

**ASSEMBLY STANDING COMMITTEE  
LANDS AND RESOURCES COMMITTEE  
THE CITY AND BOROUGH OF JUNEAU, ALASKA**  
June 6, 2016, 5:00 PM.  
Municipal Building Assembly Chambers

**I. ROLL CALL**

**II. APPROVAL OF AGENDA**

**III. APPROVAL OF MINUTES**

- A. April 25, 2016 Minutes
- B. May 16, 2016 Minutes

**IV. PUBLIC PARTICIPATION**

(Not to exceed a total of 10 minutes nor more than 2 minutes for any individual).

**V. AGENDA TOPICS**

- A. Film regulations in Juneau
- B. Financial Review of Renninger Subdivision and Jackie Street
- C. Pederson Hill Subdivision Decision Making Milestones
- D. Discussion Concerning Hierarchy of CBJ Involvement In Housing Development

**VI. STAFF REPORTS**

**VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

**VIII. ADJOURNMENT**

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

April 25, 2016 5:00 PM  
Assembly Chambers

**I. ROLL CALL**

Kate Troll, Chair, called the meeting to order at 5:00 pm.

**Members Present:** Chair Kate Troll; Assembly members: Mary Becker, Jerry Nankervis, and Debbie White

**Liaisons Present:** Christopher Mertl, PRAC; Carl Greene, Planning Commission

**Liaisons Absent:** Bob Janes, Docks & Harbors

**Staff Present:** Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Rorie Watt, City Manager; Mila Cosgrove, Deputy City Manager; Beth McKibben, Senior Planner; Bob Bartholomew, Finance Director; Ken Koelsch, Mayor; Jesse Kiehl, Deputy Mayor

**II. APPROVAL OF AGENDA**

There were no agenda changes.

**III. APPROVAL OF MINUTES**

A. April 4, 2016

The minutes of the April 4, 2016 Lands Committee meeting were approved.

**IV. PUBLIC PARTICIPATION**

There was no public participation on non-agenda items.

**V. AGENDA TOPICS**

**A. Staff presentation about Letters of Interest Concerning Proposals to Develop Lots in the Renninger Subdivision**

Mr. Chaney introduced Mr. Ciambor and Mr. Bleidorn, and let the committee know that Mr. Ciambor would be addressing the 'housing aspect' concerning the Renninger Subdivision, and that Mr. Chaney would be addressing the 'land aspect' concerning the Renninger Subdivision.

Mr. Chaney briefly went over the characteristics of the Renninger subdivision and announced that four proposals were received as a result of the advertisements placed for letters of interest for developments in the Renninger Subdivision:

- Alaska Housing Development Corporation (AHDC) requested Lots 6 and 7,
- Educational Homebuilding Program requested Lot 3,
- Prama Inc. requested Lot 4,
- Pacific Development Group (PDG) requested Lots 2, 3, and 4,
- There were no requests for Lot 5.

Ms. White asked if wetlands mitigation would be needed for Lot 5 and Mr. Chaney replied that Lands worked with the Army Corps to secure a permit allowing fill for each Lot. Ms.

White then asked how much fill is permissible and Mr. Chaney replied enough to build an 8-plex. Mr. Mertl asked since Lot 5 received no interest, would it be possible to take part of the preservation easement on the northwest corner and go straight up since the eastern portion of the property is the wettest and spongiest, and Mr. Chaney replied the Lot was laid out in its current state due to the anadromous stream, and that it is possible to realign the preservation area if the applicant would be willing to go before the Planning Commission. Mr. Mertl reiterated he was interested in cutting Lot 5 in half, and if that would make the Lot more appealing and Mr. Chaney replied it might, but the Lot hasn't been placed on the market yet so it's uncertain if it will sell. If there is no interest after it's made available to sell for a reasonable amount of time, the layout of the lot can be reevaluated.

Mr. Ciambor then addressed the continuum of housing as related to income levels and definitions concerning affordable housing. Mr. Ciambor then reviewed the results of the grading criteria for Renninger Subdivision letters of interest as outlined in the April 16, 2016 memo he submitted to the Committee of the Whole.

Ms. Becker asked for confirmation that the City would develop the land, water, sewer, site clearing, and everything else and Mr. Chaney replied that the City is developing the subdivision by installing water, sewer, and roads for the subdivision. Mr. Ciambor said that for a complex partnership deal like what is being proposed with PDG, the City evaluated PDG's letter of intent and saw that CBJ would contribute the land and retain ownership, while PDG would bring in private equity from their financiers and their own construction to develop the property over a 30 year period, with the improved property returning to the City at the end of that period.

Mr. Mertl asked if any of these letters of interest best met Juneau's housing needs in terms of the spectrum of housing and Mr. Ciambor replied that there was one more proposal to present, and Mr. Mertl responded it would be fine to wait till the end to answer this question.

Chair Troll stated that if the City would want to proceed with PDG, there would be several steps before things would be finalized, such as a market analysis that the City would share and then become the basis of an MOU. Chair Troll asked with significant development fees, is 15% a normal rate and Mr. Ciambor responded he did not know the answer off hand and that it would be addressed in the MOU. Mr. Ciambor said this is not a standard affordable housing project so he does not have a concept on what percentage this would be since this is closer to a fair market housing deal than affordable housing deal.

Mr. Ciambor then continued to present information regarding the Prama Inc. proposal as outlined in the April 16, 2016 memo he submitted to the Committee of the Whole.

Chair Troll then gave each proposer the opportunity to present any new or additional information that the committee wasn't previously aware of.

Tamara Rowcroft of the AHDC said that AHDC has had a 44 year presence in this area and has partnered with the City in the past when Eaglewood was developed, and would be willing to consider a future relationship similar to this. If the City would be interested in

having AHDC do additional development on this subdivision, AHDC would be interested in negotiating to do that, said Ms. Rowcroft.

Chair Troll then asked if there was anything new Ms. Rowcroft would like to share about the Educational Homebuilding Program and Ms. Rowcroft replied the program really fits the need for affordable housing options in the community and is a great educational opportunity for high school and university students.

Mr. Nankervis asked Ms. Rowcroft what the difference is between Lot 2 and Lot 3 regarding the Homebuilding Program and Ms. Rowcroft replied Lot 3 is desirable because it has no wetlands, lends itself very well to a smaller subdivision of 6-8 homes, and also has preferred soils work results.

Chair Troll then asked if Mark Lewis with PDG had anything additional to share with the committee and Mr. Lewis said he would be happy to answer questions. Mr. Nankervis asked if the real substance for the project would be hashed out in the MOU and Mr. Lewis agreed, and that this was a conceptual proposal to develop a plan to add volume to the workforce housing group at an affordable rate. Mr. Nankervis requested more information on PDG's willingness to be flexible on the selection of Renninger Lots and Mr. Lewis responded that in any partnership you want to be flexible. PDG has a lot of experience working with the Army Corps of Engineers and is willing to put the time in, but PDG would put up an interactive perform, track the costs, and see how those numbers look, said Mr. Lewis. PDG has the expertise to develop Lot 5, said Mr. Lewis, but the group also feels that will be an extra effort requiring a partnership. Ideally, if you want to make an impact on affordable housing, PDG would like to have Lots 2, 3, and 4 and is also happy to work with all interested parties at Renninger, said Mr. Lewis.

Mr. Mertl asked if there is a minimum lot size PDG is looking for, and Mr. Lewis responded PDG would like 90 units to make a dent in the workforce housing program. Chair Troll said PDG expressed an interest in Lots 2, 3, and 4 but PDG would have willingness to work with Lot 5, and if there would be a way to reshape Lot 4 to accommodate the Educational Homebuilding Program and Mr. Lewis responded that he walked the property and that there is flat buildable land at the northern end and that there is a nice frontage available for development of single homes.

In the interest of time, Chair Troll then invited Prama Inc. to present their proposal to the committee.

Mr. Charles Wilson with Prama Home Inc. said the group's interest was to provide housing for seniors, that the group feels comfortable to meet this need with Lot 4 of the Renninger subdivision, and briefly explained the services Prama Home Inc. would like to provide to the community.

