

Minutes
ASSEMBLY STANDING COMMITTEE
LANDS COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
Monday, February 10, 2014, 5:00pm
Assembly Chambers

I. ROLL CALL

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

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

Other Assembly Members Present: Mayor Merrill Sanford

Liaisons Present: Karen Lawfer, Planning Commission

Liaisons Absent: Jeff Wilson, PRAC; Mike Peterson, Docks & Harbors Board

II. APPROVAL OF AGENDA

There were no agenda changes.

III. APPROVAL OF MINUTES

The minutes of the following Lands Committee were approved with minor changes:
July 13, 2014

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Mendenhall Peninsula Lot Line Adjustment

Mr. Chaney discussed Dan Bleidorn's memo regarding a lot line adjustment on the Mendenhall Peninsula. The File family owns a long narrow lot on Engineers Cutoff Road to the east side of a CBJ owned parcel. It's not a buildable lot. Lands would do a lot line adjustment with about the same area. The CBJ would have more access to our property. It would leave the File family roughly 1.5 acres of a buildable lot.

Mr. Kiehl: What rules or process do we have for land trades like this?

Mr. Chaney: We would do a negotiated sale for this type of thing. We would buy their part and sell our part at the same time. We would have an appraiser come up with equal value. It's basically a trade. We would share the cost of the subdivision.

Mr. Kiehl: Can it be based on value, lot size or acreage?

Mr. Chaney: All of the above are possible. We would try to have it workout for equal value. We are supposed to sell for market value so it should be a similar arrangement if no dollars change hands.

Motion: Ms. Becker moved the Lands Committee direct 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.

Hearing no objection, motion passes unanimously.

VI. STAFF REPORTS

A. 2014 Lena Land Sale – Verbal Update

Mr. Chaney: The city created the South Lena Subdivision several years ago. We still own several lots. On the February 24th Assembly meeting, we will be asking for approval to sell the remaining lots. The assembly approval would be for all remaining lots but we would start with selling two of them. We should get appraisals for four of the remaining lots mid-March. If there's no interest, we'll stop selling. If there is lots of interest, we may sell four at the next one. We hope to be opening bids by April/May. This is a hopeful timeline, but we don't have Assembly approval yet.

Ms. Lawfer: We own 15 lots.

Chaney: We're asking for approval to sell 12. One of the remaining lots is for access and two of them have an eagles nest. We could sell those in the future.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

No comments.

VIII. ADJOURNMENT

Meeting adjourned at 5:10pm.