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

Mr. Kiehl asked where people would go on the Channel Construction site to recycle cardboard, plastic, and other recyclables. Ms. Elfer replied the diagram presented before the committee was not set in stone and the suggested locations could change. Ms. Elfers suggested that smaller drop off boxes could be places near the entry to the property, which the City would then service in a larger structure. Another idea would be to make the structure have pre-sorted slots that the public would use so there would be less handling of the material on the City's end.

Chair White commented that only one of the locations outlines where water utility would go and Ms. Elfers replied that this option assumes the City would move water utility to the valley shop; there has not been an evaluation for other locations of the water utility.

- Old Gravel Pit, Lemon Creek
- Long term Lease on Private Property, Capitol Disposal Landfill, Tonsgard Court

Mr. Gregory asked what happens at the water utility site and Ms. Elfers replied there is office space for the 6-8 CBJ employees that work there; shop space for vehicles; equipment services like valves, pipes and meters; skaida equipment; and also renting half of the building to the Alaska Brewing Company for office space.

Mr. Kiehl asked if the Valley shop means the 7mile shop and Ms. Elfers replied the Valley shop is right next to the bus barn. Mr. Kiehl asked if the CBJ has looked there for space and Ms. Elfers replied she hasn't but that the space is already tight for the Streets Division as it is.

The Lands Committee invited the Alaskan Brewery Company representative to come before the committee.

Mr. Geoff Larson, Alaskan Brewery Company representative, gave a general history of land use in Lemon Creek and emphasized the Brewery has been able to grow eastward, however on the westward front, the brew house has been growing in the same footprint and that this will become a bottleneck if not addressed.

Mr. Kiehl asked if the Brewery would not need any of the existing buildings on the 4 CBJ lots and Mr. Larson confirmed it so.

Mr. Gregory asked if the brewery owns any other property in the general area and Mr. Larson said yes, the empty lot across from the Costco, however it is not useful for the current brewery operation. Mr. Gregory asked if Mr. Larson would entertain the idea of working with the City to relocate the CBJ operation down to this vacant lot and Mr. Larson said the Brewery would entertain any option. Mr. Larson said the lot has a repurchase option, there are a number of lots involved, and it's around two acres so there may be a footprint issue. Mr. Gregory asked if Ms. Elfers could investigate the vacant lot and Ms. Elfers replied she did not know much about the lot. Mr. Larson said 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.