen to the audio or follow along by one of the options below: • Join the Zoom Webinar as an attendee at: <https://juneau.zoom.us/j/98392941813> • Or iPhone one-tap: US: +12532158782,,98392941813# or +13462487799,,98392941813# • Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 436 2866 • Webinar ID: 983 9294 1813

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. August 31, 2020 Draft Minutes

IV. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

V. AGENDA TOPICS

- A. Easement Code Amendment
- B. Chicken Yard Park Easement Request
- C. Williams & Colp Application to Acquire City Property

VI. STAFF REPORTS

- A. Mendenhall Valley Air Quality Program Update (verbal)

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. 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**

August 31, 2020, 5:00 P.M.

City Hall, Assembly Chambers, Zoom Webinar Meeting

I. ROLL CALL

Chair Edwardson called the meeting to order at 5:00pm.

Members Present: Chair Rob Edwardson, Alicia Hughes-Skandijs, Carole Triem, Greg Smith

Members Absent: none

Liaisons Present: Chris Mertl, Parks and Recreation; Chris Dimond, Docks and Harbors

Liaisons Absent: Dan Hickok Planning Commission

Other Assembly Members Present: Loren Jones

Some Members of the Public Present:

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director, Scott Ciambor, Chief Housing Officer

II. APPROVAL OF AGENDA

The agenda was approved as presented.

III. APPROVAL OF MINUTES

The August 10, 2020 Draft Minutes were approved.

IV. PUBLIC PARTICIPATION

No public participation.

V. AGENDA TOPICS

A. Tlingit Haida Regional Housing Authority Hurlock Property Request

Mr. Bleidorn discussed this request to reacquire the Hurlock property from the Alaska Legacy Partners (ALP) and lease it to the Tlingit and Haida Regional Housing Authority (THRHA), in which THRHA will work with ALP directly for payment in the exchange. The Hurlock property is 36,000 square feet. The Assembly solicited letters of interest for potential uses for this property at the end of 2017 and into the beginning of 2018. ALP was selected with the condition that they develop the property in accordance to their proposed use as a senior care center.

On August 18, 2020, the Lands Office received a letter from THRHA stating that they are interested in using this property for vulnerable homeless youth. THRHA is working with the Juneau Coalition on Housing & Homelessness (JCHH), which has identified the need

for a youth homeless shelter/transitional housing as a priority. THRHA applied and received a HUD Cares Act grant to provide renovation funds for a shelter. THRHA is working with Zach Gordon Youth Center and partners to develop and provide shelter programming. These funds must be expended by the end of calendar year 2020.

THRHA and ALP have proposed that the CBJ forgoes collection of the \$352,000 that ALP owes in exchange for the CBJ obtaining title of the property and that THRHA pay ALP approximately \$165,000 in exchange for selling the property to the CBJ. The CBJ would lease the property to THRHA for vulnerable homeless youth at less than fair market value, which is in the public interest for the community. The City would resume as owners of the property and through the lease process, we could continue to insure that this property is utilized for this specific use.

If the Assembly were supportive of this concept then an ordinance would be drafted for further consideration of such a transaction. THRHA would be required to obtain any necessary permits, which may include the need for a conditional use permit.

Mr. Smith asked if there was any information on the public process for the original request for uses and if the neighborhoods were involved and their perspectives on the different proposed uses. Mr. Bleidorn replied that the public process involved an open house and the Assembly requested that Staff solicit uses and Staff put together solicitations for this property. The documents received were brought to the Lands Committee in which we were instructed to investigate a few solicitations. Proposals went back to the Lands Committee and then to the Assembly with a motion to work with ALP. The process started in December 2017 and we sold the property to ALP around August 2018. There was a lot of public comment and interest from the neighborhood.

Ms. Hughes-Skandijs asked about the current timeline, in that we received a letter in August. I am interested in finding out when we found about this request to remove the stipulation of senior housing. Mr. Bleidorn replied that ALP submitted a letter to the Assembly earlier this year around May or June. Part of the request was to be able to sell the property and remove the stipulation. The City would lose any public purpose if this property were to have been sold on the public market. ALP rescinded that request and since then they understood that the City and Assembly are keen on using this property for a public purpose. After that point, they started working with THRHA and ZG to see if there was an opportunity to continue to use this property for public purpose and discontinue use as senior housing. ALP has indicated that it is unfeasible to use as senior housing given that the City has just heavily invested in senior housing nearby in Vintage Park. This new request just came in just a few weeks ago.

