

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 created a 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 jelled 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.