

DRAFT Minutes
ASSEMBLY STANDING COMMITTEE
LANDS COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Monday, April 14, 2014, 5:00pm
Assembly Chambers

I. ROLL CALL

Carlton Smith called the meeting to order at 5:00pm.

Members Present: Mary Becker; Jesse Kiehl; Loren Jones; Carlton Smith

Liaisons Present: Mike Peterson, Docks & Harbors Board; Jeff Wilson, Parks & Recreation Advisory Committee; Karen Lawfer, Planning Commission

Staff Present: Greg Chaney, Lands Manager; Jessica Beck, Lands Specialist

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

The minutes of the following Lands Committee were approved:

March 24, 2014

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Pederson Hill Rezone

Mr. Chaney: This will be a real rezone case, not just in theory. You've heard it before. We own property in the Pederson Hill area. We requested this area be rezoned to D10 and D10SF. There isn't much D10 zoning in Juneau. This would be the first time there is D10SF zoning in Juneau, although it's similar to the "flats" or other areas, but those areas are categorized differently. D10 and D10SF have a relatively low percentage of the total dwelling units in Juneau. No private sector citizen has come forward requesting this zoning. The Auke Lake watershed reaches farther than originally noted. Our intent was not to rezone the cliffs. We eased it over a bit to get out of the watershed. This also leaves a wildlife corridor into Peterson Hill and beyond. That area would be hard to use anyway. The Planning Commission thought it would be better to have the D10 single-family zoning up against the D5 single-family zoning, so they extended the D10SF zoning. The Planning Commission unanimously approved the rezone request with the slightly extended D10SF area. Staff is recommending a motion of support to the full Assembly for the proposal.

Mr. Jones: I hope when this information goes to the Assembly the maps in the packet match the maps in the presentation.

Mr. Chaney: The map was created by the cartographer after the adoption of the rezone.

Mr. Kiehl: What are the plans for access?

Mr. Chaney: There are four potential access sites for this project. The closest access is opposite Wilma Drive. It's the least likely to be built because it's steep. The area near Hamilton Street is a right-of-way that is already platted, but it's not built. Near the Christ Lutheran Church is another access. We would have to work with the church to acquire some property. Wildmeadow Court is another access but we don't own all the property in that access either.

Mr. Kiehl: I like the idea of D10SF. The D10 allows for multi-family. With the expansion of D10SF, what would be the immediate possibilities for multi-family development?

Mr. Chaney: The CBJ already owns a significant amount of property that is zoned multi-family. We're working on a multi-family subdivision in the Switzer Creek area. The Hamilton Street access would have D10 and allow it for multi family development. It would probably be built at the base of the hill but be clustered to get the density.

Mr. Wilson: In the D10 and D10SF there are a lot of wetlands. What percentage do you see us developing?

Mr. Chaney: The advantage of D10 is that we can shift the density to the buildable areas. We have to build a road up to the hill. The lower part, I would imagine at least 50% or higher would be built as a subdivision. The slope on the lower part is like from here to the Capitol Building.

Mr. Wilson: What happens to the land that is not developable? Would it go into parks or open space?

Mr. Chaney: It will be a major subdivision. I am anticipating both neighborhood parks and some open area parks for the wetland permitting.

Ms. Becker: The D10SF, have you considered it to be multiple use? To include single-family homes, apartments, etc.

Mr. Chaney: The original proposal had that. With D10SF zoning you can't lump them all together. D10SF is for smaller lots. Side by side, you get the mix of uses. However, then you have multi-family next to single-family, which is why they recommended expanding the D10SF.

Mr. Jones: By accepting the D10SF, there's multi-family then single family then multifamily again. Why was the Planning Commission concerned with the D10 next to D5?

Ms. Lawfer: It's always a matter of trying to do a transition that's as seamless as possible. We were thinking of a condominium going in that little piece against the D5 zoning and the traffic. How would they handle it? By moving the D10SF over it's not as pronounced. We want to be able to have more affordable housing. D10SF is a good attempt to transition people into affordable housing that's a single family home, rather than condos or apartments.

Mr. Jones: D10SF is similar to Douglas or downtown up on 6th Street. Individual homes are close together, as opposed to an apartment building.

Mr. Chaney: It's a different style. As the Lands & Resources Division, either way will work for us. But, the Planning Commission said the other way is more suitable.

