

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

May 20, 2019, 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

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

Members Present: Chair Mary Becker, Maria Gladyszewski, Michelle Hale, Alicia Hughes-Skandijs

Members Absent: None

Liaisons Present: Paul Voelckers, Planning Commission; Weston Eiler, Docks and Harbors

Liaisons Absent: Chris Mertl, Parks and Recreation

Other Assembly Members Present: Loren Jones, Mayor Beth Weldon,

Some Members of the Public Present: Charles Murphy, KINY Radio Reporter, Ben Hohenstatt, Juneau Empire Reporter

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Scott Ciambor, Housing Manager

II. APPROVAL OF AGENDA

Mr. Chaney updated an item in the Staff Reports; Item C to correct the title to “Public Safety Demolition Update”, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. April 29, 2019 Draft Minutes

Chair Becker submitted minor comments for changes and the April 29, 2019 minutes were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. John and Ginger Bean request to purchase CBJ property

Mr. Chaney introduced the Beans’ request to purchase City property at the corner of Arctic Circle and Slim Williams Way, in the Skater’s Cabin area. The City property is 4,518 square feet and dedicated a public park by Plat 83-221. The Land Management Plan (LMP) designated this area as a parcel to *Retain* and managed by the Parks and Recreation Department. There is a lengthy process to apply to purchase this property, with this application as the first step. The applicant is interested in this lot to meet minimum lot size requirements in order to subdivide their lot into two. Prior to a disposal decision, the Parks and Recreation Advisory Committee will review this to provide a recommendation. The

Planning Commission would need to remove this property from parks status, as this was a requirement of a major subdivision plat approval. This was not set aside as green space but as a Public Park. The City did not develop this lot as a playground park and it just became a green space, providing a vegetative buffer for the area. This lot could potentially become a playground in the future, as that was the original desire. There is a possibility that this would qualify as a bungalow lot and the City might be able to sell this lot for a small house. If this lot could be sold separately from the adjacent property, it would give the Assembly another option to think about for the applicant's request.

The Lands Division is requesting that the Lands Committee pass a motion to forward this request to the Parks and Recreation Advisory Committee and Community Development in order to determine if this property should remain under CBJ Parks management. In addition to this motion, per discussion with Chair Becker, to have this matter sent back to the Lands Committee after the Parks and Recreation Advisory Committee and Community Development have reviewed it.

Ms. Gladziszewski inquired about the plat in 1983, being that Parks and Recreation did not know they had this, was this on any of their lists about parks. Mr. Chaney replied that it was not until Lands was doing a Land Management Plan update that all of the plats were reviewed and noticed that there were areas set aside for parks purposes and informed Parks and Recreation. Ms. Gladziszewski commented that she would not object to this moving forward as she was curious as to the Planning Commission's review.

Mr. Voelckers asked about what the Planning Commission's intent was during the 1983 conversation about the plat. Mr. Chaney replied that he did not research that far into this issue. Ms. Hughes-Skandijs commented about the description in the presentation, this is a green space gone wild but the neighborhood also includes stumps and gravel space. Mr. Chaney clarified that this gravel pit was in the region with a stump dump in a previous used gravel pit that has been filled with debris and stumps, an area across the road from this lot.

Ms. Hale asked Mr. Chaney about the bungalow lot, if this would be determined at some point in the process and when. Mr. Chaney said that Community Development would need to look at this first. Ms. Hale asked if the applicant wants to purchase this to subdivide his lot into two, and wanted clarity about how this would work. Mr. Chaney said he has not evaluated the subdivision proposal and that the applicant is a professional surveyor.

Mr. Eiler asked about the larger triangle lot on the other end of the street, and if they are parks sprinkled throughout the subdivision. Mr. Chaney replied that the long narrow strips of land on the plat are designated open space, or greenbelts, and that there are other small park lots, this lot is not the only park lot designated in this area.

Ms. Gladyszewski made a motion to forward to this request to the Parks and Recreation Advisory Committee, Community Development and the Planning Commission in order to determine if this property should remain under CBJ Parks management and then to be send this issue back to the Lands Committee. Motion passed.

B. Lena Land Sale

Mr. Bleidorn introduced the 2019 Spring Land Sale. Mr. Bleidorn commented that multiple departments within the City work together to bring about a land sale, including Purchasing, Finance, and the Housing Coordinator. Ordinance 2019-17 was adopted on April 22, 2019 by the Assembly and goes into effect on May 22, 2019 authorizing the sale of four lots in the South Lena Subdivision. These lots were set aside due to an eagle's nest in the area that has been been vacated and the four lots are now available for purchase.

CBJ§53.09.200 (j) establishes the minimum advertising requirements for land sales which provides the framework for our land sale schedule.

“Not less than 45 days before the date of a land lottery, auction, sealed bid opening, or the commencement date of an over-the-counter sale, the manager shall place an advertisement providing notice and a description of the sale in a newspaper of general circulation in the municipality, which shall run one day per week for at least four consecutive weeks.”