Mr. Mertl disclosed that he has been a paid consultant for THRHA in the past but not for this project and feels that this is a good project but was curious of the public process with the neighborhood for this new proposal. The neighborhood had come to believe that they were going to have senior housing at this property and may not be aware of the change. Mr. Bleidorn replied that with any change of use there would be a process with

the Planning Commission and Community Development, in which there will be public outreach, which includes mailers and or public notice sign on the property.

Ms. Triem commented that the Assembly has received a couple of emails about this and was curious if anyone has reached out to the Lands Office with an interest of their own for this property in the past 13 days. Mr. Bleidorn replied that he had received an email from one of the previous applicants that wanted to use this property for childcare. At this point however, the City does not own the property and anything that is being proposed will need to be addressed to ALP, the owner of the property. Assembly member Loren Jones had talked to Mr. Bleidorn and was reaching out to this other proposer, as they had reached out directly to him. The thought is that whoever comes to Lands with a proposal or request, Staff moves it forward. The only request that Staff has seen is this one presented by THRHA, with buy-in from the existing owners, which is key to getting the proposal off the ground. Ms. Triem asked of the current state of the building. Mr. Bleidorn replied that the current owners had invested money into rehabbing the building, but believes that it is in similar shape as to when the building was sold. One unique thing about this property is that the kitchen has been redone. THRHA had a chance to look at this property to evaluate the costs and the use to fit suit their request.

Ms. Hughes-Skandijs commented that the City is no longer the owners of this property and if we suspect that the original public purpose is not going to occur then we would be in no position to solicit offers for new proposals. Mr. Bleidorn noted that this is an unusual situation because we do not own the property but there is potential for the owners, the applicant, and the fact that the City is going to regain ownership could mean that in the future, the City could have a more hands on approach.

Chair Edwardson commented that this is an unusual but not unprecedented situation. The property went to ALP with a revert clause if certain things did not happen then the property would revert to CBJ. Unless ALP does many different things then this is probably one of the most likely scenarios that would work with the fewest amount of steps. Mr. Bleidorn is asking for support, but we as individual Assembly members will look at the ordinance when it gets to the Assembly and decide again whether we support this. This is just moving this proposal forward saying that we like this idea.

Ms. Triem commented that Mr. Bleidorn mentioned he spoke with the Manager about a timeline as THRHA has a deadline to spend their money and was wondering if anything came out of those conversations, as we might not make that deadline. Mr. Bleidorn replied that Staff is working on this and that we are following our existing rules and regulations and concentrating on one-step at a time.

Mr. Mertl asked what happens if we authorize the transfer property back to the City and then to the THRHA, but the community protests. Mr. Bleidorn replied that we are not finalizing this decision until it has been vetted through the Planning Commission. Mr. Mertl followed up by asking that this is not an immediate transfer and there will be time for fact finding and making sure the conditions are conducive. Mr. Bleidorn noted that he has been working what Ms. Maclean from CDD and that THRHA has started their

application process and a pre-application meeting with CDD. Prior to the introduction of an ordinance, there will be a planning and permit review for the use of the property.

Motion of support and referral to the Assembly for the Attorney to draft an ordinance authorizing the use of the Hurlock property for vulnerable homeless youth as proposed by THRHA and ALP passed.

VI. STAFF REPORTS

A. Film Permit Updates Update (verbal)

Mr. Bleidorn updated the Committee about the film permits that Lands processes. There have been seven film permits so far this calendar year compared to eight last year. Although there has not been a cruise ship season this year, there is still a lot of interest in filming in Juneau.

Mr. Smith asked if there was any reason to deny a film permit application. Mr. Bleidorn replied that we have not denied any and the only reason they might be denied would be if they did not have the correct insurance, which is what we are looking for, that they take liability for any accidents or issues that may arise.

