

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

July 25, 2016 5:00 PM
Municipal Building Assembly Chambers

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:02 pm.

Members Present: Chair Kate Troll; Assembly members: Jerry Nankervis (telephonic participation), Debbie White, Mary Becker

Liaisons Present: Chris Mertl, PRAC

Liaisons Absent: Bob Janes, Docks & Harbors; Carl Greene, Planning Commission

Staff Present: Greg Chaney, Lands and Resources Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer

II. APPROVAL OF AGENDA

The agenda was approved.

III. APPROVAL OF MINUTES

A. June 27, 2016 Minutes

The June 27, 2016 minutes were approved as amended.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Implementation Strategy for the 2016 Land Management Plan

Mr. Chaney addressed the committee by reviewing each of the 12 subsections to the Implementation Strategy for the 2016 Land Management Plan. Below are questions raised by the Lands Committee, organized by individual subsection.

Renninger Subdivision

Chair Troll asked for clarification regarding the short term timeline of the Implementation Strategy, referencing the negotiated sales to AHDC and the Juneau Homebuild Partnership. Mr. Chaney said it is anticipated the negotiated sales will go before the Assembly "in months," which is within the next year ("short term"). Chair Troll asked that an update on Pacific Development Group's interest in the City's Renninger properties be scheduled for a future Lands Committee discussion.

South Lena Subdivision

Ms. White asked for clarification regarding the location for Block E of the South Lena Subdivision on the map provided in the Implementation Strategy.

Switzer Area 3

Mr. Mertl asked what the area is zoned as and Mr. Chaney replied D-5, residential subdivision density.

Ms. Becker asked for clarification on the timeframe for Switzer Area 3 and Mr. Chaney replied the next two years will help assess how much this development will cost. Ms. Becker said the Implementation Strategy's timeline is based on two years from now and not when the project is started, and Mr. Chaney replied the timeframe is two years from when the Land Management Plan was adopted.

Chair Troll asked if this area lies in the Lemon Creek planning area and Mr. Chaney confirmed it so. Chair Troll asked if this will be incorporated into the neighborhood plan and discussions and Mr. Chaney confirmed it so.

Pederson Hill Subdivision

Mr. Mertl said the Implementation Strategy looks like a lot of work.

Chair Troll asked if discussions with the Affordable Housing Commission and Developers are ongoing right now and if that is the reason why Pederson Hill has not gone to the Planning Commission. Mr. Chaney replied yes the discussions are ongoing, but that those discussions are not delaying Pederson Hill. Mr. Chaney would like to see a collaborative relationship with builders regarding Pederson Hill.

LND-1420

Ms. White asked which part is easily developed and Mr. Chaney said it is not necessarily "easy", but when considering other properties it is. Ms. White pointed out the property has sheer drop-offs. Mr. Chaney said there will be a feasibility study conducted and that when staff examined the way the property was laid out, it looked doable. Mr. Chaney also said there could be cluster development.

Mr. Mertl said he believes there is trail access to Treadwell Ditch. Mr. Chaney replied the City would not wipe out an existing trail, and when he said "no strings attached" it was in reference to no reversionary clauses so that developers have freedom when building. Mr. Mertl asked if there is a trail toward the back of the lot and Mr. Chaney confirmed it so.

Second St. and Franklin St.

Chair Troll asked if there was a motion for a negotiated sale of the property and said she is hoping staff is not waiting on the Assembly to move forward with the North Franklin Lot. Mr. Chaney replied staff is not waiting.

Mr. Nankervis said Second Street was not supposed to go out to interested parties but direction was provided at the last Lands Committee meeting to begin the sale to the original proposer and asked what happened. Mr. Chaney had not attended the meeting when the motion was approved so Mr. Ciambor replied that at the last Lands Committee meeting, staff was tasked with putting Second and Franklin out for housing purposes. Mr. Ciambor said currently there is a letter of interest and application available for developers who will meet the highest and best need of the property, which will be determined August 1st.

6th St. Douglas

Ms. Becker said there are a few homes that are close to 5th Street. There is one residence where land set aside looks like a road from that home. Ms. Becker asked if that road is the start of 6th Street and Mr. Chaney said he was not sure what Ms. Becker was referring to. Mr. Chaney said there is a snowmobile trail. Ms. Becker said the area did not look right and wanted to know if the City was involved and Mr. Chaney said he is not familiar with the City's involvement and that there will be an examination of existing development near the property prior to selling property in the area.

Chair Troll said some of the smaller lots on 6th Street may be attractive to young people and create another version of Starr Hill. Mr. Chaney said the advantage of this over Starr Hill is that the area is not at the base of a hazard zone and that the feasibility study will examine this.

LND-0315

Mr. Nankervis asked where would the Auke Bay Bypass be in relation to this property and Mr. Chaney replied it would be up the hill and that this property would not be that impacted.

Ms. White said the Auke Bay Fire Department volunteers were looking to purchase some of the mobile home property and asked the City to cooperate with the Fire Department.

Ms. Becker asked if the City would hire consultants for each feasibility study and Mr. Chaney replied for this project, yes.

Norway Point:

Ms. White asked if the area is close to a condo complex and Mr. Chaney replied there is development along the road so finding a way up is not going to be easy. Mr. Chaney also said this development may not be feasible but the City will conduct a feasibility study to find out.

LND 1430:

Mr. Mertl asked for a reference point to determine where this property is located and Mr. Chaney replied it is approximately from the bridge to the Bonnie Brae Subdivision.

Final Comments:

Mr. Mertl: Is Gastineau Apartments beyond Lands at this point?

Mr. Chaney: Well, we currently don't own that property. We may, but that's not in my crystal ball to tell how that's going to go.

Chair Troll: Actually Mr. Mertl that was one of the things I was going to bring up that should that become part of our venue of lands that we have? I would hope that as its ripe it might inject itself into the lands work program. As it becomes ripe.

Mr. Chaney: Yes, if we gain ownership of that property, we will be talking about options. At the very beginning, we will be talking about 'what are we going to be doing about this?'

Chair Troll then discussed an alternative City Hall.

PUBLIC PARTICIPATION ON AGENDA ITEM A

There was no public participation on agenda item A.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no committee member reports.

VIII. ADJOURNMENT

The meeting was adjourned at 5:56 pm.