

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

June 1, 2015, 5:00 PM.
Assembly Chambers

I. ROLL CALL

Jesse Kiehl called the meeting to order at 5:03pm.
Members Present: Mary Becker; Kate Troll; Jerry Nankervis; Jesse Kiehl
Other Assembly Members Present: Karen Crane; Loren Jones
Liaisons Present: Bill Peters; Mike Peterson; Gerry Landry
Staff Present: Jessica Beck, Lands Specialist; Greg Chaney, Lands Manager

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

A. May 4, 2015

The minutes of the May 4, 2015 Lands Committee were approved.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda changes.

V. AGENDA TOPICS

A. Ordinance 2015-30 An Ordinance Authorizing the Manager to Continue Leasing Approximately 1.31 Acres to the State of Alaska for Employee Parking, Located Between the Juneau Arts and Culture Center and Centennial Hall.

Mr. Chaney: The area is referred to at the Willoughby District. The CBJ leases a fair amount of parking to the State of Alaska. The lease area is an unusual shape. In 1999 we leased a small area to State of Alaska for parking. There are signs on both sides of that area for legislative parking that never went away. There is an area we purchased in 2007 and leased the area to the State of Alaska for parking. In 2008 we purchased another area and also began leasing out the area for parking. In 2011 we got the new piece and began leasing that area. That made up 144 parking spaces. We were received \$111,000 for that lease. Now we have 155 parking spaces including the additional strip. We have a new appraisal for \$122,760. This is a one year lease with 4 one-year renewals which gives us some flexibility. There's been lots of talk about putting the Willoughby Arts Complex down here. This allows us to change our mind every year if we want. This ordinance will be at the next Assembly meeting.

Mr. Nankervis: I noticed the appraisal company is out of Colorado. Did we not get anyone local that was interested?

Mr. Chaney: We couldn't get anyone local in the timeframe we were looking at and that person is from Juneau. They moved to Colorado, have been doing appraisals in Juneau, and have plans to move back here.

Motion: Ms. Becker: I move the Lands Committee forward a motion of support to the full Assembly to lease approximately 1.31 acres, located between the Juneau Arts and Culture

Center and Centennial Hall, to the State of Alaska for employee parking for one year with up to four one-year renewals.
Hearing no objection, motion passes unanimously.

VI. STAFF REPORTS

A. Miller Asphalt Plant

Mr. Chaney: This is an interesting application so I thought I would bring it forward. We haven't done any real analysis yet. Pacific Coast Paving (which I believe is a subsidiary of Miller Construction) is requesting to lease a small area for an asphalt plant. Murray Walsh, with that company, is available to answer questions. It's a portable plant. It won't take long to setup or take down, if need be. It's a fairly simple site plan. There are some bends for aggregate, oil, heating plants, mixing drum and the drive-through loader. It's a simple flow through pattern. There are two different tracks going on right now. The applicant has applied for a use permit which is only for one year. That would be approved through a recommendation from the Planning Commission by the Managers Office. They have also applied for a long term lease. The lease will have to go to the Assembly first to see if they want to consider other proposals. Whichever way that is approved (direct negotiation with original proposer or by competition with other proposals) we will follow the Assembly's direction but either way the pathway for approval is through the Planning Commission and back to the Assembly by Ordinance. It will probably come to you one way or another for the long term lease. I don't have a whole lot more. I wanted to alert you of this application and to answer questions. I'd heard earlier that there was concern about conditions for environmental cleanup. That would be part of the conditions we would draft when we're doing our review. I'm happy to answer questions but it's early in the review process so I probably don't know the answers.

Mr. Peterson: On the area outlined, it's been my experience that there's aggregate piles to feed the bins. Is there been talk about an area by the road or behind as to where the piles will be located.

Mr. Chaney: That's something we'll have to refine. We don't have that on the proposal yet.

Mr. Peterson: My experience with SECON, even though it's quite a ways from where there asphalt mixing plant is, there's a large ditch. I would assume it would soak into the ground before it hits that ditch. So that I would want to see where that containment drainage is.

Mr. Chaney: There would be a SWPPP or something.

Mr. Kiehl: For these temporary land use permits, how do we determine a lease rate?

Mr. Chaney: We get an appraisal to determine the lease rate.

Mr. Kiehl: So the same process for a longer term lease?