Chair Edwardson comment that at the State DNR, there was a few permits that were denied as permits, easements and leases are different. Some of the things that you can do under an easement or lease are different and more of a permanent nature whereas as permit is temporary authorization that can be revoked at will and does not require cause. If the permit were revoked then people would have to vacate the land within three days. Chair Edwardson asked if City permits are different from State permits. Mr. Bleidorn commented that he wasn't familiar with State permits but noted that the City permits are for short periods of time and they are not exclusive and do not have exclusive rights to use the property. Permittees will need to be conscious of people on the street and cannot impede on others rights and uses.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Mertl provided an updates of projects that will probably come before the Lands Committee after going through the PRAC. One of these is the seasonal closing of Montana Creek Road, which is an issue that was originally thought not to be a big deal. The Ski Club and OHV users that have been outspoken on their wants for the road.

VIII. ADJOURNMENT

Chair Edwardson adjourned the meeting at 5:31PM.

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Maria Gladziszewski, Chair of the Assembly Lands Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Request to Amend 53.09.300 (b) and 53.09.300(f)
DATE: November 9, 2020

Neighbors, businesses, and nonprofits occasionally request minor easements across City owned property for such things as access and utility connections. Many times, the value of the easement requested is far less than the cost to produce the appraisal. In these cases it is beneficial for both the City and the applicant to be able to negotiate the value without requiring an appraisal. If this amendment is authorized, and a value cannot be negotiated, an appraisal can still be required to determine value. The suggested amendments will update the easement code, 53.09.300, to mimic the lease and land sale provisions of City code.

Amend 53.09.300(b) as follows:

Application requirements and fee. The applicant for an easement shall apply to the manager on a form prescribed by the manager. The application shall be accompanied by plans, reports, a narrative, and other material sufficient to permit the City and Borough to evaluate need for and the use to be made of the requested easement. The application shall also be accompanied by an application a base fee of \$100.00 15.00 plus an amount determined by the manager to cover the cost of an appraisal of the value of the easement. From time to time, the manager shall adjust the base fee to reflect changes in the cost of municipal services.

Amend 53.09.300(f) as follows:

Easement price. The sale or lease price of an easement shall be not less than fair market value as determined by the Manager. If the Manager cannot determine fair market value, the applicant shall pay for an appraisal ordered by the Manager. the appraised value established not more than 90 days prior to assembly authorization of the easement. Upon execution of the easement by the City and Borough, the applicant shall pay to the City and Borough the market value of any marketable materials, timber, or other resources within the easement area which will be destroyed, cut, or removed. The manager shall determine the value of resources of any marketable materials, timber, or other resources within the easement area which will be destroyed, cut, or removed.

Staff requests the Lands Committee direct the City Attorney to draft an ordinance for the 53.09.300 code amendments for Assembly presentation.



MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Maria Gladziszewski, Chair of the Assembly Lands Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Chicken Yard Park Easement Request
DATE: November 9, 2020

The Lands Office has received an application for an easement across City property described as Lots 5 & 6, Block 113, Juneau Townsite, also known as Chicken Yard Park. The application was received from the homeowner adjacent to Chicken Yard Park, located at 626 5th Street. In 2019, the assembly granted an easement to the benefit of 626 5th Street for two parking spaces within the park and pedestrian access from the parking spaces to the property. The parking spaces will be constructed along with other improvements to the park in the spring. The Parks and Recreation Department manages this property.

The homeowner has requested an additional easement in order to run conduit and electrical wiring from their home to an electric vehicle charger that they plan to install within the existing parking space easement.

53.09.300 - Easements. (d) Assembly action. Upon receipt of the assembly lands committee recommendation, the assembly may, by resolution, authorize the manager to execute the easement under such terms and conditions as are authorized by the assembly.

This easement request was brought to the September 1, 2020 Parks and Recreation Advisory Committee which provided the recommendation that the Lands Committee support the utility easement request and to forward it to the full Assembly for consideration. If a motion of support is provided by the Lands Committee, this easement will be forwarded to the Assembly as a resolution for public hearing.

Staff requests a motion of support to the Assembly for granting a utility easement through Park property.





