

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

February 10, 2014, 5:00 PM.

Assembly Chambers

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. January 13, 2014 Minutes

IV. PUBLIC PARTICIPATION

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

V. AGENDA TOPICS

A. Mendenhall Peninsula Lot Line Adjustment

VI. STAFF REPORTS

A. 2014 Lena Land Sale - Verbal Update

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

VIII. ADJOURNMENT

Note: Agenda packets are available for review online at www.juneau.org.

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**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

January 13, 2014 Minutes

ATTACHMENTS:

Description	Upload Date	Type
☐ January 13, 2014 Minutes	2/10/2014	Cover Memo

DRAFT Minutes
ASSEMBLY STANDING COMMITTEE
LANDS COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Monday, January 13, 2014, 5:00pm
Assembly Chambers

I. ROLL CALL

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

Members Present: Jesse Kiehl; Carlton Smith; Loren Jones

Members Absent: Mary Becker

Liaisons Present: Mike Peterson, Docks & Harbors

Liaisons Absent: Jeff Wilson, PRAC; Karen Lawfer, Planning Commission

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

The minutes of the following Lands Committee were approved:

December 9, 2013

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Request for a motion of support for rezone of 3 parcels along Glacier Highway near the Pioneer Home from D5 single-family residential to D15 multifamily zoning.

Mr. Lyman discussed his memo regarding the rezone of three parcels of property. The rezones need to be substantially consistent with the comprehensive plan. This application came in under the 2008 comprehensive plan.

Mr. Jones: Are the Abby Way properties D5?

Mr. Lyman: Yes.

Mr. Chaney: We are looking for a recommendation to move this forward to the Assembly.

Mr. Peterson: How many acres are included in this area?

Mr. Lyman: 4.25 total.

Mr. Kiehl: A rezone from the Planning Commission needs public hearing at the Assembly. This doesn't fill that requirement, correct?

Mr. Lyman: This is a formality. It will be introduced via ordinance so it will require a public hearing with two Assembly meetings.

Mr. Kiehl: Where are the driveways now? What are the rules about driveways? How is that going to work here with this particular set of parcels?

Mr. Lyman: The larger piece of property would be developed with a neighboring piece of property also owned by the same person. Anytime a change of use is proposed on a piece of property along Glacier Highway, a new driveway and approach permit from the state is required. There are two properties that have driveways. There are three pieces of property with two ownerships. If any development was proposed here, the state could say they don't want the access directly onto Glacier Highway. They may want them to get alternative access.

Matt McMurtrie: I'm doing the rezone. Originally, in 2008 we did this rezone, which included an additional property. The site distance to that additional property was a concern because of site distance.

Motion: Mr. Kiehl moved the Lands Committee forward the request to rezone the properties to the Assembly with a recommendation for approval.

Hearing no objection, motion passes unanimously.

VI. STAFF REPORTS

A. Switzer 2A Subdivision Status Report

Mr. Chaney: I want to give you a brief update on the status of the Switzer 2A subdivision since the last meeting. We talked with Affordable Housing Commission about this concept. This takes on a bigger piece of property than what was originally discussed. The AHC adopted a motion of support for the concept. We talked with the Lands Committee who had a concern about the road alignment over the stream. I am more improved sketch that shows the road alignment more perpendicular to the stream. We went to the Subdivision Review Board who were generally supportive. I went to the Planning Staff who were generally supportive. I haven't applied yet because we need a land surveyor to draw it up and before we do that, we want to get the wetland review issues figured out. We went to the Wetland Review Board who were generally supportive, again. At the end of December, I went to the Army Corps of Engineers with housing pads, wetland fill, etc. They were generally supportive and I have now turned it in as an application. It takes about four months to hear from them. After we get permit, we will hire surveyor to draw up subdivision.

Mr. Jones: Let me know when the comment period opens for the Army Corps and what the notice period is.

Mr. Chaney: Certainly.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Mr. Kiehl: I have a question for Mr. Chaney: I'm interested in Affordable Housing Commission's recommendations for two loan programs. City staff was working on finalizing the procedures. Do you have an estimate on when those may come back?