Based on the effective date of the ordinance and the CBJ§ 53.09 section of the Land Code, the land sale schedule is as follows:

May 22, 2019 - Ordinance 2019-17 goes into effect

May 22, 2019 - First advertisement will be published in the Juneau Empire

July 11, 2019 - Last day to submit bids to CBJ Purchasing Office

July 12, 2019 - Bid Opening and determination of apparent high bidder

July 23, 2019 - Declaration of Intent and purchase agreement due, from the high bidder

August 23, 2019 - Property closing and recording deadline

Mr. Bleidorn mentioned there are two remaining Renninger subdivision lots currently for sale over-the-counter.

Chair Becker inquired about the process to apply for the individual Corps permit. Mr. Bleidorn responded that the process is straightforward and takes about a month or two to

complete. Ms. Hughes-Skandijs asked if the City has disposed of any other wetlands. Mr. Bleidorn affirmed that Lands had previously sold wetlands in the past, and have previously applied for, and received a Corps permit for wetland lots. If someone wanted to do something different for fill, they would need to go to the Corps of Engineers to amend their application. For the two lots that are for sale at Renninger, the City does have Corps of Engineers wetland fill permits for those lots. Mr. Bleidorn noted that the appraisal price for the Lena lots reflects that they do not have wetland fill permits.

VI. STAFF REPORTS

A. Veteran's for Peace, Peace Sign Update

Mr. Chaney wanted to update the Lands Committee about the recent developments regarding the Peace Sign above Home Depot. Lands had been working with Veteran's for Peace in regards to insurance requirements to begin their work. Veteran's for Peace had called Lands about a recent site visit and alders had been cut down in the area. Through secondhand information it was mentioned that Garrith McLean, who had originally laid out the design had decided to do "freelance" alder cutting, which has nothing to do with Veteran's for Peace, and they wanted to make it clear what had happened was not their intent or plan. They were worried that they would be held responsible for the recent cutting, they are going to stand down for the time being, and not do anything but are interested in working in the future.

Ms. Gladziszewski asked about the flagging and the condition of the ground, that someone had flagged a peace sign, cut alders and had put in logs to spell "JUNEAU," if that was what they had cut down. Mr. Chaney responded that the current condition was without permission from the City and wanted to make clear that this is secondhand information as to who may have cut the trees down. Ms. Gladziszewski replied that meant that someone went on City land to cut trees down unauthorized and wanted to know the course of action when someone does this. Mr. Chaney replied that we had not taken enforcement action but could look into it if it were the interest in the committee. Chair Becker commented that someone put up the peace sign originally without permission. Ms. Hale asked Ms. Gladziszewski if someone built a "JUNEAU" out of logs. Ms. Gladziszewski replied that it appeared to her that someone used logs to spell "JUNEAU" under the peace sign.

B. Franklin Foods LLC Update

Mr. Chaney provided updated about the former Gunakadeit Park. It has been under renovation through Dave McCasland's Franklin Foods permit and he has leased the upland neighboring private lot for his business. During the preparation of this site, the fire hydrant next to the lot was discovered to be inoperable. The contractor that had installed it had to dig up the road and repair the broken waterline. The water was turned off to this fire hydrant but has been fixed and delayed Mr. McCasland's progress. The food court is still in its developing stages with progress going well and his business appears to be successful.

Ms. Gladyszewski had a question to be directed to the fire department, if they check fire hydrants on a regular basis. Mr. Chaney replied that he was unaware of their process.

C. Public Safety Building/450 Whittier Street (previous Warming Shelter) Demolition Update

Mr. Bleidorn provided an update on the demolition at 450 Whittier Street, the previous location of the warming shelter this past winter. Additional asbestos was discovered that was not known before and this removal is causing a delay and extra costs in the timeline. The costs were still within the contingency fund. Mr. Voelckers inquired about an active process to pave the surface. Mr. Bleidorn commented that was in the contract after the demolition was complete.

D. Filming Activity in Juneau

Mr. Chaney informed the committee on recent film permit applications. Lands has been working on quite a few filming permits for organizations that want to film on City property. NFL Films has recently requested to film in Juneau for the Alumni football game on May 24, 2019 at Adair Kennedy field and the High School. Lands, Parks and Recreation, and the Juneau School District have been working cooperatively to put together the permits and acquire all of the requested insurance documents. Recently Lands End had done a photo shoot in Juneau, which highlights that Juneau is a destination for clothing advertising as well. Juneau is also a popular spot for reality TV shows. Film crews also request to film on federal, state or private land, and we are happy to direct them to the appropriate contacts.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Mr. Voelckers commented that he was unable to attend the last Planning Commission meeting and had no update to provide.

Mr. Eiler noted that Docks and Harbors is entering into its busy season. Several new vessels are scheduled for Juneau, such as Cunard's Queen Elizabeth. Ribbon cutting for the new and updated ADA compliance Visitor Information Kiosk had recently taken place. Docks and Harbors have been working through neighborhood issues at Amalga Harbor. The Alaska Association of Harbor Masters will be holding their annual conference in Juneau between September 30 and October 4, 2019. The Docks and Harbors Board will hold their Operations and Planning meeting on May 21, 2019 to discuss the cruise ship master plan for small cruise ships and their lack of space. Small cruise ships are a growing niche in the industry.

VIII. SUPPLEMENTAL

A. Downtown Parking PowerPoint Presentation presented by George Schaaf on 04/29/19, as requested by the Lands Committee.

IX. ADJOURNMENT

Chair Becker adjourned the meeting at 5:30pm.