Chair Troll asked Mr. Wilson to address the financial viability of the program and that conceptually there is a lot of support for what he is hoping to accomplish. Mr. Wilson said Lori London is working with Prama to solicit grant funds for the \$13 million dollar facility Prama would like to build. The contacts that have been made so far have not been successful since the group needs evidence of support from a primary organization to be

more successful in generating grant funding, said Mr. Wilson. Securing City property such as Renninger Subdivision Lot 4 would be an anchor for the group, said Mr. Wilson, and that Prama would use City financing to afford the property along with financial support from grants.

Ms. White asked Mr. Wilson if he had been able to find similar projects working in other areas and if there were examples and Mr. Wilson responded that he himself is an example of someone becoming successful as the result of the influence senior citizens have had in his life. Mr. Wilson also said that as a trained counselor, it is his intention to work with those seniors who have reservations working with youth to help understand the concept of paying it forward. Mr. Wilson also said it takes a village to improve the relationship between seniors and youth.

Chair Troll said the committee should go through the proposals one by one, and that the most straightforward one would be AHDC's proposal for Lots 6 and 7. Ms. White asked if the group would need to make a motion to go forward and Chair Troll clarified that the motion would be to direct staff to proceed with going through a negotiated agreement with AHDC. Chair Troll then asked if the negotiated sale would come back to the Lands Committee or go before the Assembly, and Mr. Chaney replied that currently before the committee is a concept, and that Lands would fill in the details, which would then go before Lands and then before the full Assembly. Lands would like to get more specificity before taking this before the Assembly, said Mr. Chaney.

**The motion was unanimously approved for staff to move forward with the negotiated sale of Lots 6 and 7 with the Alaska Housing Development Corporation and bring it before the Lands Committee for further review.**

Chair Troll then addressed the competing interests regarding the other Renninger Lots, and PDG's willingness to work with other groups, and asked the group for a motion. Ms. White then said before a motion was made, she would want to hear from Mr. Fantasia or someone else from the Educational Homebuilding program regarding the use of Lot 2 or 4 for their project. Chair Troll agreed, and said that the Lands Committee could request that any actions come again before the committee but that the committee could go forward with a conceptual approval with the overall development direction.

Justin Fantasia introduced himself as a part of the Juneau Homebuild partnership and Assistant Construction Professor at the University of Alaska Southeast, went over the topographical characteristics of Renninger subdivision, and reaffirmed the program's interest in Lot 3. Chair Troll asked if the group would be open with reevaluating Lot 4 if the committee went forward with PDG and Mr. Fantasia replied that the Homebuild program has been around for 30 years and is not going to stop the program if they're not successful with one area, and may not move forward with Lot 4. Lot 3 would provide the least amount of challenges, said Mr. Fantasia.

Mr. Mertl asked if the organization would be interested in a partnership and if that would be beneficial and Mr. Fantasia said any functioning partnership would be beneficial, that Mr. Lewis with PDG did reach out to the group, and that they have not had a chance to sit down with Mr. Lewis and discuss a potential partnership. Mr. Mertl then asked if an amicable

partnership were to form, would the group consider moving to Lot 2 and Mr. Fantasia reiterated the group wants to stay focused on Lot 3. The soils tests from Lot 3 were favorable, and that any challenges on a small development project like the Homebuild Program could make the project unaffordable. Mr. Chaney then brought up a conversation he had with Ms. Rowcroft asking her if the group would consider different options, and emphasized that any of the other Lots will cost more for the program to develop, and that it would be difficult to ask the group spontaneously if other Lots would suffice. Ms. White asked if the Homebuild Program would use the bottom parts of Lots 2 and 3 and having Lot 4 extend behind them and Mr. Fantasia replied that the backside of Lots 2 and 3 is where it gets quite steep. Mr. Mertl recommended that these two groups- Homebuilder Program and PDG- come up with a resolution on their own accord as an easy way for the committee to move forward. Ms. Becker agreed, and stated she appreciated the Homebuild Program standing firm on Lot 3.

Chair Troll said there is a conceptual approval of trying to move forward with PDG and the Homebuild program for Lots 2, 3, and 4, and that the committee sees merit in the proposals and to accommodate them, and directs staff to accommodate discussions between PDG and the Homebuild program. Mr. Nankervis asked if these items would come back before the Lands committee and Chair Troll confirmed it so. Mr. Chaney then asked how Prama would fit in to the committee's arrangement and Chair Troll responded that from her reading of the letters of interest and staff analysis, Prama is not ready to move forward and its time frame is far out. The two proposals from the Homebuild program and PDG are in a position to move forward, but at this point in time, Prama cannot compete with the more viable projects for Lot 4, said Chair Troll. Mr. Mertl responded that the committee should offer Prama the same amount of time granted to the Homebuild program and PDG. Chair Troll confirmed this and said Prama gets the same courtesy if they act quickly. Mr. Chaney confirmed that at this point, the direction from Lands is to let the three groups try to work something out that is collaborative, and then bring something back to the Lands Committee. Mr. Chaney then asked about the timeframe and Chair Troll responded the next Lands Committee meeting.

**VI. STAFF REPORTS**

There were no staff reports.

**VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

There were no committee member/liason comments.

**VIII. ADJOURNMENT**

The meeting was adjourned at 6:07 pm.

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

May 16, 2016 5:00 PM  
Assembly Chambers

**I. ROLL CALL**

Kate Troll, Chair, called the meeting to order at 5:00 pm.

**Members Present:** Chair Kate Troll; Assembly members: Mary Becker, Jerry Nankervis, and Debbie White

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

**Liaisons Absent:** Chris Mertl, PRAC

**Staff Present:** Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Mila Cosgrove, Deputy City Manager; Teri Camery, Senior Planner; Rorie Watt, City Manager

**II. APPROVAL OF AGENDA**

There were no agenda changes.

**III. APPROVAL OF MINUTES**

A. April 25, 2016

The April 25<sup>th</sup>, 2016 minutes will be on the upcoming June 6<sup>th</sup>, 2016 meeting agenda.

**IV. PUBLIC PARTICIPATION**

There was no public participation on non-agenda items.

**V. AGENDA TOPICS**

- A. Request for authorization to enter into negotiations for the sale of Lots 6 & 7 of the Renninger Subdivision with the Alaska Housing Development Corporation

As directed by the Lands Committee, Lands prepared the terms for sale regarding Lots 6 and 7 between the City and Alaska Housing Development Corporation. Mr. Chaney also reviewed the process for this sale. First, the Assembly has to authorize Lands to negotiate, thus the motion of support before the Lands Committee, and once that authorization is approved, the proposal is taken before the Planning Commission, which makes a recommendation, and then the approved proposal is taken back to the Assembly to be authorized with an ordinance.

**The Lands Committee unanimously made a motion of support for the Assembly to authorize the Manager to enter into direct negotiations with the Alaska Housing Development Corporation for the sale of Lots 6 and 7 in the Renninger Subdivision, utilizing City financing.**

- B. Distribution of Lots in Renninger Subdivision for Pacific Development Group, Educational Home Build partnership, and Prama Inc.

Mr. Chaney briefly reviewed each proposer's lot request (s) within Renninger subdivision. As directed by the Lands Committee, Lands staff devised recommendations for the distribution of lots. Mr. Chaney then reviewed the different allotment options as outlined in the packet materials. Mr. Chaney then directed the Committee's attention to the supplemental materials provided by Prama Inc. and noted that even with these additional materials, he would not change his recommendations. Mr. Chaney then gave two options for staff recommendations:

*"If the CBJ agrees to enter into a partnership with the Pacific Development Group, then Option A (as presented in the staff memo) would be the most efficient use of resources."*

*"If the CBJ determines that the Pacific Development Group's proposal is not appropriate, then allocation of lots within Renninger Subdivision should be reconsidered."*

Ms. Becker asked what lot did the Educational Homebuilders Partnership first request and Mr. Chaney replied they have remained committed to Lot 3 all along.

Chair Troll noted that Option A also stresses the need to provide low-cost-or-free gravel in order to make Lot 5 attractive to the Educational Homebuilders Partnership, and pricing it to the same level as Lot 3. Mr. Chaney said for the Lena Subdivision, it was proposed to sell the lot to the Educational Homebuilder Partnership at half price, but the price was reduced to 40% because the Educational Homebuilder Partnership had to build a waste water disposal system. In this case, said Mr. Chaney, all utilities are provided, so using the same logic, if the City would be willing to give Lot 5 for the same price as Lot 3 plus low cost fill, it would be an amazing deal. The advantage of Lot 5 is its large size and that it would extend Educational Homebuild Partnership's development opportunities years into the future, but it would cost more to build there, said Mr. Chaney.

