

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

December 4, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

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

Members Present: Chair Mary Becker; Beth Weldon; Rob Edwardson; Jerry Nankervis

Liaison Present: Paul Voelckers, Planning Commission

Liaison Absent: Weston Eiler, Docks and Harbors liaison; Chris Mertl, Parks & Recreation

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

IV. AGENDA TOPICS

A. White Oak Towers of Alaska Lease Application

Mr. Bleidorn addressed the Lands Committee with his November 30th, 2017 memo. The current lessee, White Oak Tower, is requesting additional time to renegotiate the lease.

Ms. Weldon moved for the Committee to unanimously approve staff's motion. Mr. Nankervis objected to the motion and asked if staff was looking for approval by the Committee for the lease agreement, and if it would be brought back before the Lands Committee or Assembly. Mr. Bleidorn replied this lease will go before the Assembly under "new business" with options for the Assembly to choose from and will eventually be presented to the Assembly as an ordinance. Mr. Nankervis removed his objection.

The Lands Committee unanimously moved for the fair market value lease of City property to White Oak Towers of Alaska for the continued use of the site for a communications tower.

B. Juneau Youth Services Cornerstone Facility Closure – Update

Mr. Bleidorn addressed the Lands Committee with his November 30th, 2017 memo. The Lands Committee has heard previously that the Cornerstone facility will be returning to City management soon and that there are currently four options to be considered for this property: retain this property for City use; dispose of this property at fair market value; lease this property at fair market value; and dispose or lease this property at less than fair market value. Mr. Bleidorn said staff is not asking for direction regarding the options themselves but instead requesting permission a recommendation for the City Manager to solicit letters of interest for potential public uses of the building.

Mr. Voelckers asked if the City would consider partial uses of the site and Mr. Bleidorn replied that option is still on the table. Mr. Bleidorn said JYS would still use the maintenance shed on the site and Lands is open to JYS's continued presence on the site.

Mr. Nankervis asked what the zoning is for the site and Mr. Bleidorn replied D-5.

Chair Becker asked if this site could be considered for fair market value or less than fair market value and Mr. Bleidorn confirmed it so.

Mr. Edwardson moved for the Committee to unanimously approve staff's motion. Mr. Nankervis asked Mr. Edwardson if this motion was option 3 as outlined in the memo and Mr. Edwardson replied that his understanding was the request for letters of interest could address any of the options. Mr. Bleidorn clarified that the request for letters of interest could help determine the direction the Assembly could take when related to the four options, and that the motion before them was not related to the options presented before them. Mr. Nankervis said that because this is preliminary, he will not object to the motion however if the Committee was trying to determine which option to choose, he would select option two. Mr. Bleidorn said at the next Lands Committee, staff will present all the options received for the property.

The Lands Committee unanimously moved to support the City Manager to solicit letters of interest for potential uses of 9290 Hurlock Avenue and bring the results back to the Lands Committee.

C. Aurora Arms Property Acquisition

Mr. Chaney addressed the Committee with the potential to develop around eight acres of CBJ property on Norway Point which fall outside of the hazard zone. Four different studies have looked at the site and all agree that this area is in a less than one-hundred year occurrence interval for hazards. The City does not have safe, direct access to this City lot however there is a lot owned by Aurora Arms condominium that if purchased could give the City needed access. Mr. Chaney said there is an issue with this site concerning drainage. Water runs off of both the Aurora Arms lot and the surrounding CBJ property causing overflow on the sidewalk and DOT right-of-way. The final negotiated price would include reducing the appraised value so that the City could correct the drainage issue.

Ms. Weldon asked if this proposal was realistic because Aurora Arms would need a secondary access and Mr. Chaney replied Aurora Arms is not required to have a secondary access.

Mr. Voelckers asked if the City and Aurora Arms parcels would be rezoned simultaneously to make for a conforming situation and Mr. Chaney said he would like to keep the rezone committee action separate from the acquisition of the lot. Mr. Voelckers followed up to ask if the City would be obligated to fix the drainage improvements and Mr. Chaney said DOT would require whoever owned the lot to correct the drainage issue.

Ms. Weldon asked if the lot is at such a high grade, are the lots buildable and Mr. Chaney confirmed it so. The area is not unbuildable but will be challenging. There are other areas in Juneau that are steeper than this lot, said Mr. Chaney. The lot has multiple advantages including water, sewer, access to right-of-way, and being close to the City center.

Mr. Nankervis said the lot next to the condominium is currently being used for parking by the condo residents and asked if there is enough parking to accommodate those needs. Mr. Chaney replied the Community Development Department confirmed Aurora Arms is compliant with parking requirements regardless if they used this lot for parking or not. Mr. Chaney said the CBJ could lease the area for parking to the condo association if needed.

The Lands Committee unanimously moved for Lands staff to continue to investigate options to purchase the lot located at 1870 Glacier Highway.

D. Indian Point Comments

Mr. Watt addressed the Lands Committee by saying the comments presented in the packet have been collected since the November Lands Committee meeting. Mr. Watt recommended the Committee not discuss this topic tonight because at the November meeting, the Committee let the community know that this topic would not be discussed until a future date. Mr. Watt recommended this topic come before the committee at the next Lands Committee meeting on January 29th, 2018.

Mr. Voelckers said Mr. Watt's October 19th memo raised 6 major thought-points and asked if it would be valuable to start staff analysis before opening up to public testimony. Mr. Watt said for this topic, it's important for the City to take it's time.

Ms. Weldon asked if the narrow band through the National Park Service property is an easement, and Mr. Watt confirmed it so.

Chair Becker asked if Mr. Watt found anything of historic significance that was not correct in staff's initial findings and Mr. Watt said he is still digesting the information. Chair Becker said the Committee asked for comments on the history of the land and that the Committee has already gotten (written) public testimony. Chair Becker said it does not sound like any one evaluated the historic paper that was given to the Committee.

Mr. Voelckers said the Borough selected this property in 1968 and asked if there were any background documents going back to that time. Mr. Watt responded the City is collecting source documents and that there is an area on the City website where staff is posting those source documents.

V. STAFF REPORTS

Mr. Bleidorn let the Lands Committee know that Lands staff closed on Lot 2 of the Renninger Subdivision with the Alaska Housing Development Corporation. Mr. Nankervis asked for clarification on where Lot 2 was located.

VI. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Voelckers said the Director's Report listed pieces of staff work happening on Title 49, and the Commission is very close on cleaning up variances. The Planning Commission has been trying to clean up the procedure for public testimony.

Mr. Nankervis said he appreciated Mr. Voelckers' comment and acknowledged to staff that Lands Committee members, being new, are still catching up with current Lands affairs.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:31 p.m.