Mr. Chaney: Right, the code says fair market value so we get an appraisal to get a good reasonable rate.

Mr. Kiehl: By any chance, you don't have the ability to point to the prevailing wind do you?

Mr. Chaney: I do not. I presume it comes out of the valley. It sort of blows out of Lemon Creek and across.

Mr. Kiehl: Can you describe, you mentioned this comes from the Planning Commission.

Mr. Chaney: For both processes (temporary use permit and long term lease) it goes to the Planning Commission for comments to the Manager or the Assembly. I'm not certain if it will go to the Planning Commission for a conditional use permit. I'm not certain if that decision has been made yet.

Ms. Becker: It looks noise will be minimal and no air pollution because that's what it says. It's pretty self-contained with no water pollution. The noise will follow our noise standards and will it have start and end times during the day? Are you going to put limits on the time of operation?

Mr. Chaney: We could. We haven't started analyzing the application. If you think that's important it's something we can consider.

B. Renninger Subdivision

Mr. Chaney: We've called this subdivision a few things but Renninger Subdivision is what it's called on the plat. It's also been called Area 2A and the Switzer subdivision. The term "2A" is going back to our earlier study completed by R&M. Going back another step, was another study where we looked at 12 different areas in Juneau for the Buildable Lands Study. This was considered one of the prime candidates. R&M did a study of the area for us. This is area 2 to the right as you're driving up the road to Dzantiki Heeni Middle School. This is an 8 lot subdivision. Lot 1 is a remainder of the lot. It goes from the Public Works building by Sunny Point to Lemon Creek. Originally it was area 2A and 2B. This is a multifamily zone. Even though there is challenging wetlands in the area, you get credit for that in a multi-family zone - you can cluster your development. Even though you may not want to build in the steep area you can take some of that and cluster the density in the lower slopes, for example. That's why the boundaries got stretched out. There's a lot to be said for density but then there's also reality. The area is mostly developed for 8 units down in Gruening Park, so I put 8 unit buildings and the parking areas on each lot to show you. Even though we're going to talk about potential density, 48 units is more likely. There are lots 1, 2-7 and Lot 8. Lot 8 is still in play a little bit. We don't have our Army Corps of Engineers permit yet. We talked to them on Friday. I've been told that until we have the permit in hand we can't really relax yet. We're moving ahead as if it will be issued soon. The preliminary plat was approved by the Planning Commission on May 26th. There were 3 conditions: traffic impact analysis, crosswalk design between this development and Dzantiki Heeni Middle School and to connect our sidewalks with existing sidewalks on Renninger Street. We had intended to this all along. Now we'll use the traffic study to refine the crosswalks to meet the safe walks to school standards. Most of the traffic comes up and around (to the school avoiding the crosswalk). We don't expect a lot of conflict here. Students will walk up and we will put in a crosswalk where the Traffic Impact Analysis says is the best spot to do that. We have adequate funding in our CIP to do the subdivision. The preservation lot - we might change its geometry. This meets current code as a lot with frontage on a right-of-way. This is the area we wanted to set aside for the Corps permit mitigation. This would be "permittee responsible mitigation", meaning we would be custodians of the site. We could get up to 170 dwelling units in the subdivision with this configuration. Then if the Subdivision Code changes before the plat reaches its final stages. Under the proposed code we could call it a "Conservation Lot". They are not meant to be occupied and wouldn't need to be connected to the right-of-way. Then we get a few extra dwelling units. If we pay fee-in-lieu mitigation, we could do this as a "Preservation Easement". It would be set aside for preservation purposes but it would be part of the lot. That density could be put somewhere else. With that, we could get 189 units. We're moving along and have made considerable progress. We have a design team working on the roads and a Traffic Impact Analysis started. If everything goes well, we could have this constructed this year (but more likely it would be paved next spring). The new street that would be built would be called Jackie Street. Some of you knew Jackie Renninger's story. She worked for the Juneau Police Department and passed away very young. She was uniformly liked. Everything that I have heard about her was great, so it seemed logical to have Jackie Street come off of Renninger Street.

Ms. Troll: We're going through the subdivision rewrite. There aren't any changes in that that would affect the layout?

Mr. Chaney: The only thing is the "Preservation Lot". This panhandle isn't really necessary for an area that is being reserved as a wild area. Under the new Subdivision Ordinance, this could be a "Conservation Lot" and it would be a rectangle that would live in the corner.

