ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES
October 31, 2016 5:00 PM
Municipal Building Assembly Chambers

I. ROLL CALL

Debbie White, Chair, called the meeting to order at 5:02 pm.
Members Present: Chair Debbie White; Assembly members: Mary Becker; Jesse Kiehl; Norton Gregory
Liaison Present: Weston Eiler, Docks and Harbors
Liaisons Absent: Chris Mertl, PRAC; Carl Greene, Planning Commission;
Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. October 10, 2016

The October 10, 2016 minutes were approved.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. RH Development Land Exchange Proposal

On August 15th, 2016, Lands staff brought the RH Development proposal before the Lands Committee, and the Lands Committee decided that the proposal should not move forward since it was not favorable to the CBJ. Mr. Harris contacted Mr. Chaney and commented the proposal was not presented accurately on August 29th, so Mr. Harris's proposal was brought before the Committee again to further address the proposal.

Mr. Chaney introduced the proposal by reviewing a PowerPoint presentation and invited Mr. Richard Harris to speak. Mr. Harris addressed the Committee with a PowerPoint Presentation, and made the following comments:

Mr. Harris believes his proposal is better than what is offered in Pederson Hill. Mr. Harris strongly disagreed with the comparison of property value between his Lot and the UA lot on Pederson Hill (USS 4598 Lot 9) when it came to zoning and street access; his property is D18 compared to the UA property zoned D1. Mr. Harris read real estate comparisons to the Committee and determined the land value of his Lot is more like $200,000 an acre, making the property value around $1.4 million. Mr. Harries believes the benefits of his proposal are added land and infrastructure for housing in the community; provide access to a remote CBJ lot; and increase the tax base. Mr. Harris does not see CBJ development of this property resulting in a financial loss like Jackie Street, and Pederson Hill subdivisions.

Mr. Kiehl asked for more information on the alternate access near Vista Del Sol, which would be closer to the CBJ lot than the 600 foot road the CBJ is being asked to build in Mr. Harris's proposal. Mr. Chaney replied that the developers of the Vista Del Sol subdivision have expressed extreme desire to change the plat so that this second access does not connect therefore Mr. Chaney does not want to bet CBJ money on something this uncertain. Mr. Chaney said this proposal is about a multi-family zoned property that would get access through an existing single family residential subdivision, with approval hinging on the Planning Commission and potential owners and developers objecting.

Chair White asked what the grade of Cordova Street was and Mr. Chaney estimated 10% if not more. Chair White commented Mr. Chaney was concerned about buses but the road that goes up to Mountainside is just as steep if not steeper so she is trying to understand why the CBJ would be concerned about buses getting up there. Mr. Chaney replied he provided that information to give the Committee a good sense of how steep the road is. Chair White then asked what other access options does the City have for the 725 acre CBJ lot and Mr. Chaney replied the City has looked at this lot before with the Buildable Lands Study. Mr. Chaney said the land turned out to be very steep and that the City has much better property to work with. Chair White asked specifically about the alternative accesses to get to the Lot, and Mr. Chaney said the City has potential lateral access through the City Shop area. Chair White asked if the City was going to develop the 725 acre lot with the current land use code, would the Planning Commission want the City to have access on both ends of the 700 acre lot? Mr. Chaney replied that would be ideal. Mr. Chaney said that unfortunately the lot is so steep that it is not attractive when considered investment versus return.

Ms. Becker asked how steep Lot 16 was and Mr. Chaney replied it's steeper than Cordova Street. Ms. Becker then asked about the land above the Lot, and Mr. Chaney replied he would call that area "a cliff."

Mr. Harris commented that the proposal is framed as "giving access to CBJ lands" and is originally intended to provide buildable land for housing, potentially over 100 units.

Mr. Gregory asked what type of homes Mr. Harris is planning to build on his lots; what the size would be; and if the City were to follow through with the proposed land trade, what the price would be for the homes after they are developed. Mr. Harris replied $300-$325,000 for an attached home. Mr. Gregory asked without the proposed trade, how much will the houses cost and how big will they be and Mr. Harris replied the trade is irrelevant to what is occurring in his current development project.

