

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

October 26th, 2015 5:00 PM.
Assembly Chambers

I. ROLL CALL

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

Members Present: Kate Troll, Chair (Regular Chair Kiehl participated via teleconference); Assembly members: Mary Becker, Jerry Nankervis, and Jesse Kiehl

Other Assembly Members Present: Karen Crane and Debbie White

Liaisons Present: Christopher Mertl and Bill Peters

Liaisons Absent: Mike Peterson

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager; Teri Camry, Senior Planner; Chrissy McNally, Planner II; and Rob Steedle, Deputy City Manager

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

A. September 28th, 2015

The minutes of the September 28th, 2015 Lands Committee meeting were approved as amended.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Preliminary Draft Juneau Wetlands Management Plan Update

Ms. Camry said the Juneau Wetlands Management Plan would be brought back before the Assembly at the next Lands Committee meeting, and that she would appreciate comments on any areas of the document that need additional information.

Chair Troll asked that individual comments on the Wetlands Management Plan be shared directly with Ms. Camry.

B. CBJ Stream Mapping Project

Ms. McNally said the CBJ streaming mapping project grant had three components: acquisition of aerial imagery and LIDAR; creation and adoption of stream maps; and updating the Juneau Wetland Management Plan.

The City has two stream set back ordinances within Title 49, explained Ms. McNally; one prohibiting development within 50 feet of anadromous waters as designated by the Department of Fish and Game, and the second prohibiting disturbance within 25 feet. Ms. McNally then showed City maps from 1995 that the City was recently working with, and how the stream courses shown on the old maps were inaccurate. Ms. McNally then showed the new LIDAR maps to demonstrate the overlay of the anadromous water catalog. The City also purchased stream modeling software to utilize the LIDAR data, said Ms. McNally. This new information was given to Fish and Game so that the anadromous waters catalogs could be updated, and stream nominations could occur, she said.

Mr. Nankervis pointed out that property owners could become concerned with the inaccuracy of stream courses, and asked why all stream courses are not corrected for accuracy.

Ms. McNally expressed the delays in communication with Fish and Game in getting an answer to this question. She said it could be that if the stream accuracy is close enough, Fish and Game wouldn't go through the trouble nominating the stream. Ms. McNally emphasized that this initial information is important for planners as a first step.

Mr. Nankervis responded that a statewide scale may require more labor than Fish and Game is thinking of doing, but for property owners it could make a big difference.

Chair Troll shared experiences from her Fish background that to get into the anadromous fish catalog, field work is required. Chair Troll said overlays do not get at the same detail as field work does, but that field work takes a lot of budget dollars to verify the presence of anadromous fish.

Ms. McNally said initially the new map streams would be given to Fish and Game so that they could conduct the field work to determine the presence of fish, but the Department was lacking the budget for field biologists. She said the City instead worked on the current AWC streams to correct what the City already had in order to meet the grant requirements. The grant also gives CBJ better GPS data to assist Fish and Game in correcting stream courses.

Mr. Mertl asked if this is an inventory tool to understand what's out there or will this project go further into something else.

Ms. McNally responded that the grant requires draft stream maps. She said the intent is for these to be officially adopted, and then potentially change the stream setback ordinances to give the City more autonomy rather than defer to the AWC catalog so that the City itself could identify streams as anadromous.

Mr. Mertl then asked if this was the first step of an ongoing process and Ms. McNally confirmed it so.

Ms. Becker asked if the development and disturbance fees to protect the streams were state regulations.

Ms. McNally said she was not familiar if the State had a similar policy, and that she was only familiar with the City's.

Mr. Chaney confirmed that the State does not have a parallel regulation to the City. He said that the State regulates from within the stream bed, but outside the stream bed is a City setback.

Mr. Kiehl noted that the only State regulation he was familiar with was the logging requirement under the State's Forest Practices Act. He wanted to know what it would look like if the City did change the ordinance to have autonomy over anadromous streams instead of deferring to Fish and Game.

Ms. McNally said CDD is in preliminary discussions of what the ordinance would look like as these regulations may stay the same, or the City may go with the AWC. She said the stream models the City has are just along the road system, and it works with the wetland inventory the City already has on CBJ properties. Ms. McNally stated that there are not a lot of AWC streams mapped in those new areas and that it would be beneficial to determine anadromous waters. She doesn't know how it looks yet, but did not want to commit CDD to anything as of yet.

Mr. Kiehl stated that it might be the greatest public benefit to look at lands on the backside of Douglas Island where the Lands Department and others are working on a pioneer access, and to identify more of the developable areas as the focus.

Ms. McNally stated it's quite early to address these points.

Chair Troll said that when we look to using this tool to enhance the City's knowledge of where anadromous streams are, it makes sense to start with target areas of development.

Mr. Chaney stated that the City's ordinance is a 50 foot setback from ordinary high waters, and that the maps serve as an early warning. He said that before any project is approved, the City has to measure where ordinary high waters are, regardless of what the maps say, because it's a site specific task.

VI. STAFF REPORTS

Mr. Chaney had a few updates, namely:

- The land trade with the Christ Lutheran Church has been completed, all documents signed, and the plat is being recorded so that there is an access point on Pederson hill. He is currently working with Engineering to get out a Phase 1 Proposal.
- The contract for Renninger subdivision has been awarded to Admiralty Construction. Jackie Street should be completed by mid-summer, and the final plat hearing for that is tomorrow night before the Planning Commission. The plat will be completed before the road is built, making for further conversation on how to dispose of those properties. Density theoretically could be 180 units, but actual units constructed might be less.
- The Land Management Plan is at the Committee of the Whole tomorrow night at the Planning Commission. Lands has met with various groups and attended meetings so the plan has received lots of exposure and comments.
- Lands is gearing up for air quality season with brand new signs.
- Lands met with the S.E.B.I.A. Homebuilders Association about Pederson Hill Subdivision, and they are excited about Lands moving forward with it.

Chair Troll wanted to know if developers are excited with the City moving the subdivision forward or if developers see it as an opportunity for the City to dispose of land that developers then take over.

Mr. Chaney stated that the group is comprised of homebuilders, and that one of the biggest problems they have is with the supply of vacant properties. The development Lands is proposing for Pederson Hill provides vacant lots to develop, so the developers are excited that they will get to build houses.

Mr. Nankervis asked what the worst case scenario could be for the amount of units in the Renninger Subdivision. Mr. Chaney responded that it could be zero since someone has to decide to build the project. Lands has had a lot of interest from the managers of Gruening Park, PRAMA, and the High school Homebuilders. It could be 0, or 180 if they max out potential. Mr. Nankervis asked if the Renninger Subdivision

is comprised of 12 lots, and Mr. Chaney responded that there are 7 lots with each being roughly an acre (or more) set up for multi-family development.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

There were no liaison reports.

VIII. ADJOURNMENT

The meeting was adjourned at 5:25pm