Chair Troll reiterated to the Committee that the decision before them is regarding the allocation of lots within the Renninger Subdivision and that the Committee of the Whole's agenda includes the partnership aspect with Pacific Development Group for discussion.

Mr. Nankervis offered a motion of support for the Assembly to authorize the Manager to enter into direct negotiations with the Educational Homebuild Partnership for the sale of Lot 3 in the Renninger subdivision and requested unanimous consent. Chair Troll asked if there were any objections, and both she and Docks and Harbors liaison Bob Janes objected to the motion (it was later clarified that liaisons do not vote).

Mr. Janes said the Educational Homebuild Partnership prefers Lot 3, and inquired about the implications associated with Lot 2. Mr. Chaney explained they were topography and drainage.

Chair Troll stated the basis of her objection was that single family homes fit better in Lots 2 or 5 rather than being surrounded by multifamily housing. Because there is multifamily housing above Grunening Park, below it would be more appropriate to locate single family dwellings on the edges of the subdivision rather than in the middle. Putting the Educational Homebuild Partnership on Lot 5 would allow for continuous PDG project design. It would provide further benefits by minimizing the cost to PDG and the City. This would also minimize the long term risks for the PDG proposal for PDG & CBJ. There are advantages to Lot 5 and the City could make it attractive for the Educational Homebuild Partnership. Overall it would be better for long term sustainability, said Chair Troll.

Ms. White called forward a representative of the Educational Homebuild Partnership program from the audience. Mr. Justin Fantasia addressed the Committee on the Partnership's thoughts regarding Lot 5. As proposed by the Lands Committee, Lot 5 was of interest, but Mr. Fantasia stated Lot 5 has additional challenges such as wetlands. Although the lot is large, the Corps has only issued a permit for a quarter acre of fill and most of the easily buildable land is restricted by the Corps. The Educational Homebuild Partnership has a clear development strategy for Lot 3, and Mr. Fantasia stated that if Option A is chosen for Renninger, the Educational Homebuild Partnership would do additional research for Lot 5. Mr. Janes asked what percentage of Lot 5 has been approved by the Corps for fill and Mr. Chaney guessed 20%. Mr. Janes said that 20% of Lot 5 isn't too much smaller than Lot 3 and leaves the group a future in creative design and permitting. Mr. Chaney corrected his earlier estimate and said the Corps has permitted 12,000 square feet of fill for the site, which is smaller than 20%. Ms. Becker asked if the challenges to the Educational Homebuild Partnership are worse, better, or different than it would be for Pacific Development, and would Pacific Development have the same challenges as Lot 5, and Mr. Chaney replied that the Pacific Development project is a different type of development project completely, and that the Educational Homebuild Partnership needs are smaller than the 90 unit development of Pacific Development. Chair Troll asked Mr. Fantasia what the group's preference was between Lot 2 and Lot 5 and Mr. Fantasia said Lot 5 would be of more interest as shown in Option B. Chair Troll then reiterated the motion before the Committee, which was to allocate Lot 3 to the Educational Homebuild Partnership as shown in Option B. Mr. Janes stated that without having walked the lot himself, he really felt that Lot 5 is worthy of strong consideration for what it could bring to the program's future. Ms. White said that Lot 5 only has 12,000 square feet of area to build on, which

is less than 10% of the square footage of Lot 3 and that she doesn't think having volunteers and people learning work on wetlands mitigation and drainage issues is a good idea, nor does the Committee know what the Corps is going to do in the future for Lot 5. Ms. White said these reasons are exactly why there is no affordable housing in Juneau. Ms. White also said that the City considering selling these properties for less than what it costs to put in the infrastructure shows why building in Juneau is not affordable. Ms. White then asked how many units were going into Lot 3 and Mr. Fantasia replied 6-8 units and the group has not proposed anything in particular for Lot 5. Ms. White said she is not comfortable putting the students on Lot 5.

Chair Troll directed the Committee to vote on the motion before them, Mr. Greene wished to recuse himself from voting due to conflict of interest, and Mr. Chaney clarified to the Committee that liaisons cannot vote.

Chair Troll- No  
Ms. Becker – Yes  
Mr. Nankervis- Yes  
Ms. White- Yes

Motion passes 3 to 1

**The Lands Committee made a motion of support for the Assembly to authorize the Manager to enter into direct negotiations with the Educational Homebuild Partnership for the sale of Lot 3 in the Renninger subdivision.**

Chair Troll then directed the Committee to vote on Lots 2, 4, and 5. Mr. Nankervis made the motion for the Lands Committee to forward the discussion about entering into a contract for land sale negotiations with Pacific Development Group regarding Lots 2, 4, and 5 to the Committee of the Whole.

Chair Troll- Yes  
Ms. Becker – Yes  
Mr. Nankervis- Yes  
Ms. White- Yes

Motion passes 4 to 0

**The Lands Committee made a motion to forward the discussion about entering into contract for land sale negotiations with Pacific Development Group regarding Lots 2, 4, and 5 to the Committee of the Whole.**

#### C. Presentation of the Draft Juneau Wetlands Management Plan

Ms. Teri Camery, Senior Planner with CBJ CDD, brought forward the Juneau Wetlands Management draft plan to the Committee for a second time. This is by no means the last draft, said Ms. Camery, only the last time the Committee will have a chance to ask the consultants questions before the grant and contract expire June 1<sup>st</sup>, 2016. CDD will continue working on the draft wetland management plan internally and will bring it forward to the Lands Committee and other entities in 2-3 months. Ms. Camery said all major changes made in September 2015 have been incorporated.

Chair Troll asked for a short presentation to be given by the consultants working on the draft plan. Mr. Paul Adamus gave a brief overview of the issues associated with construction within wetlands in Juneau.

Ms. White said it seems like the City has invited more tools, like the draft management plan, to prevent development. Mr. Chaney said what the City has received from the plan is knowledge of 'what's out there', and the plan doesn't change the law either way. When staff looks into the development of a subdivision, the first item needed is a wetlands assessment, said Mr. Chaney. This federal grant has allowed the CBJ to map all developable property so that when staff apply to

the Corps for wetland fill, there is already knowledge on the wetlands in question, said Mr. Chaney. Ms. White asked if this tool will be available to the public and both Mr. Chaney and Mr. Adamus replied yes. Mr. Adamus said the plan doesn't have a slant for pro or con development, and decisions will be made on the wetlands based on science and policy. Mr. Nankervis asked if the study area was mostly CBJ land and Mr. Adamus replied yes, and that back in the '80s the study area included more private land. Mr. Nankervis then asked if the study area included fresh water wetlands and Mr. Adamus replied that this study includes both fresh water and estuary wetlands. Mr. Nankervis finished by saying that with the new LIDAR data, 54% of the study area was considered wetlands. Mr. Nankervis further inquired about the previous study area versus the location of this study area and Mr. Adamus replied the plan encompasses a different study area with very little overlap. Ms. Camery then reiterated that the draft wetland management plan will be coming to the Assembly for multiple revisions and that this presentation was just the final time to speak with the consultants before the grant and contract expire. Chair Troll thanked the consultants for their presentation.

D. Alaska Power and Telephone request to acquire CBJ Park property for communications cable

Mr. Chaney presented maps to demonstrate a boundary issue regarding a request to install a fiber-optics cable on CBJ property. Mr. Bleidorn added that Alaska Power and Telephone Company came to the City for a lot line adjustment to correct the existing encroachment on City property and to include this utility easement, and Mr. Bleidorn noted that the City-owned Parks and Recreation property already has two existing easements that run through it.

**The Lands Committee approved a motion of support to the Assembly for further consideration of this application by direct negotiations with the original proposer.**

Chair Troll requested that the next steps for this project happen concurrently rather than sequentially so that Lands Committee could move things along and Mr. Chaney replied Lands will do what it can while following the code.

E. Summary of Air Quality monitoring program for 2015-2016 winter

Mr. Chaney gave a brief presentation and said overall the CBJ Air Quality monitoring program has been very successful.