Ms. Becker asked if Mr. Harris has plans for Lots 13, 14, and 15 and Mr. Harris replied not at this point.

Mr. Kiehl said he appreciated hearing the proposal, thanked Mr. Harris, and said that if the City is accessing CBJ land for more housing units, there are less expensive lands the City can get to. Mr. Kiehl referenced the Land Use Plan's direction of being conservative to acquiring new land. Mr. Kiehl said he would not make Mr. Harris's project a priority to pursue since the CBJ already has cheaper lands to access and because acquiring additional acreage is not what the City needs right now to increase housing, and that he would let this development project go.

Chair White commented that she couldn't make a motion as Lands Chair, she therefore asked the Committee if everyone agreed with Mr. Kiehl's statement. No objections were expressed. Chair White concluded that the Lands Committee would take no further action on this item.

PUBLIC PARTICIPATION ON AGENDA ITEM A
There was no public participation (aside from Mr. Harris) on agenda item A.

B. Docks and Harbors: Angoon Trading Company Inc. Lease

Mr. Uchytil addressed the Lands Committee on the Angoon Trading Company Tideland Lease as outlined in his October 27, 2016 memo.

Chair White asked about the adjacent land to this property that are currently inhabited and Mr. Uchytil said these Docks and Harbors lots are currently vacant. Chair White asked if leasing this lot to Angoon Trading Company would cut off the City's ability to do something with the other two lots, and Mr. Uchytil replied he did not think so since they will still have interest along Channel Drive.

(**Note-** Mr. Uchytil has provided the Lands Committee the following corrected information: The abutting property to the northwest is the Triplette Construction property; Mr. Uchytil had indicated at the meeting that Channel Construction bordered the Angoon Trading Company lease property. Mr. Uchytil also erroneously answered that the two lots to the southeast of the Angoon Trading Company property were owned by CBJ but currently unleased; the properties are leased to DJG Development through 2044.)

Ms. Becker asked if there would ever be a time that some other company would want this land and Mr. Uchytil said he can't answer that without doing a market survey. Ms. Becker asked if each time Mr. Uchytil signs this, the lessee continues to have first choice for renewal and Mr. Uchytil replied this lease came from the State and that there is an ordinance for lessees to renew with a preferential right so Angoon Trading Company is exercising this right.

Mr. Gregory asked where the land leases were advertised and Mr. Uchytil replied in the past Docks and Harbors has gone out with an RFP with advertisement in the newspaper and that this lease did not have that due to the lessee's guarantee to a preferential right. Mr. Gregory asked if this case would be considered out of the ordinary and Mr. Uchytil replied typically everyone has elected to exercise their preferential right to renew their lease.

Chair White asked if Docks and Harbors is looking for the Lands Committee to approve the language of the lease so it can go before the Assembly November 7th and Mr. Uchytil confirmed it so.

The Lands Committee forwarded the Angoon Trading Company Tideland Lease to the full Assembly with the recommendation for approval and the necessary ordinances be drafted.

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

Mr. Eiler highlighted that Docks and Harbors passed several resolutions regarding: the Alaska Municipal Harbor Grant Facility Program; the National Electric Code; the role in how Port and Harbor employees are classified under state law. Mr. Eiler said there were also discussions on action items including: the Long Range Waterfront Plan; measuring water quality within the harbors to receive clean harbor certification from the DEC; and a motion on the status of the lightering float since Docks and Harbors is seeing a bottlenose effect involving the construction of the new berths, Wings of Alaska, and the lightering float and recommended it be removed due to the construction. The Committee then asked for clarification on the location of the lightering float. Mr. Eiler said the next Docks and Harbors board meeting is November 17th. Mr. Kiehl asked where vessels would lighter into if the float was removed and City Manager Rorie Watt said there wasn't really public comment received on the removal of the lightering float and that Docks and Harbors will route this through the Planning Commission for public comment so Lands Committee members will see this proposal again.

VIII. ADJOURNMENT

The meeting was adjourned at 5:45 pm.