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

I. ROLL CALL

Kate Troll, Chair, called the meeting to order at 5:01 pm.
Members Present: Chair Kate Troll; Assembly members: Jerry Nankervis, and Debbie White
Members Absent: Mary Becker
Liaisons Present: Carl Greene, Planning Commission; Chris Mertl, PRAC
Liaisons Absent: Bob Janes, Docks & Harbors
Staff Present: Greg Chaney, Lands Manager; Rachel Friedlander, Lands and Resources Specialist; Scott Ciambor, Chief Housing Officer; Rorie Watt, City Manager

II. APPROVAL OF AGENDA

The agenda was approved as amended.

III. APPROVAL OF MINUTES

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

The April 25, 2016 and May 16, 2016 minutes were approved.

IV. PUBLIC PARTICIPATION

Mr. Patrick Race, filmmaker and illustrator of Juneau, addressed the Lands Committee on his experiences with film permitting in Juneau. Mr. Race believes it would not be productive to create a permit that is all encompassing for small and large film productions.

Mr. Nankervis asked how would a member of the public know what permit they would need to get and Mr. Race replied he calls City offices and has staff route him to the right place. Mr. Nankervis asked that if Mr. Race calls the City, does he speak to the specific department managing the property where the filming is to occur and is it difficult and Mr. Race replied yes and that it is not difficult to figure out. Mr. Nankervis asked if Mr. Race has found the information on the City's webpage and Mr. Race said it's easier to contact City staff.

Mr. Mertl asked if there are any City fees associated with Mr. Race's productions and Mr. Race replied not with his personal projects but for a commercial enterprise, yes. Mr. Mertl then asked if Mr. Race was just filming and had no impact on the site, would it make sense to have a threshold of when you do need a permit or don't and Mr. Race replied that already exists.

Chair Troll asked for large productions that like stability in their advanced planning, would packaged permits help and Mr. Race replied that Juneau has already accommodated film shoots and have not turned anyone away.

Ms. Christy Ciambor, Tourism Marketing Manager with Travel Juneau, addressed the Lands Committee on her experiences with film permitting in Juneau. Ms. Ciambor shared data with the committee on the amount of money production companies bring in to Juneau.

Mr. Greene asked Ms. Ciambor if she was for or against the policy and Ms. Ciambor replied she's in favor of centralized permitting.

Mr. Wayne Coogan, Juneau resident, expressed there is concern regarding the Pederson Hill subdivision project and posed two questions to the committee: can the City build the subdivision for a certain price and if it is possible, should the City do that. Mr. Coogan said Pederson Hill needs more review.

V. AGENDA TOPICS

A. Film regulations in Juneau

Mr. Chaney said the Lands Division is charged with coordinating film permits for the City & Borough of Juneau, went over some examples of big production companies that have come through Juneau, addressed the previously uncoordinated CBJ procedures associated with administering film permits and explained how the Lands Office was entrusted with coordinating current film applications. Mr. Chaney then advocated for developing regulations for film permits based on impacts productions cause to other users groups or if they need exclusive use of a site.

Ms. White said she would only support rules if they were directed at user groups who do have an impact or cause public disruptions but not address community members who use smartphones or drones. Mr. Mertl agreed and said if its low impact, no permit is needed. Mr. Mertl said that one of the greatest challenges is that City property is surrounded by different land managers, and that the City should only address film productions that are on City property.

Mr. Nankervis agreed with Mr. Race that less policy is better, and suggested that the City include film regulations on the City's homepage to direct film production companies to the appropriate contact for each Department to minimize staff time coordinating what the production companies should be doing on their own.

Chair Troll said there is value to impact based film regulations and that she's interested in the packaging idea to make it easier for production companies. Ms. White and Chair Troll requested that Mr. Chaney investigate further, work with Travel Juneau to better understand the film permitting process, and bring back refined material if needed.

B. City Manager to set stage on CBJ Involvement in Housing Development

Mr. Watt said that at the May 23rd Assembly meeting, assembly members received a lot of comment from property developers on the Land Management Plan regarding the City's role in land development, particularly Pederson Hill. Mr. Watt asked Mr. Chaney and Mr. Scott Ciambor to provide tonight's information to help explain City activities and timelines associated with development. Mr. Watt said that the City taking a more aggressive role in land development gets the City closer to what the private sector does, and that the committee should anticipate more participation and concern from developers as a result. Mr. Watt mentioned asking property developer Mr. Harris to participate in an audit of the process his subdivision went through, with the City additionally completing a process audit on how it generally handles subdivisions. Mr. Watt wants a broader outreach effort made to the development community and a better explanation on what the City is doing so community members know when to participate.