Applicants for an Easement on CBJ Lands

[← Go back](#)

Applicant Information

Michael Bucy

Mailing Address: 626
5th St. Juneau, Alaska
99801

Legal Representative: Michael Bucy **Phone:**
(907) 419-4551 **Email:**
bucymichael@gmail.com

CBJ Land Information

Site Address: BL 113LT 3 4 FR

Legal Description: Chicken Yard Park

Map: [Map Link](#)

\$15.00 Fee Paid: Yes

Proposal of Usage:

CBJ is closing access to our houses' current driveway where we charge our electric vehicle next to the house. After the Chicken Yard Park renovation this Fall, our parking will be moved to the entrance of CYP where we will not have electrical access unless we run a conduit from our house to a charger at the new parking spot.

We ask for easement to run a line from our house at 626 5th st., to the new parking spot at the entrance of the park. We would also request that, in consideration of the expense of us having to pay for the work, that the easement be granted at the rate of \$1 or free. We also ask that the easement be granted along with a grace period to implement of at least 1 year as the project could be expensive.

Additional Comments for CBJ Staff to Consider:

Michele Elfers, with CBJ Engineering Dept. has been working with us on this situation.

In lieu of a plan or map (which I don't have except in a .jpg format) here is a google drive link to the map and plan for the UGC across the park. Here it is:

https://drive.google.com/file/d/1TVY2IHHOO_sDmwG3C9OodojZvNk5l0PN/view?usp=sharing

Supporting Documents:

Design-Update-Graphic1.pdf



TO: Parks & Recreation Advisory Committee
FROM: Michele Elfers, Parks & Recreation Deputy Director
DATE: August 27, 2020
RE: Chicken Yard Park Utility Easement Request

In 2019 CBJ entered into an agreement with the homeowner adjacent to Chicken Yard Park (626 5th Street) to resolve an issue of access through the park, avoid litigation, and allow CBJ to move ahead with planned improvements to the park. The agreement grants an easement for two parking spaces within the park, vehicle parking access (driveway easement), and pedestrian access through the park from the parking spaces to the residence. The easement runs with the land, meaning if the residence is sold, the easement transfers to the new owners. The parking spaces will be constructed this fall along with other improvements to the park.

In anticipation of this work, the owners of 626 5th Street filed an application with the Lands & Resources Division for a utility easement across Chicken Yard Park. The homeowner would like to run conduit and electrical wiring from their home to an electric vehicle charger that they plan to install near the new parking spaces.

This agreement and relationship with the homeowner is a unique situation in our park system. The Parks and Recreation Department recognizes the need for supporting the homeowner's use related to the easement and agreement. As the request for the utility easement is directly connected to vehicle parking needs and maintenance and there is an existing easement supporting this use, the Department supports this request.

The Department requests that the PRAC provide a recommendation to the Assembly to approve the utility easement request for Chicken Yard Park.



Chicken Yard Park Plan, June 2020

MEMORANDUM

CITY/BOROUGH OF JUNEAU

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

TO: Maria Gladziszewski, Chair of the Assembly Lands Committee
FROM: Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*
SUBJECT: Dwight Williams & Carol Colp Application to Acquire City Property
DATE: November 9, 2020

In 2017, The CBJ Lands Office received an application from Dwight Scott Williams and Carol Colp to acquire City property in North Douglas. The applicants own a substandard triangular shaped lot that is approximately 14,000 square feet in size located at 11259 N. Douglas Highway and request to purchase adjacent City property.

At the April 10, 2017 meeting, the Lands Committee forwarded a motion of support to the Assembly for a fair market value negotiated sale of City property to the original applicants Williams and Colp. At the April 24 2017 meeting, the Assembly authorize the manager to enter into direct negotiations for the disposal of City property from USS 3559 Lot 2.

At the June 13, 2017 meeting, the Planning Commission recommended the Assembly approve the sale of a portion of USS 3559 to Williams and Colp, the owners of Entrance Point Subdivision Tract C with the following condition: The area of land disposed by CBJ to the owners of Entrance Point Subdivision Tract C shall be the minimum necessary to meet the dimensional requirements of the Rural Reserve zoning district found in Title 49, the Land Use Code.

