

Minutes
Assembly Lands Committee
Monday, June 17, 2013, 5:00 p.m.
Assembly Chambers

I. Call to Order

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

Members Present: Mary Becker, Carlton Smith, Loren Jones, Johan Dybdahl

Liaisons Present: Jeff Wilson

Liaisons Absent: Nathan Bishop, Michael Williams

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

II. Agenda Changes

There were no agenda changes.

III. Approval of minutes

The minutes of the following Lands Committee with corrections were approved:
April 29, 2013

IV. Public Participation

There was no public participation on non-agenda items.

V. Action Items – none

VI. Information Items

A. Buildable Lands Discussion

Mr. Chaney: I am asking for direction. The last time this was brought up was about a year ago. About 6 years ago, the Lands Division did a region wide study to look for easy areas to develop. There aren't many areas that are great. Based on the research the Switzer Creek area was broken down to Areas 1, 2 and 3. Area 2A was the discussion point at the last meeting where it was discussed. There were a lot of questions. There was a 7 million dollar grant this last year. It ended up getting awarded to a project in Douglas. The Alaska Housing Development Corporation provided their site plan for area 2A. It shows 24 units, mostly built as duplexes around a horseshoe shape road system. It shows a potential layout for the site. There are a lot of wetlands near the road. This area is pretty mucky so it would take a lot of work. It ended up being an expensive site even though it's one of our best. It's a collection of duplexes on the lot, but you could put a lot more units with a larger building or more floors. It is interesting to see the challenges. I think that's what the committee was looking for last time. If they got the grant we would be asked to subdivide it instantly. If this grant was awarded, it would have to be subdivided in order for them or someone to take ownership. Is there direction from the Lands Committee or what you would like to see me bring back for it to be subdivided? This is the only CBJ piece on a right-of-way. It's expensive to build new roads.

Mr. Wilson: I was a project engineer on the DZ Middle School and it was very expensive for the fill. The right-of-way access is valuable but it's going to be expensive to develop.

Mr. Dybdahl: I think we should make a recommendation to work towards what we can do in the short term and put the other three in longer term. I would so move.

Mr. Jones: I'm not sure I understand his motion.

Mr. Dybdahl: We make Switzer 2A our near term priority and Pederson Hill areas 3 and 4 our longer term goals.

Mr. Wilson: If we do subdivide it, we don't have any playgrounds in that area or public spaces. Maybe we can add a piece for a pocket park.

Mr. Chaney: Certainly it can be done. Since this will be a large lot, I think it would be best to discuss that with the developer.

Mr. Wilson: Could we keep a small parcel for the CBJ? We have the 1% bond to put a park in the Lemon Creek area.

Mr. Chaney: Would you like to see a playground or a natural area park?

Mr. Wilson: I would like to see a playground for families.

Mr. Smith: Can you add that to your proposal?

Mr. Chaney: I can look into it.

Mr. Smith: Hearing no objection, the motion passes.

Mr. Smith: What is the zoning?

Mr. Chaney: The zoning is currently D15. It's multifamily. There's a lot of flexibility and there could be a more intense proposal as far as density.

B. Update on Archipelago Property

Mr. Chaney: It's next to the downtown library parking garage. It's a valuable piece of property. It's really the only open piece of waterfront property. It's become an area for seasonal food service. The proposal was to obtain some site access through property to south Franklin Street. I wasn't involved in that initial discussion. Skye Stekoll said they came to the conclusion that making that piece as a right-of-way made sense for many reasons. There's also an easement for other properties for access.

Where we are now, is that the subdivision is 3/4s of the way done. For example, the lot numbers are kind of long, the regulatory surveyor has asked to change the lot numbers. The locations, use and dedications are worked out. Right now it's between the regulatory surveyor and the surveyor drawing up the plat.

Mr. Wilson: Is the city buying property?

Mr. Chaney: It wasn't a dedicated right-of-way. There was a floating easement on a previous plat. That will go away and there will be a dedicated right-of-way.

Mr. Wilson: Will this be Docks & Harbors property?

Mr. Chaney: Yes.

Mr. Wilson: Is this where the Juneau memorial was going to be and possibly bathrooms?

Mr. Chaney: I don't want to speak for D&H plans.

Ms. Becker: I can't speak for them, but at the time we had wanted some wings off the strip of property but that didn't happen. We will get what we paid for?

Mr. Chaney: That's my understanding.

Mr. Dybdahl: The last official action by the Assembly was to leave the memorial where it was.

Mr. Wilson: What are the plans for this piece of property? Is it for the seawalk?

Mr. Chaney: That's my understanding. Towards the water we would have to build a boardwalk.

C. Brotherhood Bridge Parking Lot at head of Kaxdigoowu Heen dei Trail

Mr. Chaney: When they rebuild the Brotherhood Bridge, DOT is planning to add a walking path. They will add a bus stop. The new bridge will eat up some of the current parking area, which is where the buses park. DOT doesn't want to keep the current entry where its located. They want to reroute the entry over to Wildmeadow Lane. The new entry will have bus parking. The CBJ will then take ownership of the parking lot. The hope is that we could charge fees to the commercial users of the site. CBJ Park Maintenance already empties the trash and maintains the parking lot. If we could charge the commercial users for the fees then they could go towards maintaining the parking lot. The driveway would be a large addition to the area.

D. Other Comments from Lands Committee

Mr. Wilson: I have a buildable lands question. What's happening with the Lena subdivision?

Mr. Chaney: I don't want to do a lands disposal until we have a Deputy Lands Manager. One of the first things we're going to try to do is a limited land disposal.

Mr. Wilson: How many lots do we still own?

Mr. Chaney: We still own 12. We're thinking of offering 2-4 to see what the market is. The sales brochures are basically done and it will be straight forward.

VII. Liaison Reports

Mr. Wilson: At our last PRAC meeting, we had a presentation on the Montana Creek property from the SEAL Trust. We're very supportive of that. We have a 1% bond for trails. Our Cope Park Master Plan is done and will go to the PRAC at the July meeting. We had presentations and comments about the Seawalk from the Princess Dock to Miners Cove. We also had discussions about the Bridge Park. We will have a meeting with Docks & Harbors to work together. The whale sculpture is getting funded and could be in town sooner than anticipated. We had an update on the ATV park. There will be some experts in town to make some recommendations about the park. We're concerned that we may not have enough land to keep the ATV community interested. We've had a lot of questions about why the waterfall at pocket park not working. One of the pipes is broken.

VIII. Next Meeting

July 1, 2013 at 5:00pm in the Assembly Chambers

IX. Adjournment

Meeting adjourned at 5:32pm.