Mr. Chaney: We are in a collaborative stage with the AHC. Exactly how we'll take those forward we haven't gelled yet. We may look to JEDC to help with that. I will give you an update at the next Lands Committee meeting.

Mr. Peterson: Nothing to report on Docks & Harbors.

VIII. ADJOURNMENT

Meeting adjourned at 5:29pm.

**ASSEMBLY AGENDA/MANAGER'S REPORT
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Mendenhall Peninsula Lot Line Adjustment

ATTACHMENTS:

Description	Upload Date	Type
☐ Mendenhall Peninsula Lot Line Adjustment	2/5/2014	Cover Memo

MEMORANDUM

CITY/BOROUGH OF JUNEAU

Lands and Resources Office
155 S. Seward St., Juneau, Alaska 99801
Dan_Bleidorn@ci.juneau.ak.us

Voice (907) 586-5252

Fax (907) 586-5385

TO: Assembly Lands Committee

FROM: Dan Bleidorn
Deputy Lands Manager

SUBJECT: Mendenhall Peninsula Lot Line Adjustment

DATE: February 4, 2014

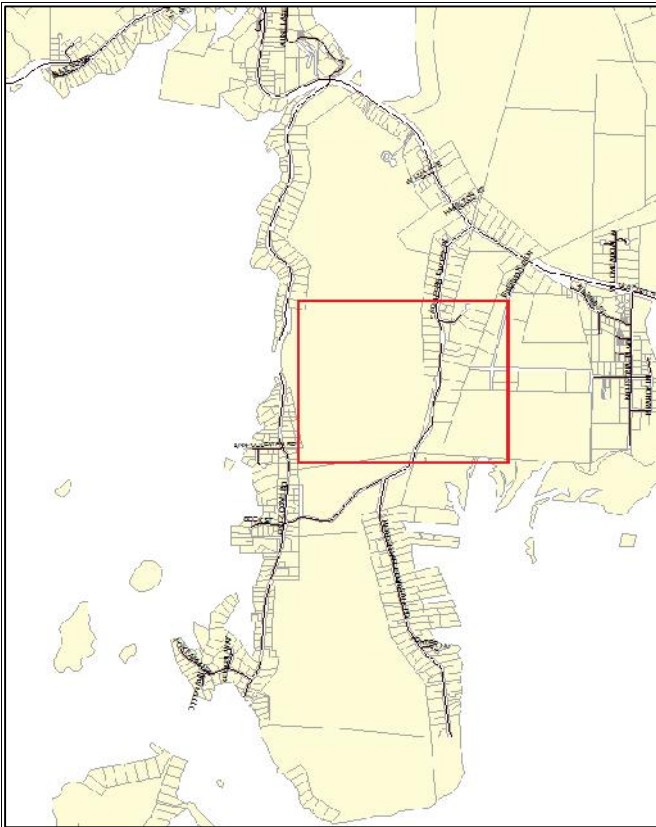
In the fall of 2013 Tom and Elizabeth File, owners of a fraction of Lot 1 Refuge View, which is located along Engineers Cutoff Road, approached the Lands and Resources Division regarding a land trade. Currently the File's property is a long narrow parcel that is over 65,000 square feet, but because of its dimensions, cannot be built on (Figure 1). The current request is to adjust the property lines in order to provide the File's with a buildable lot (Figure 2).

This lot line adjustment would benefit the City by providing another potential access route to the large track of City owned property down the center of the Mendenhall peninsula. This access point could be beneficial for future development of City land holding in this area. The costs associated with this lot line adjustment could potentially be split between the Files and the City since both parties benefit from this proposal.

Staff requests a motion of support for this proposal. Prior to entering into formal negotiations and subdivision approval, the arrangement will have to be approved by the Planning Commission and Assembly.

Potential Motion:

The Lands Committee directs Lands and Resources staff to initiate the process of adjusting the lot line for a Fraction of Lot 1 Refuge View in order to provide the property owners with a buildable lot and to provide the City and Borough with access to the large parcel adjacent to it.