In October 2020, the original applicant requested to continue to investigate the purchase of this property from the City. Given the amount of time that has lapsed from the original application, staff are requesting an additional motion from the Lands Committee to forward this to the Assembly for adoption. If a motion of support is provided by the Lands Committee, this disposal will be forwarded to the Assembly as an ordinance for public hearing.

Staff requests a motion of support to the Assembly for the disposal of City property to Dwight Williams and Carol Colp for fair market value.





Memorandum

From: Rachel Friedlander
Lands and Resources Specialist *Rachel Friedlander*

To: Assembly Lands Committee

Date: April 6, 2017

Re: Dwight Williams and Carol Colp Application to Acquire City Property
USS 3559 Lot 2
6D1201110010 and 6D1201120080; LND-1421

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

The CBJ Lands Office received an application from Dwight Scott Williams and Carol Colp to acquire City property in North Douglas, about one-third of a mile outbound of the Fish Creek Bridge. The applicants own a substandard triangular shaped lot approximately 14,000 square feet at 11259 N. Douglas Highway (Figure 1). The applicants would like to purchase City property on each side of their lot to form a rectangular lot (Figure 2).

Figure 1. The applicants' triangular lot.



According to the applicant, the current triangular shape of their lot poses challenges with siting a driveway, installing a septic system, and building a desired residential structure. The applicant states that *"because the lot is dimensionally nonconforming and triangular, setbacks reduce the developable lot substantially."* In a letter dated February 14th, 2017, Mr. Williams explains the lot was created when the State of Alaska built this segment of the North Douglas Highway in the 1970's. It appears that the triangular lot was created as a remnant of a larger lot that was cut off by the highway.

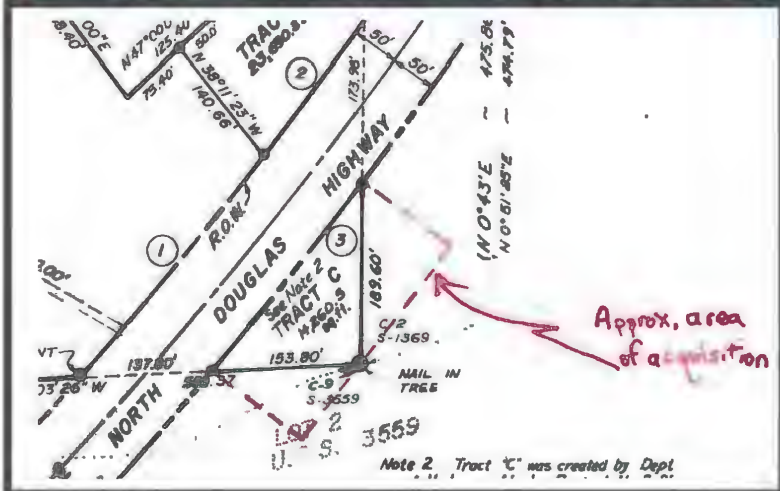


Figure 2. Diagram submitted by applicant illustrating City property to be acquired.

The two triangular additions would increase the applicants' lot size by roughly 14,000 square feet, making the lot 28,000 square feet overall. The minimum lot size in Rural Reserve is 36,000 square feet. While the applicants are open to the idea of increasing the amount of square footage they are requesting to meet the current minimum lot size of 36,000 square feet, they would like to move forward with their application as is for financial reasons. If an appraisal reveals they can afford more than the 14,000

square feet they are requesting, they would entertain the idea of acquiring more property in order to meet the minimum lot size requirement of 36,000 square feet.

The 2016 Land Management Plan categorizes the 92.05 acres of CBJ lot USS 3559 Lot 2 (LND-1421) as “retain/dispose.” The long range plan for this CBJ property is to subdivide once adequate services and utilities reach this section of North Douglas. The sale of approximately 14,000 square feet of CBJ property to the applicants from LND-1421 would not disrupt the City’s future development plans for this site.

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 applicants would not be creating a new lot, only adding to an existing lot to alter its shape and size to make it more compliant with existing minimum lot dimensions and lot design standards. Additionally there are no other private neighboring landholders, aside from the applicants, near CBJ lot LND-1421.