Ms. Troll: If that goes forward, and we still have the "Conservation Lot", does that still get you 189 units?

Mr. Chaney: The easement would get us to get the maximum number of units, but that depends on what the Corps does. If the Corps lets us do onsite mitigation, there's a lot of reasons why that's a good thing. If they tell us that they want us to pay a fee-in-lieu, then we have to pay money to a mitigation bank to go out and buy property to set aside for preservation. To me, that's inefficient and silly, when we already have a lot of high value wetlands that are suitable to set aside. It really makes a difference when you get to Pederson Hill. The bill for that is over \$600,000 and we have thousands of acres that are suitable for wetland preservation.

Ms. Troll: Whether it's a "Conservation Lot" or easement, it depends on the corps permit. Regardless, of how it's identified, if in the future you wanted to put play equipment in that area or a bike path...

Mr. Chaney: Generally no, it's intended for wetlands preservation and it's not intended to be built on. People can walk through there. We would have to get a lot of approvals for any construction. Right now there's a trail on the base of the subdivision. It goes out to Switzer Natural Area Park. It's boggy and marshy and easy to get to this area.

Ms. Becker: When you come up Renninger Avenue and before you turn off to the school, there's a pull off area, is that where this is happening? That has been used for a bus queuing area in the past. Is that not happening, or are you planning to make sure there's another place?

Mr. Chaney: That is part of what the traffic impact analysis will tell us.

Mr. Nankervis: I appreciate that this has been pushed to the front burner. A lot of people are under the mistaken belief that we have a lot of easily developable land. There isn't a lot out there and you've pushed this admirably. I think it's a great project.

Mr. Landry: You kind of answered my question about what you could do on the "Conservation Lot". From a parks standpoint, even a nice trail through there. The Lemon Creek area... if you look at Juneau, we have a lot of parks in valley, Douglas and downtown... there's really none in Lemon Creek. Adding another neighborhood in the area is great, but how can you work with Parks to get another pocket park. Lemon Creek is very underserved.

Mr. Chaney: I don't know if we're going to be able to solve all the problems the City has. There are a lot of recreation opportunities at the Dzantiki Heeni Middle School. This is a natural area park. It's not an improved park. It's a natural area park. We would, either through easement or setting aside a lot, put this corner aside so that it wouldn't be developed. This area just feels like it continues. Then we can take the density and put it above. In terms of a baseball diamond or something like that, we haven't proposed that for this subdivision. Although it has a high potential for density, it's not a very big subdivision. There is a trail that already exists. Another thing, but it's not really a parks thing, is that we are assuming that the lots will be disposed of through sealed competitive bid because that's how we disposed of them previously. That will have to be approved by the Assembly.

Mr. Kiehl: You talk about a team working on the road. There has been talk about utilities and sidewalks. To what standard are we building the road?

Mr. Chaney: This will be one of the largest or nicest roads we've built in the recent times. The subdivision ordinance has down grade the requirements but we don't have that yet, so we designed it to current code. It will be a 28 foot wide street with sidewalks on both sides, curved gutter, a street light, fire hydrant. I know it's unlikely, but if we get 170 units, we want that stuff. It will be a full standard street.

Mr. Kiehl: It strikes me as wise if this becomes the second access to development Area 3.

Mr. Chaney: That's what the tail on the subdivision is for. It shoots off over to Development Area 3. The primary access to Area 3 will probably be through Mountain Avenue. It will need two accesses if there are over 100 dwellings so the R&M proposal was to have Jackie Street turn into a very large street when it's done. I'm not sure if I'll be alive when that's done. Development takes so long.

Mr. Kiehl: Optimism, Mr. Chaney.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Peters: You have a revised subdivision ordinance. That came out of the Planning Commission at our last meeting. We met on Title 49 and are going to be recommending some changes to the TPU that will be coming to the full Planning Commission addressing daycare.

Ms. Troll: I want to echo Mr. Nankervis' comment regarding it's really encouraging to see this development moving along. I know you're waiting for the Corps permit and those things. Keep pushing and thank you for your perseverance. This will make a significant contribution.

Mr. Kiehl: Let me echo the thanks of the other members.

VIII. ADJOURNMENT

The meeting adjourned at 5:37pm.