**VI. STAFF REPORTS**

Mr. Chaney let the committee know that 4 out of 5 Lena lots had apparent high bidders on them and that it was a successful land sale.

**VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS**

There were no committee member/liaison comments.

**VIII. ADJOURNMENT**

The meeting was adjourned at 5:51 pm.

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
greg.chaney@juneau.org

Voice (907) 586-0205  
Fax (907) 586-5385

**TO:** The Lands Committee

**FROM:** Greg Chaney, Lands and Resources Manager

**SUBJECT:** Developing Regulations for Film/Video Productions on CBJ Property

**DATE:** May 31, 2016

Often the best advertising a community can receive is to be included as a location in a movie or video, so most communities welcome and accommodate film productions. This is particularly true of Juneau however there can be impacts that must be mitigated to minimize unintended consequences.

The City and Borough of Juneau has film regulations and policies that have been developed separately by departments over time. When "The Amazing Race" came to Juneau during the summer of 2014, the film company was required to contact several City departments in order to get properly permitted. Fortunately the "The Amazing Race" had a large budget and worldwide experience working with local jurisdictions and they were able to obtain needed permits before the production crew arrived. The Lands Division became the central point of contact for "The Amazing Race" to coordinate CBJ permitting. As a result of that experience, the Manager determined that it would be appropriate for the CBJ to have a single point of contact for visiting production companies. The Lands Division has become the primary contact for issuing permits for film/video productions on CBJ property.

At the current time, the Lands Division plays a coordinating role. When a production reaches out to the CBJ for film permits, Lands staff works with the production company to establish the scope of the proposal. Then Lands staff determines which CBJ Departments will be involved and compiles a list of permit requirements and conditions to be combined into a single permit. This approach has been generally successful.

There has been some confusion however about when a film permit is needed. Determining when a permit is needed is complex because video cameras and social media have become so common. Most existing regulations date from an era when there was a wide gap between amateur and professional film endeavors. However the current situation is that nearly every tourist and local resident carries a high definition video camera as a component of their cell phone. The distinction between amateur and professional filming becomes blurry when everyone has the potential to earn income from their pocket video cameras. Some department heads have proposed that permits should be required for all for-



profit film ventures. This becomes difficult to implement because it is impossible to predict when something unusual might happen, (like a bear walking into a gift shop and leaving with a can of Alaskan salmon) which could then be posted to the internet and result in the amateur videographer earning some income. On the other end of the spectrum is a large production that comes to Juneau and for any number of reasons the final film is not completed and the production loses significant money.

There are two basic reasons that film permits were created. The first reason is that production companies, particularly from large productions, need to have predictability and site control. Therefore they are looking to bring a large number of personnel and resources into a location and they don't want to find out at the last minute that a competing use will disrupt their project. In these cases they usually want exclusive use and are willing to pay for it. Under these circumstances, it is clearly appropriate to have a permitting system. The second reason for film permits is for the CBJ to ensure that the proposed activities won't damage City property, cause off site impacts, impact other user groups as well as to establish that the project is insured to protect the City from liability.

While the current permitting approach works for large productions, there are several small independent film projects that don't cause any more impact than a group of tourists filming each other on vacation. Some projects that fall into this category are educational productions undertaken by students. Educational projects include everything from grade school students interviewing grandparents to introduce them to the concept of a documentary, to university students making a spoof of a popular music video. Small commercial shoots are often just as low impact. Many small local video productions consist of a couple of crew members and one or two subjects. These micro productions are usually nearly invisible and don't disturb other user groups.

As a result of these considerations, the Lands Division is attempting to develop a system that provides permits for commercial or non-profit productions that want permitting to provide predictable shooting locations (site control) while allowing smaller, more flexible projects to proceed without permitting. Fees for these permits should be proportional to the amount of CBJ resources needed to administer the permits. Currently the Lands Division is working on developing a list of criteria that will establish how to classify permitting requirements for video productions. The Lands Division is looking for a motion of support for this approach.

Staff Recommended Motion of Support:

**The Lands Committee recommends the Manager develop film regulations based on potential impacts of film productions.**

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
greg.chaney@juneau.org

Voice (907) 586-0205  
Fax (907) 586-5385

**TO:** The Lands Committee

**FROM:** Greg Chaney, Lands and Resources Manager 

**SUBJECT:** Financial Review of Renninger Subdivision and Jackie Street

**DATE:** June 1, 2016

Planning for a multi-family subdivision in the Switzer Creek area has been underway for decades, with Assembly direction to create a subdivision in this region outlined in the 1995 Land Management Plan. The current subdivision is designed as a multifamily residential neighborhood in a D15 zoning district (Attachment A). The lots are about an acre to four acres in size and are designed to meet the dimensional requirements for multifamily housing development.

## **2006 CBJ Buildable Land Study**

In 2006 the Lands Division published the "CBJ Buildable Land Study". The Switzer Creek area was selected to be one of the most appropriate locations on CBJ property for low cost housing development.

## **2012 Switzer Lands Residential Development Study**

In 2012 R&M Engineering completed the *Switzer Lands Residential Development Study* for CBJ property in the Switzer Creek neighborhood. The Jackie Street area was found to have the most favorable conditions for residential development in the region.

## **US Army Corps Permit Wetland Fill Permit**

Due to extensive efforts that were made by CBJ to avoid and minimize developing high value wetland habitat, the Corps determined that no further mitigation was required and issued CBJ's wetland fill permit.

## **Financial Analysis**

R&M's 2012 estimate for the project was \$1,343,000. It would have provided 46 dwelling units and would have cost \$29,196 per dwelling unit.

Admiralty Construction was the low bidder for the project and was awarded the project for \$733,282. Preconstruction engineering costs, CBJ staff time, and



permitting fees totaled approximately \$317,000, for a total project cost of \$1,050,000. Given that zoning regulations allow 189 dwelling units in the subdivision, the project will be completed for \$5,600 per dwelling unit.

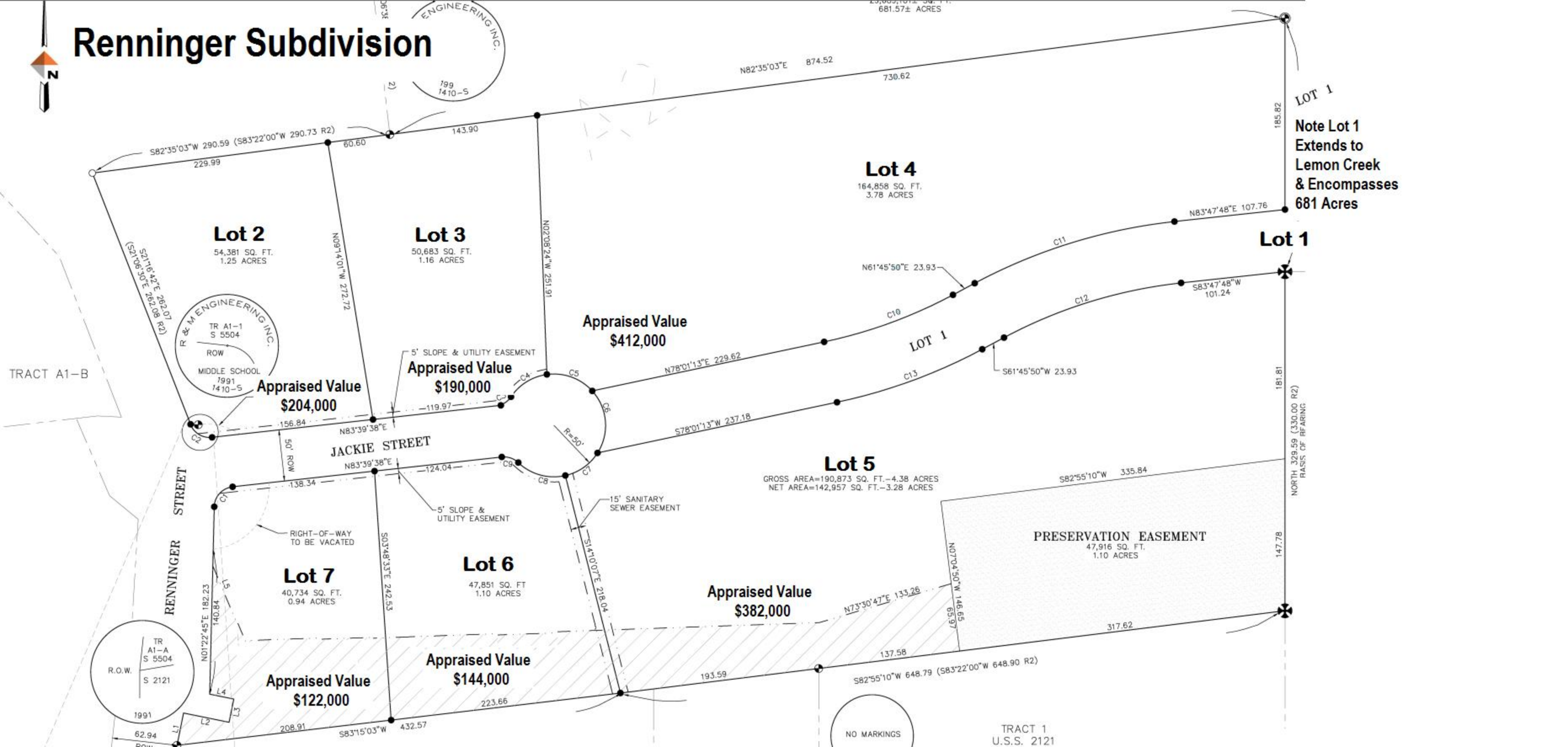
Another perspective is that the total project cost was \$1,050,000 while the fair market appraised value of the property, after the installation of subdivision improvements, was determined to be \$1,454,000. This means that the total project was completed for 72% of the appraised value. If sold for full market value, a potential ~25% "profit" margin could be utilized to develop additional land for housing.