The applicants are requesting the City waive the \$500.00 application fee on the grounds that they will incur a cost burden from initiating the purchase and transfer of City property, which should offset any administrative time taken throughout the negotiation process. *CBJ§53.09.260 Negotiated sales, leases, and exchanges* stipulates that a \$500 fee is required to submit an application to purchase CBJ property. Therefore staff recommends upholding CBJ code and not waiving the \$500 fee. Except in very unusual circumstances, every applicant interested in purchasing CBJ property is required to pay the \$500 application fee, and to pay for all other services needed to complete a potential sale, including surveying costs, appraisal fees, subdivision fees, and recording fees.

Lands staff is requesting that the Lands Committee provide a motion of support in favor of the sale to the original applicants while maintaining the \$500 application fee.

Suggested Motion: A motion of support to the Assembly for a fair market value negotiated sale of approximately 14,000 square feet of City property located at USS 3559 Lot 2 (CBJ LND-1421) to the original applicants, Dwight Scott Williams and Carol Colp.

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

April 10, 2017 5:00 PM
City Hall, 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; Jesse Kiehl; Mary Becker

Liaisons Absent: Weston Eiler, Docks and Harbors; Paul Voelckers, Planning Commission; Chris Mertl, Parks & Recreation

Staff Present: Michele Elfers, Chief Landscape Architect; Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. March 20, 2017 Minutes

The minutes were approved.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. RecycleWorks Program Consolidation and Relocation

Ms. Elfers addressed the committee with the CBJ RecycleWorks presentation included in the April 10th, 2017 Lands Committee packet. Ms. Elfers reviewed the request for a land sale to the Alaska Brewing Company, along with program relocation options for CBJ water utility; hazardous household waste; the recycling program; and a compost facility. Ms. Elfers said the CBJ Finance Committee will discuss program user fees in May, but the focus for tonight's meeting is land issues.

Ms. Elfers addressed the following variables for each of the four program relocation options suggested: time, diversion and service, cost, and stability. An emphasis was placed on time because the City's current landfill is estimated to have 20 years of capacity remaining. If the City diverted recycling and organic waste, the diversion efforts could prolong the lifespan of the current landfill. Diversion is most likely to happen if services are consolidated into one location. Ms. Elfers emphasized the CBJ has the opportunity to control 60% of its waste stream.

The four program relocation options:

- Valley Shop, Barrett Avenue
- Channel Construction Property, Anka Street

the ownership of the approximately 2 acre lot is mixed because of the repurchase option. Ms. Elfers said the lot could be used for household hazardous waste but she was not sure if it could accommodate both household hazardous waste and recycling.

Mr. Kiehl said it's to the City's benefit to consolidate operations; enable the adjacent landowner to grow the business; and examine additional land options for relocation.

The Lands Committee reviewed the following three motions to be forwarded to the Finance Committee:

1. A recommendation to authorize the manager to begin negotiations directly with the Brewery for sale of the four lots.
2. A recommendation to move the water utility to the valley shop
3. A recommendation to purchase the Channel property, move Recycling and HHW to the property and consider other program components such as Junk Vehicles and composting on the site.

Mr. Kiehl said he was in support of the first and second motion but was hesitant regarding the third motion, especially because a thorough financial evaluation of the properties has yet to occur.

Ms. Elfers asked the Lands Committee to refine the list of potential program relocation properties. Mr. Gregory replied that the gravel pit location is not an option, and the Lands Committee confirmed it so. Mr. Kiehl said the former valley shop site is less appealing as a drop off for the general public and would like to see staff look more into the possibilities of a lease. If the City proceeds with a lease, it will have needed to save a fair amount of money throughout the lease. Mr. Kiehl requested more financial information to see if a lease should or should not be considered. Mr. Kiehl said he is also surprised the 7 mile site is tight, and wanted an analysis of this property in addition to Mr. Gregory's request regarding the Alaska Brewing Company's lot across from Costco.

