

Minutes
Assembly Lands Committee
Monday, March 11, 2013, 5:00 p.m.
Assembly Chambers

I. Call to Order

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

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

Liaisons Present: Nathan Bishop

Liaisons Absent: Michael Williams; Jeff Wilson

Staff Present: Kim Kiefer, City Manager; Jessica Beck, Lands & Resources Specialist; Hal Hart, CDD Director

II. Agenda Changes

Ms. Kiefer added an item after public participation, Update on the Lands Manager Selection Process.

III. Approval of Minutes

The minutes of the following Lands Committee were approved:

January 14, 2013

IV. Public Participation – non-agenda items

There was no public participation on non-agenda items.

V. Update on Lands Manager Selection Process

Ms. Kiefer said the Lands Manager position is currently being advertised for recruitment. The recruitment will close on March 22nd. At that time they will look to see what kind of applicant pool they have and set up the interview process.

VI. Action Item

A. Resolution authorizing the Manager to enter into negotiation with the recipient of the AHFC GOAL award to purchase Switzer Creek property, 2A

Ms. Kiefer reviewed her memo and the resolution included in the packet.

Ms. Becker: What are the terms and conditions for the recipient, as stated in section 1?

Ms. Kiefer: The recipient would have to pay fair market value, the Assembly would have to agree to that and workout a payment plan to help make the project happen. The terms and conditions would depend on who gets the grant.

Ms. Becker: Will AHFC say how many apartments they want on their land.

Ms. Kiefer: That's part of the application process. Each applicant will say what they can build and that will be reviewed by the AHFC.

Mr. Jones: The land will be available to all four applicants. Do all four groups need land?

Ms. Kiefer: Only one applicant has come forward and asked for land at this time. We would like the land to be available equally to all four applicants.

Mr. Jones: Would we want to compete with a private seller for the land?

Ms. Kiefer: The applicant who has asked for this piece of land has talked with private land owners and can't find what they're looking for. My understanding is that the other three groups already have property identified but that information has come from sources other than directly from the groups.

Mr. Becker: If a developer already has property, will they have the choice to use this property.

Ms. Kiefer: This property is open to all of the applicants. They may choose to use this land, rather than their own land. The pricing would come from the Assembly.

Mr. Johan: Selling the land at fair market value may make the housing not affordable. There should be a larger contribution from the city, in the form of donated land.

Ms. Kiefer: The way the resolution is written, it does not preclude the city from doing that when they get into the land negotiation discussion.

Mr. Jones: If someone already owns land the \$7.6 million goes more into the housing, rather than someone who has to use some of that money to purchase land to build on. In November the previous Land Manager presented the proposed changes to Title 53 including ways land can be disposed. The proposed changes were supposed to go to Docks & Harbors and the Airport for review but we haven't heard anything since. I would like to hear about the status of this at the next meeting.

Mr. Bishop: It seems that for the applicant to apply for the AHFC grant, they are going to need to know the cost of the land, so they can include that.

Ms. Kiefer: I'm having conversations with the AHFC this week to get the specifics of what they need.

Motion: Mr. Dybdahl moved that the Lands Committee forward Resolution 2641 with a positive recommendation to the full Assembly.

Hearing no objection, motion passes unanimously.

B. Fisheries Development Committee – Roadside Fisheries Location

Kim reviewed the letter included in the packet. She suggested forwarding the letter to staff to look at the recommendations.

Motion: Ms. Becker moved that the Lands Committee forward the letter to staff to review the recommendations and bring back to the Assembly.

Hearing no objection, motion passes unanimously.

VII. Information Items

A. Housing Forum Report

Ms. Beck gave an overview of the Housing Forum held on February 28th and reviewed the compiled feedback received from attendees.

B. Status of Comprehensive Plan Review

Mr. Hart reviewed his handout with the schedule for the completion and adoption of the update to the Comprehensive Plan that is going to be presented to the Planning Commission tomorrow.

VIII. Liaison Reports

Mr. Bishop: At the last meeting on February 26 we had another conditional use permit for a wireless communication facility which we approved. We had a conditional use permit to change the use of a facility from a residence to an office for the university. We also had a variance for lot depth from 100 feet to 95 feet. We also had a consideration of an ordinance to change the zoning from D5 to D18 in West Juneau but were uncomfortable doing so because there were several owners of lots in the area that we did not hear testimony from, so we deferred it until the next meeting.

IX. Next Meeting

April 8, 2013 at 5:00pm in the Assembly Chambers.

X. Adjournment

Meeting adjourned at 5:28pm.