Mr. Jones: What's the difference in density between D10 and D10SF?

Mr. Chaney: There is no difference in density. It's a different style of development. D10SF has smaller lots sizes, which will allow for more individual lots close together. We're trying to provide the public with another opportunity for development. There is a lot of multi-family land in Juneau. This is an unmet market.

Ms. Becker: I don't understand what's objectionable to having a condominium in the D10SF. The condominium is very appealing. It would be closer to the road and will probably be developed before than the D10SF.

Mr. Chaney: I don't want the focus to be on a few acres out of the whole community. There is no barrier to construct condos in other locations already zoned for multi-family.

Mr. Kiehl: Is there a difference in allowable uses? D10 allows a little more commercial use than D10SF, correct?

Mr. Chaney: A little bit. D10SF is still an experiment because we don't have any on the ground. We can add uses down the road if needed.

Mr. Kiehl: This seems like a good layout for a first try at this.

Motion: Mr. Kiehl moved the Lands Committee recommend that the Assembly adopt rezoning proposal AME3014 0003 as endorsed by the Planning Commission.
Hearing no objection, motion passes unanimously.

B. St. Nicholas Church

Mr. Chaney: We have a drainage easement request for the Russian Orthodox Church. The adjoining CBJ property was purchased to keep open space around the church. The only piece we're talking about is the installation of some infrastructure around the church. The idea is to keep the water from running onto the sidewalks on the church property and street sidewalks. The Historical Resources Advisory Committee passed a motion of support for the proposal and the Planning Commission adopted a motion of support. We would request the same.

Ms. Becker: Is the easement permanent?

Mr. Chaney: Yes.

Mr. Wilson: They were going to do some work on the foundation with the encroachment. Is that taken care of?

Mr. Chaney: That is a recommendation from the Planning Commission and is forwarded to the Manager for their approval. Both were heard by the Planning Commission and the use permit was forwarded to the City Manager.

Motion: Ms. Becker moved the Lands Committee request a motion of support from the Assembly for granting the Saint Nicholas Russian Orthodox Church a permanent easement for drainage for the City owned adjacent parcel.
Hearing no objection, motion passes unanimously.

VI. STAFF REPORTS

A. Housing Action Plan

Mr. Chaney: The Juneau Affordable Housing Commission is requesting \$75,000 from the Juneau Affordable Housing Fund for a Housing Action Plan. They have worked extensively on this topic. They have developed a scope of work. They are currently scheduled for the Finance Committee on April 23rd. There is over \$600,000 in the Juneau Affordable Housing Fund and has typically been used as a revolving loan fund. This would be an expenditure that wouldn't come back to the fund.

Mr. Wilson: Can you give a quick summary of the scope of work?

Mr. Chaney: Basically, they would go out to community and solicit ideas. They would look at the needs and break it down into segments. There has been some general work done. Around 500 units are needed in Juneau right now, but no one has refined it to know what kind it should be (senior, workforce, etc.). They will also look for strategies for how to get housing on the ground, not just a plan that sits there.

Mr. Smith: Who would do the work?

Mr. Chaney: We would go out for proposals.

Mr. Smith: It could be someone out of town?

Mr. Chaney: It could be or it could be a local firm.

Ms. Becker: I hope they don't duplicate that work of the Assisted Living Senior Study. Some of the work could be overlapped.

Mr. Chaney: Yes. They talked about the economic plan and that's already happening. I hope that they will use what's being done with other studies and fill in the gaps.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Peterson: No comments.

Ms. Lawfer: The Planning Commission will be working on the Wireless Communications in a Committee of the Whole at 5pm tomorrow. Then there's a special Planning Commission at 7pm where they will taking public testimony on the ordinance.

Mr. Wilson: At the last PRAC we worked with the Forest Service for their plans for improvements on West Juneau, Lena Cove picnic shelters, and they're looking at going from Bonnie Brae to city property on the Treadwell Ditch Trail. We also met with Trail Mix on their projects. We hope the Parks & Recreation trail budget doesn't get cut.

Ms. Becker: The Treadwell Ditch is in the 1% funding. Is that the money you're talking about using or do you have other money for this project?

Mr. Wilson: This is all Forest Service money. They have money.

VIII. ADJOURNMENT

Meeting adjourned at 5:33pm.