**Conclusion**

The Renninger Subdivision was developed to meet all CBJ requirements for road width, curb and gutter, sidewalks on both sides of the street, streetlights, and with sewer and water service stubbed to each lot. The project was designed by a private engineering firm and built by a private contractor using union labor paying Davis Bacon wages. The project was spearheaded by the CBJ Lands Division and was managed by the CBJ Engineering Department. It was completed for less than the original project estimate and the fair market value of the completed subdivision exceeded costs for development.



# Renninger Subdivision



# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
greg.chaney@juneau.org

Voice (907) 586-0205  
Fax (907) 586-5385

**TO:** The Lands Committee

**FROM:** Greg Chaney, Lands and Resources Manager

**SUBJECT:** Decision Milestones for CBJ Pederson Hill Subdivision

**DATE:** May 31, 2016



## **Initial Planning 1999 - 2010**

Planning for the Pederson Hill Subdivision stretches back at least to the 1999 Land Management Plan. About 10 years ago, the CBJ extended a sewer main across the Mendenhall River near Brotherhood Bridge and extended sewer lines along Glacier Highway. The new sewer infrastructure allowed increased density in the area. The 2006 CBJ Buildable Lands Study highlighted the Pederson Hill area as one of the most economical locations for housing development on CBJ property. An access study was completed for the site in 2010.

## **Rezoning 2014**

In 2014 the Assembly rezoned the area to a mixture of D10 Multifamily and D10 Single Family (D10SF) zoning (Attachment A). By selecting D10SF, the Assembly provided direction that the area at the base of Pederson Hill should be fashioned as a single family residential neighborhood.

## **Land Trade 2015**

The CBJ Pederson Hill parcel was land locked and did not have a connection to Glacier Highway. After consultation with DOT and careful negotiation with Christ Lutheran Church, the church agreed to provide an access corridor from Glacier Highway to CBJ's property at the base of Pederson Hill. The Assembly approved the land trade and a plat establishing the access corridor to the new subdivision site was recorded in 2015 (Attachment B).

## **Preliminary Subdivision 2016**

The current proposal is to develop an 86 lot single family residential subdivision (Attachment C). The lots will average approximately 5,000 square feet and will meet the dimensional standards for a D10SF subdivision. Although significant planning and preliminary engineering effort has gone into developing a subdivision layout, there remain several permitting and political decision points to reach prior to subdivision completion.



**Preliminary Plat Approval (estimated late 2016)**

The preliminary plat application for the Pederson Hill subdivision was submitted to the Community Development Department on April 28<sup>th</sup>, 2016. The subdivision is only a concept that could be significantly modified or denied by the Planning Commission.

**DOT Permit (estimated late 2016)**

The current preliminary subdivision proposal received an initial review by DOT personal and they commented that the proposal looked acceptable. If DOT does not grant the permit or requires right-of-way improvements that are too expensive, the project would not be pursued.

**US Army Corps Permit Wetland Fill Permit (estimated early 2017)**

Although extensive efforts have been made to avoid developing high value habitats, the area where housing development will occur does contain forested wetlands. Lands applied for a wetland fill permit in May of this year. If the Corps denies CBJ's wetland fill permit, the project will have to be redesigned to such a degree that it will not resemble the current proposal.

Another possibility is that the Corps will require such extensive/expensive mitigation for filling wetlands that it will not be prudent to pursue the current proposal.

**Partnerships (estimated early 2017)**

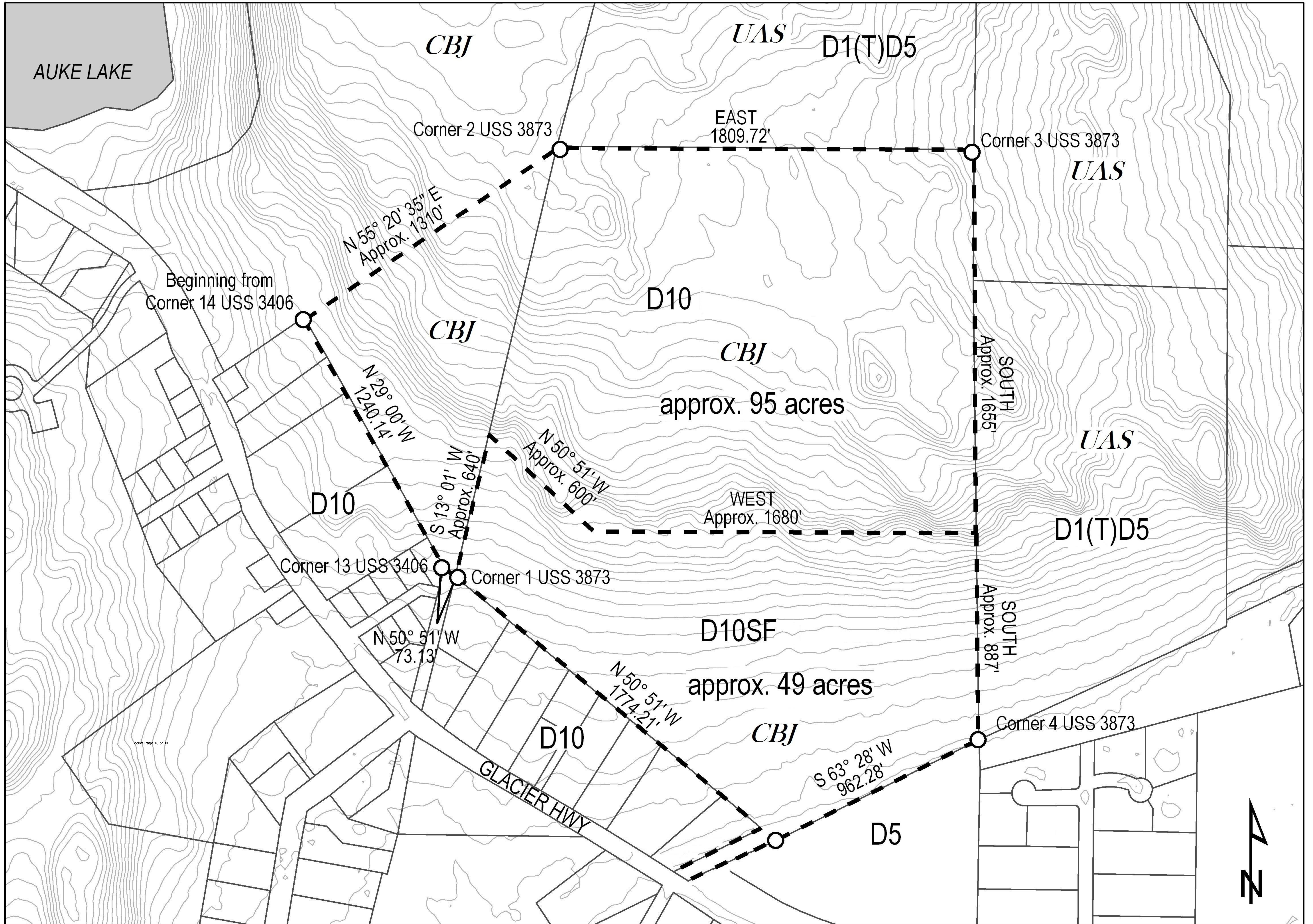
Based on the engineer's preliminary project cost estimates, there is not enough CBJ funding available to complete the proposed subdivision. Tlingit Haida Regional Housing Authority has offered to be a potential development partner if the milestones outlined above have been achieved. The combined resources of CBJ CIP funds, the Lands Fund, and a Tlingit Haida Regional Housing Authority partnership could be enough to complete the project. Alternatively the project could be downsized to match available CBJ funds.

