

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

February 27, 2017 5:00 PM
City Hall, Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:00 pm.

Members Present: Chair Debbie White; Assembly members: Norton Gregory (telephonic participation); Jesse Kiehl; Mary Becker;

Liaison Present: Paul Voelckers, Planning Commission; Chris Mertl, Parks & Recreation

Liaison Absent: Weston Eiler, Docks and Harbors

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. January 30, 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. Drainage Easement Request by Sleepy Spruce Apartments

Mr. Chaney discussed the application and Deputy Land Manager Dan Bleidorn's February 22nd, 2017 memo, which summarized Sleepy Spruce Apartments' drainage easement request near the City's Johnson Youth Center. Sleepy Spruce Apartments would like to access the ditch to keep it free of debris to prevent flooding.

Mr. Kiehl: Does JYC have any concerns about this?

Chair White: I have spent time on this property, and this is outside the secure area.

Mr. Bleidorn: The applicant has been in communication with JYC concerning this easement, and currently there are no concerns.

The Lands Committee unanimously forwarded a motion of support to the Assembly for staff to begin the review process for an easement across City property in order to allow Sleepy Spruce Apartment to continue to maintain proper drainage.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on Agenda Item A.

B. Siddon Application to acquire City Property

Mr. Chaney reviewed the application request and his February 23rd, 2017 memo, and let the Lands Committee know that the Siddon family is present at the meeting and available to answer questions. Chris and Elizabeth Siddon would like to acquire a City lot in the vicinity of the Fourth Street stairs, adjacent to their home, which happens to be in the hazard zone. Their plan is to consolidate the CBJ lot with their current property to provide room for making structural improvements to their existing home, including mitigation against natural hazards.

Mr. Voelckers asked if there was any chance Kennedy Street would be built and Mr. Chaney replied it would be highly unlikely.

Chair White asked who pays for the appraisal and Mr. Chaney replied the applicant. Chair White asked if the applicant chooses the appraiser, and Mr. Chaney replied the applicant and the City mutually agree who the appraiser is.

Mr. Kiehl asked if the lots above Kennedy Street are in private hands, and Mr. Chaney replied maybe 1-2 but the majority of lots are owned by the City. Mr. Kiehl asked if there are steps the City should take to ensure the upland property owners' interests are protected and Mr. Chaney replied that would be a part of the building permit review.

The Lands Committee unanimously forwarded a motion of support to the Assembly for a fair market value sale of City property located at Juneau Townsite, Block 115, Lot 5 to the original applicants, Chris and Elizabeth Siddon.

PUBLIC PARTICIPATION ON AGENDA ITEM B

There was no public participation on Agenda Item B.

C. Potential Purchase of Lot to Provide Right of way

Mr. Chaney addressed the Lands Committee with his February 23rd, 2017 memo, which summarized the CBJ Lands and Resources Division's interest in acquiring access to City property from Aurora Arms Condominiums by building a road through their current parking lot to the site.

Ms. Becker asked if there has been resistance from Aurora Arms and Mr. Chaney replied no and that Aurora Arms is interested and very supportive in this proposal as it relates to a rezone of the property.

Mr. Mertl asked why the property is a donut-hole and not a hazard zone and Mr. Chaney replied the hazard maps have been updated 4 times, that this area has been found to be outside of the zone with every study, and that this area is outside the 500 year reoccurrence interval for avalanches. Mr. Mertl then asked if the City has evaluated lot sizes and the topography that could work with the draft road alignment and Mr. Chaney this is really early in the process, and the area isn't as steep as the Behrends neighborhood.

Mr. Voelckers said this is exciting way to get 8 acres of housing inventory downtown and congratulated Lands staff.

Mr. Kiehl appreciated this property not being in the slide zone but asked how the map related to secondary hazards and Mr. Chaney replied this area is outside of the secondary hazard area. Mr. Kiehl then asked if Aurora Arm's current zoning poses problems if they need to rebuild, and Mr. Chaney replied if the Aurora Arms building needed to be rebuilt today, it would not be allowed under current zoning.

Mr. Gregory asked if the existing road in figure 1 had too sharp of a curve and if that was the reason why the City needed to purchase the land and Mr. Chaney confirmed it so, saying that this road is in the high hazard zone and that an alternate route would be preferred to help mitigate risk. Mr. Gregory said he was concerned because he had witnessed a slide on Judy Way.

The Lands Committee unanimously forwarded a motion of support to the Assembly to continue to investigate options to purchase the lot located at 1870 Glacier Highway to provide access to eight acres of CBJ owned residentially zoned property outside of the mapped hazard zone.

PUBLIC PARTICIPATION ON AGENDA ITEM C

There was no public participation on Agenda Item C.

VI. STAFF REPORTS

Mr. Chaney let the Lands Committee know that the Pederson Hill Subdivision preliminary plat hearing is before the Planning Commission tomorrow.

Mr. Voelckers said the Planning Commission has been focusing mass wasting and the amount of acreage that is complicated by this designation. The Planning Commission is interested in an updated new mass wasting study to clarify where danger exists or where valuable property in the City is. Mr. Kiehl asked how often does the slide zone change and Mr. Voelckers replied that mass wasting events in the past may have been attributed to man-made patterns like clear cuts and mining. Chair White commented how engineering techniques for avalanche evaluation is better today than ever.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member or liaison comments or questions.

VIII. ADJOURNMENT

The meeting was adjourned at 5:35pm.