C. Financial Review of Renninger Subdivision and Jackie Street

Mr. Chaney's presentation gave a brief overview of the Renninger Subdivision, with the overall message being that the City attained success and profit with the construction of this subdivision.

Mr. Nankervis asked if the standards for Renninger subdivision were before or after Title 49 code changes and Mr. Chaney replied that the subdivision was evaluated under old rules and that the standards related to subdivisions of this size did not change when Title 49 was updated.

Chair Troll said she appreciates the outlay of costs and working with the private sector and that Mr. Chaney should be commended that there is more value than cost coming out of Renninger Subdivision.

D. Pederson Hill Subdivision Decision Making Milestones

Mr. Chaney emphasized to the committee that at any point, the Pederson Hill Subdivision project can stop at the direction of the Assembly. *"Are these*

milestones or tombstones? The choice is yours," said Mr. Chaney. Mr. Chaney went over each milestone more in-depth during his presentation, and said there are many options and opportunities for the Assembly in the future.

Chair Troll asked if the Committee would like the Pederson Hill Subdivision application to continue its course before the Planning Commission or invite the Affordable Housing Commission and developers to participate in a work session with the Lands Committee as a result of the recently adopted Housing Action Plan, which would revisit the Pederson Hill concept at the next Lands Committee meeting on June 27th. Mr. Chaney replied he will not be in town for the next Lands Committee meeting, but that having a work session-type meeting would not delay the Planning Commission evaluation of Pederson Hill since they have a number of questions that need to be addressed before the application for Pederson Hill is granted a hearing date. Mr. Chaney emphasized that there has been a lot of effort prior to this point that has gone in to Pederson Hill, and Chair Troll acknowledged this to be the case.

Ms. White was concerned why the City has begun negotiations with Tlingit Haida Regional Housing Authority (THRHA) instead of other groups and Mr. Chaney replied no commitments have been made and discussions have occurred around only a potential partnership. Once Lands and Resources receives a preliminary plat, then seeking out other potential partners can occur, said Mr. Chaney. Chair Troll reaffirmed that the topic of partnering with THRHA has come before the Lands Committee already and that Mr. Chaney is working with the direction given to him by the committee.

Chair Troll then asked if the Lands Committee should let the Pederson Hill milestones proceed or have a thorough discussion to review the concept layout. Mr. Nankervis replied he would prefer Pederson Hill to proceed to the Planning Commission and that the Lands Committee has already worked with developers on this topic, and does not think having a meeting on what has already been addressed before will accomplish anything. "We did not do all of this in a vacuum," said Mr. Nankervis. Chair Troll replied that the new dynamic before the group is the Housing Action Plan, how the Plan puts more emphasis on multifamily housing rather than single family homes, and that the Affordable Housing Commission would like to delve further into the concept of Pederson Hill.

The Lands Committee decided that the Pederson Hill Subdivision project should proceed to the Planning Commission.

E. Discussion Concerning Hierarchy of CBJ Involvement in Housing Development

Mr. Chaney went over a presentation slide detailing the continuum of CBJ involvement in housing to show just how much the City has done to assist development.

In the interest of time, Mr. Ciambor briefly went over the City and Borough of Juneau Housing Continuum drafted as a resource for the assembly to identify what the CBJ does and can do for housing. Mr. Ciambor emphasized the City is doing a lot for Juneau's housing and should take credit for doing so, and ended by presenting case studies associated with housing assistance programs in cities like Milwaukee and Mammoth Lakes.

Chair Troll said she was supportive of the graphic presented by Mr. Ciambor and encouraged Lands Committee members to look into the Milwaukee and Mammoth Lakes case studies that were presented.

VI. STAFF REPORTS

There were no staff reports.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Mertl said the PRAC will be hearing from members of the public who would like to prohibit the launching of fireworks from CBJ Park Lands. Mr. Mertl applauded the grand opening of the SLAM and emphasized this new resource will impact the already present parking issues of the Willoughby District.

VIII. ADJOURNMENT

The meeting was adjourned at 6:05 pm.