**Construction Bids (estimated early 2017)**

If bids received are too high, then the project could be postponed until the development environment becomes more favorable; the project could be redesigned to reduce costs.

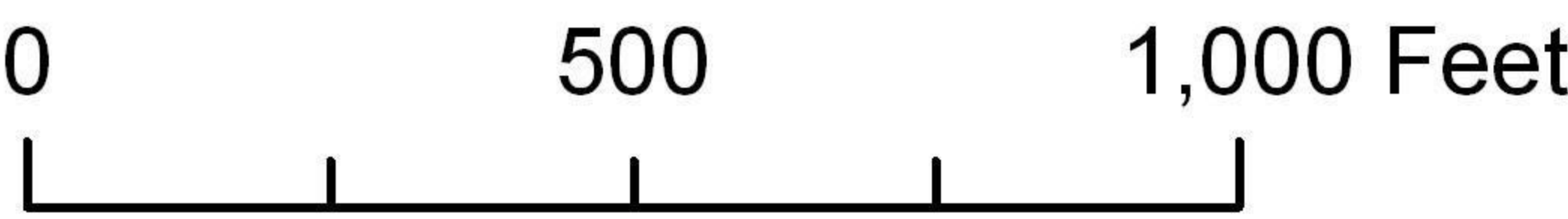
**Finalize Lot Sale Program (estimated mid 2017)**

Once the preliminary plat approval determines the number of lots and partnership agreements are reached, then it will be appropriate to expend resources developing a disposal program for the available lots that remain. Disposal would be implemented in a way that allows developer participation and would require Assembly approval.



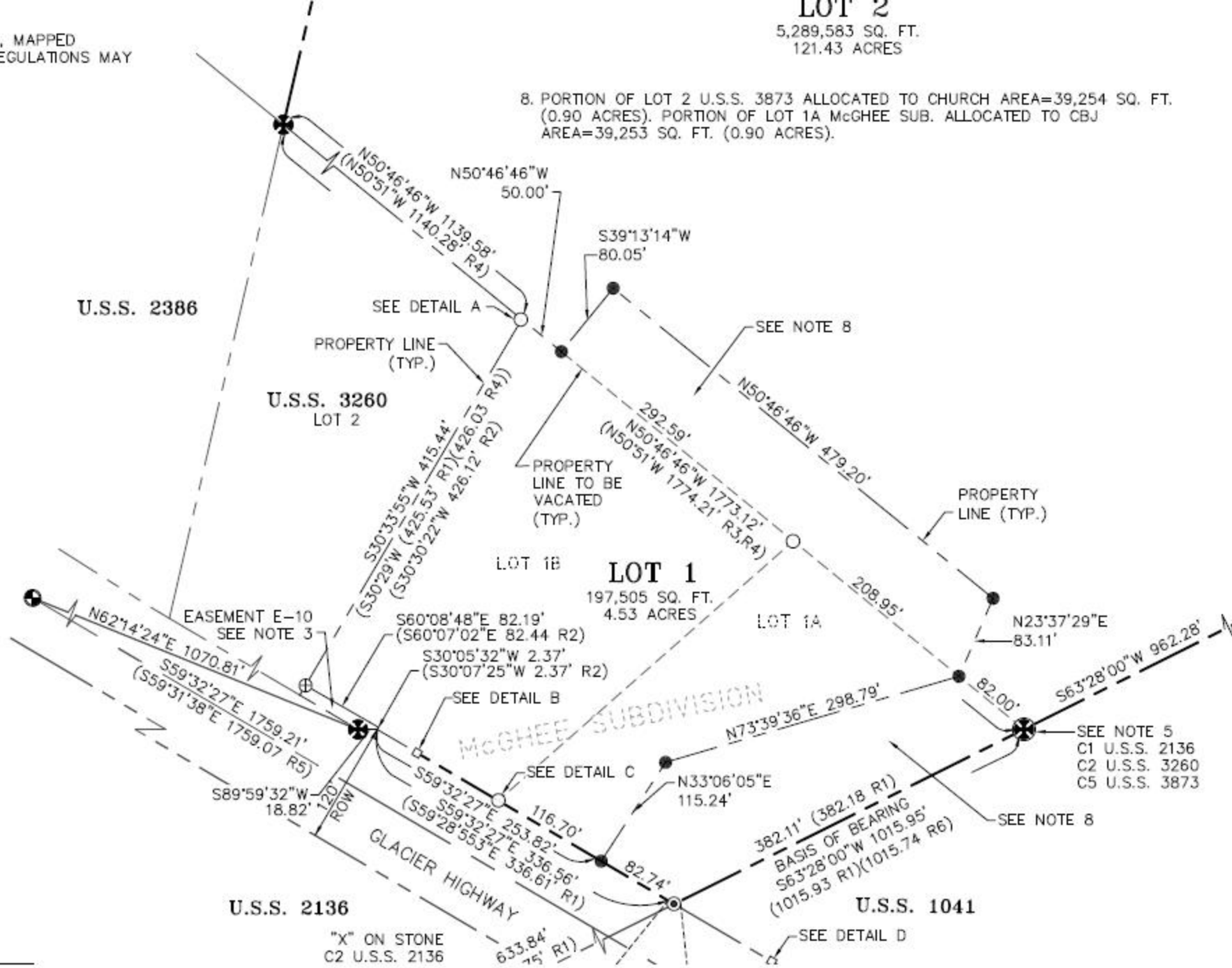
# Pederson Hill Rezone

Map created April 8th, 2014



LOT 2  
5,289,583 SQ. FT.  
121.43 ACRES

8. PORTION OF LOT 2 U.S.S. 3873 ALLOCATED TO CHURCH AREA=39,254 SQ. FT. (0.90 ACRES). PORTION OF LOT 1A MCGHEE SUB. ALLOCATED TO CBJ AREA=39,253 SQ. FT. (0.90 ACRES).





# MEMORANDUM

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Voice (907) 586-0205  
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**TO:** The Lands Committee