Engineers Cutoff Road Lot Line Adjustment Assembly Lands Committee 02/10/2014

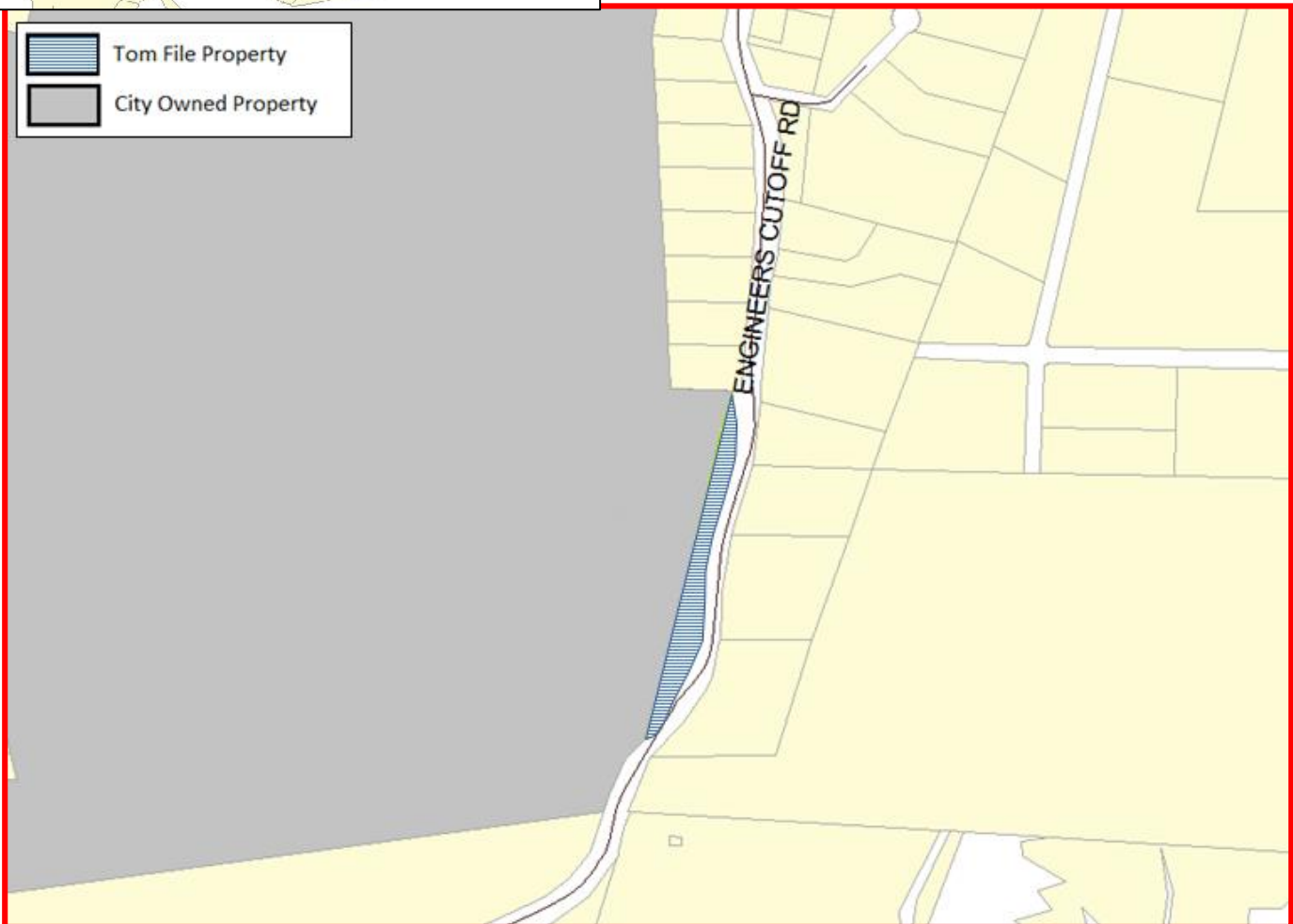


Figure 1

Location of CBJ Property and File Lot



Figure 2
Sketch of Proposed Lot Line Adjustment