The Lands Committee unanimously forwarded a motion of support to the Assembly to authorize the manager to begin negotiations directly with the Brewery for sale of the four lots.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

B. Dwight Williams and Carol Colp Application to Acquire City Property

Ms. Friedlander addressed the Lands Committee with her April 6th, 2017 memo. The CBJ Lands Office received an application from Dwight Scott Williams and Carol Colp to acquire City property in North Douglas, about one-third of a mile outbound of the Fish Creek Bridge. The applicants own a substandard triangular shaped lot approximately 14,000 square feet at 11259 N. Douglas Highway. The applicants would like to purchase City property on each side of their lot to form a rectangular lot. The applicants' current request of 14,000 square feet of CBJ

property would still make their lot substandard for land located with a rural reserve zoning designation. They would be interested in acquiring more property if an appraisal shows the land will be affordable.

Mr. Gregory asked what Mr. Williams would do with a non-conforming lot and Mr. Williams replied he would build a house on the lot although that would be much more difficult to do. Mr. Williams said he is planning to build a small house on the lot. By adding more square footage to his existing lot, Mr. Williams believes it will be easier to develop. Mr. Gregory asked if Mr. Williams would be interested in buying enough property to make the lot conforming and Mr. Williams replied he would if he could afford it. At this point in time, Mr. Williams said he would just like to square off the lot so that it is rectangular, but that if he can afford more property, he is interested.

Chair White disclosed that she did reach out to the applicant with the same question because of her concern of building on a non-conforming lot. Mr. Williams said he would prefer a larger lot, but that affordability is a challenge.

Mr. Kiehl said the land is managed by both CBJ Lands and Resources Division and the CBJ Parks and Recreation Department, and was curious what Parks and Recreation thought of Mr. Williams' proposal. Ms. Friedlander replied she had not asked Parks and Recreation for their input on this proposal, and that the Land Management Plan lists the property as "retain/dispose." Mr. Chaney added that the anadromous stream that runs through the property is what is designated as Parks and Recreation managed property; the rest of the lot is managed by the Lands and Resources Division.

Chair White was concerned the motion did not incorporate enough flexibility for surveyors when evaluating the property but Lands staff confirmed the word "approximately" allows for this flexibility.

The Lands Committee unanimously forwarded a motion of support to the Assembly for a fair market value negotiated sale ranging from approximately 14,000 to 22,000 square feet of City property from USS 3559 Lot 2 (CBJ LND-1421) to the original applicants, Dwight "Scott" Williams and Carol Colp.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on Agenda Item B.

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 5:55pm.



Community Development

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF RECOMMENDATION

Date: June 17, 2017
File No.: CSP2017 0010

City and Borough of Juneau
CBJ Assembly Members
155 S Seward Street
Juneau, AK 99801

Proposal: Planning Commission recommendation to the City and Borough Assembly regarding a proposed CBJ land disposal to add 14,000 - 22,000 square feet to Entrance Point Subdivision Tract C in the Rural Reserve zoning district along North Douglas Highway.

Legal Description: Lot 2, USS 3559

Parcel Code No.: 6-D12-0-111-001-0

Hearing Date: June 13, 2017

The Planning Commission, at a regular public meeting, adopted the analysis and findings listed in the attached memorandum dated June 8, 2017, and found CSP2017 0010 to be consistent with adopted local plans and policies, as required by CBJ 49.10.170(c), CBJ 49.15.580 and AS 35.30.010 and recommends the Assembly approval the sale of a portion of USS 3559 to the owners of Entrance Point Subdivision Tract C with the following condition:

1. The area of land disposed by CBJ to the owners of Entrance Point Subdivision Tract C shall be the minimum necessary to meet the dimensional requirements of the Rural Reserve zoning district found in Title 49, the Land Use Code.

Attachments: June 8, 2017 memorandum from Chrissy Steadman, Planner II, Community Development Department, to the CBJ Planning Commission regarding CSP2017 0010.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even

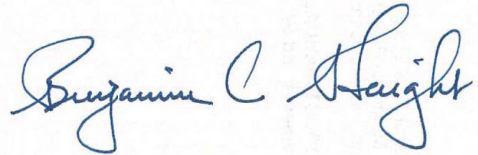
City and Borough of Juneau
CBJ Assembly
File No.: CSP2017 0010
June 17, 2017
Page 2 of 2

if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020(b).

Project Planner:



Beth McKibben, AICP
Planning Manager
Community Development Department



Benjamin Haight, Chair
Planning Commission



Filed With City Clerk

June 19, 2017

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. The CBJ and project designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.