**FROM:** Greg Chaney, Lands and Resources Manager

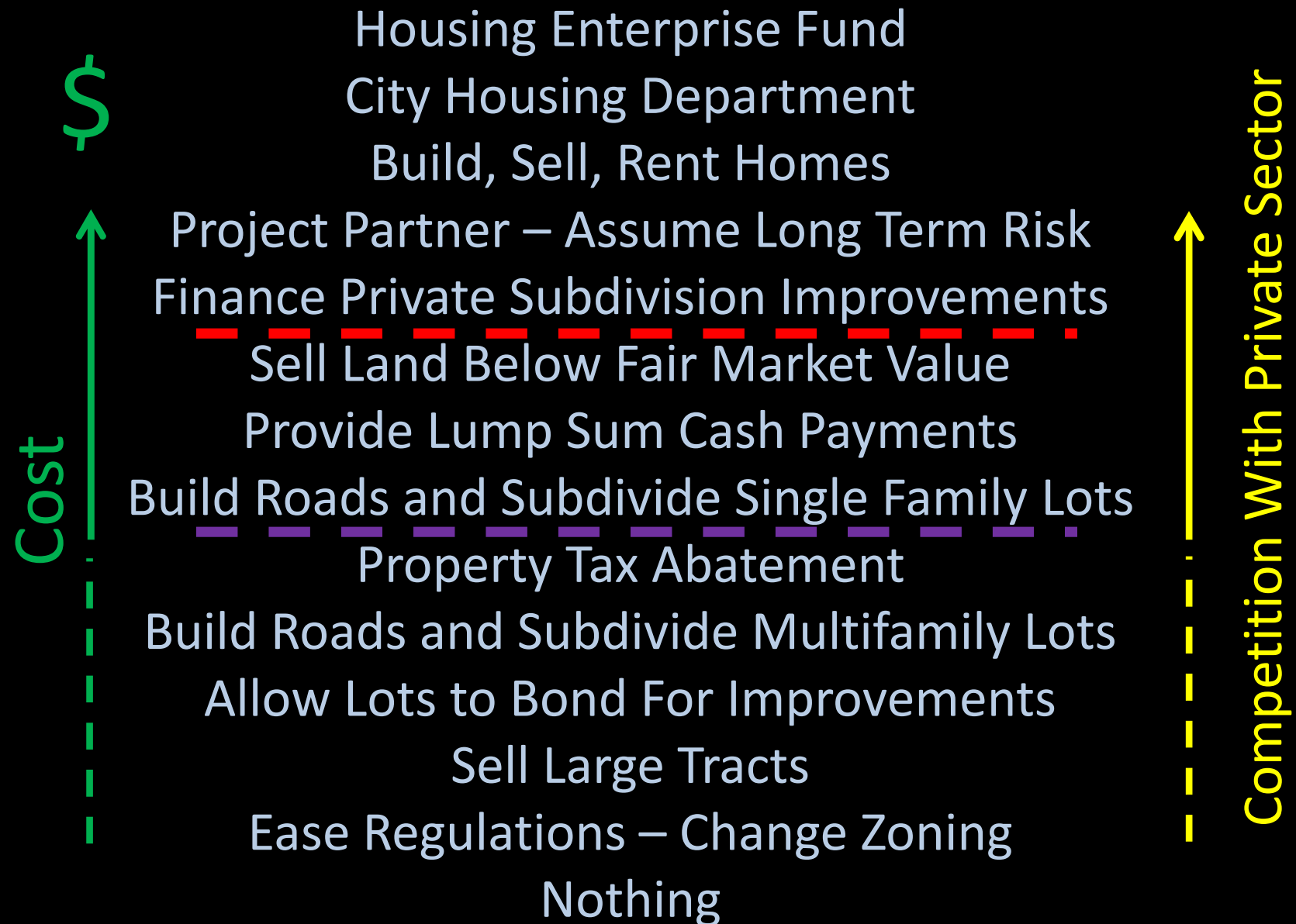


**SUBJECT:#** Continuum of CBJ Involvement in Housing#

**DATE:** June 2, 2016

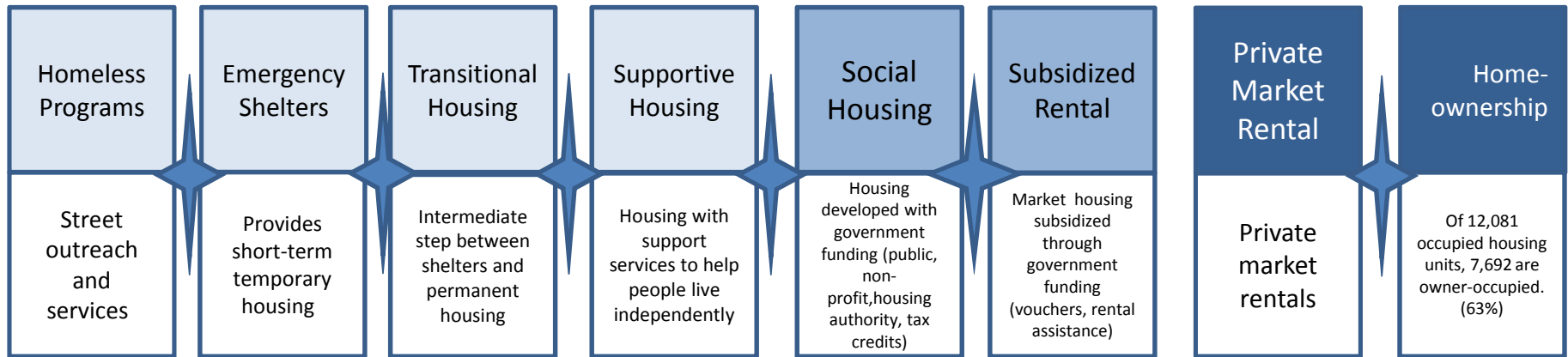
Attached to this memo are PowerPoint slides from a presentation that Lands and the Housing Officer will deliver at the June 6, 2016 Lands Committee meeting. This presentation will discuss the many activities and programs to provide housing that CBJ is currently engaged in. In addition the presentation will explore possibilities for more CBJ involvement in the housing sector.

# Continuum of CBJ Involvement in Housing





# City and Borough of Juneau Housing Continuum



 **Special Needs Housing (homeless, seniors, persons with disabilities, youth)**

 **Affordable Housing**

80% AMI

**NON-MARKET HOUSING**

**MARKET HOUSING**

**Income Line**

**Extremely Low  
(0 to 30% AMI)**

**Very Low  
30% to 50% AMI**

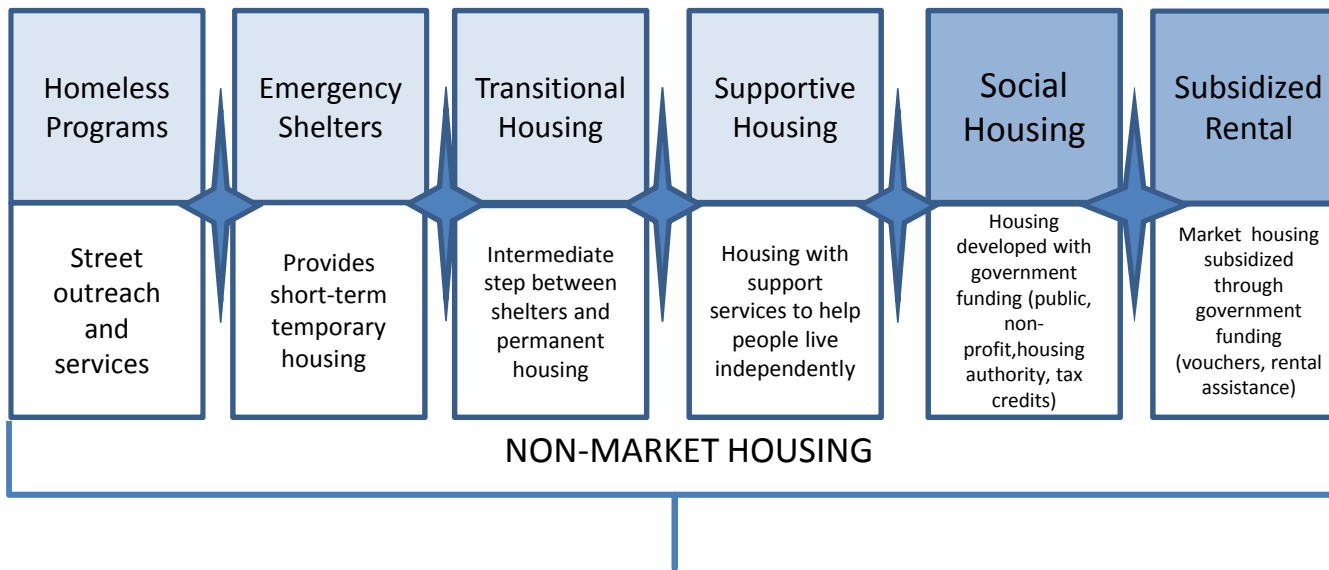
**Low  
(50% to 60% AMI)**

**Moderate  
(60% to 80% AMI)**

**Workforce Housing  
(50% to 120% AMI)**



# Municipal Tools for Non-Market Housing



## Current CBJ Role In Non-Market Housing

- Data/Mapping/Planning Resources
- Land (sale or reduced price)
- One-time cash considerations
- Loans/CBJ Financing
- Property tax exemptions/credits(non-profits/tax credit properties)

- Gravel discounts
- Social Service Advisory Board Block Grants – Utility Grants
- Juneau Affordable Housing Fund (0% to 120% AMI)
- Apply for State/Federal Funding (CDBG)



## Public Private Partnerships for Non-Market Housing in Juneau

### AWARE

Alaska Housing Development  
Corporation (AHDC)  
St. Vincent DePaul  
The Glory Hole  
Juneau Housing First Collaborative  
Gastineau Human Services

Tlingit-Haida Regional Housing Authority  
Haven House  
JAMHI  
Volunteers of America  
Tax Credit Developments (75 projects in  
2015)  
Channel View, Inc.  
Senior Citizens Support Services, Inc.



## City and Borough of Juneau Housing Continuum

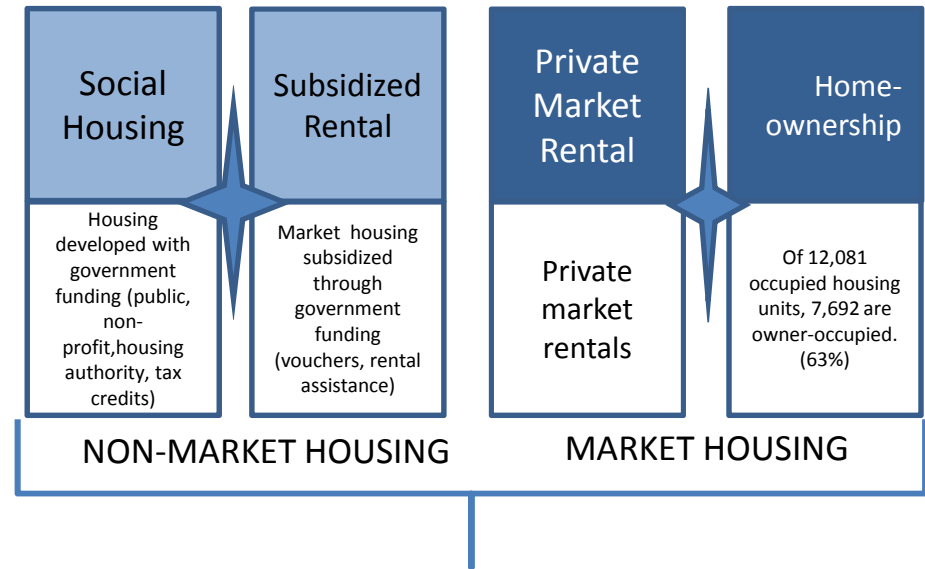
Strategies that allow for market rentals or single-family homes/condos to be affordable.

### City and Borough of Juneau

- Mobile home down payment program (developing)
- Property Tax Exemptions

### Community Resources

- Housing Choice Vouchers (AHFC)
- Rental Assistance Program (Alaska Housing Development Corporation)
- Rent to Own Programs (THRHA)
- First-time homebuyer Programs (AHFC/Banks)
- Community Land Trust (Juneau Housing Trust)



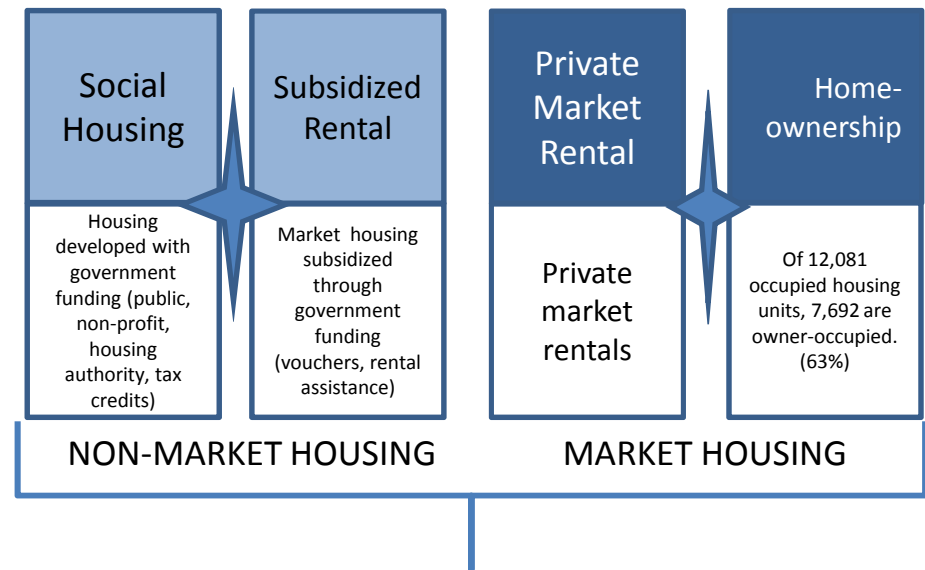


## City and Borough of Juneau Housing Continuum

Strategies that allow for market rentals or single-family homes to be affordable.

### Public Private Partnerships for Non-Market Housing

Juneau Housing Trust  
UAS Home Build Program



### CBJ Role (Same resources for non-market housing)

- Data/Mapping Resources
- Land (sale or reduced price)
- One-time cash considerations
- Property tax exemptions/credits (non-profits/tax credit properties)
- Gravel discounts
- Social Service Advisory Board Block Grants – Utility Grants
- Juneau Affordable Housing Fund (0% to 120% AMI)
- One-time cash considerations
- Apply for State/Federal Funding (CDBG)



## City and Borough of Juneau Housing Continuum

### Municipal Tools for Market Housing

#### CBJ Role in Market Housing Program

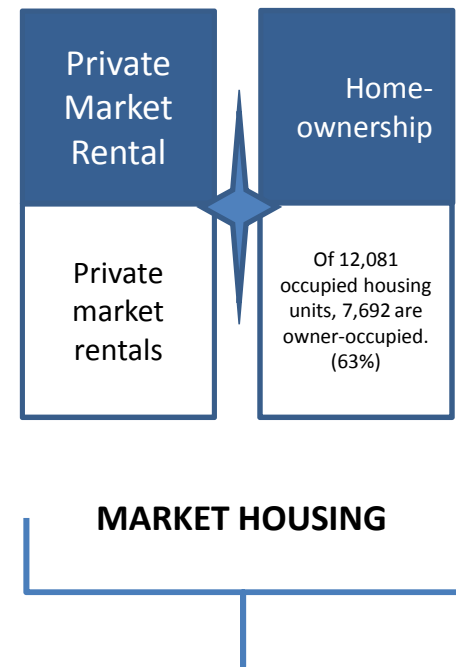
- CBJ Homeowner Accessory Apartment Incentive Grant Program
- Subdivision Property Tax Abatement Ordinance

#### Project by Project Options

- Land (Sale)
- Gravel Discounts
- Finance Subdivision Improvements
- Build Roads and Subdivide Multifamily Lots

#### Some of the same resources as Non-Market Housing

- Data/Mapping Resources
- Gravel discounts
- Juneau Affordable Housing Fund (Up to 120% AMI)





Milwaukee, Wisconsin

“Milwaukee’s housing stock is one of its most valuable assets.”

Department of City Development

Housing Resources Department

2016 Housing Resource Guide: [Link](#)

Guide to all City & Partner Housing Programs in Milwaukee

### **City Real Estate**

City Houses for Sale

- Owner occupied sales
- All bidders

Bulk Buyer Guidelines

\$500 Landscaping Incentive Program

Vacant Lot Guidelines

### **Neighborhood Improvement Development Corporation**

Targeted Investment Neighborhoods  
(TIN)

- Home & Rental Rehabilitation  
Loans

STRONG Homes Loan Program

Homebuyer Assistance Program

Tax Incremental Districts

Healthy Neighborhoods Initiative

Community Improvement Projects

Take Root Milwaukee



## Mammoth Lakes, California

Mammoth Lakes Housing, Inc.

Mammoth Lakes Housing, Inc. (MLH), with the political and financial support of the Town of Mammoth Lakes, has spearheaded a workforce housing development program.

Mammoth Lakes Housing has developed and/or rehabilitated 189 housing units and 13 in neighboring jurisdictions.

### Down Payment Assistance Program

Worked with Town of Mammoth Lakes to implement Housing Element and the housing requirements of the Town's Municipal Code. This has helped secure grant funding, helped develop a more effective deed restriction program, and spurred development.