

ASSEMBLY STANDING COMMITTEE MINUTES
LANDS HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
May 2, 2022, 5:00 P.M.

I. CALL TO ORDER

II. LAND ACKNOWLEDGEMENT

III. ROLL CALL - Chair Hale called the meeting to order at 5:00 pm.

Members Present: Chair Michelle Hale, Greg Smith, Wade Bryson,

Members Absent: Wáahlaal Gíidaak

Liaisons Present: Lacey Derr, Docks and Harbors; Mandy Cole, Planning Commission

Liaisons Absent: Chris Mertl, Parks and Recreation

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist

IV. APPROVAL OF AGENDA – The agenda was approved as presented.

V. APPROVAL OF MINUTES – April 11, 2022 Draft Minutes were approved as presented.

VI. AGENDA TOPICS

A. Reiswig Request to Purchase City Property adjacent to 11260 Douglas Hwy.

Mr. Bleidorn discussed this topic. Mr. Bryson commented that the memo list 1400 square feet of city property and the presentation lists 3000 square feet. He also wanted to confirm that this triangle piece of city property doesn't connect to any neighboring property, only the applicant. Mr. Bleidorn replied that the original estimate in the memo was a little off after the applicant heard back from a surveyor with an estimate. The presentation is closer to the area needed, but this will be determined through the planning process and to make sure whatever type of subdivision that moves forward would meet all of the parameters of the city code. The applicants are only requesting the section that is adjacent to their lot. The applicant has reached out to their neighbors to see if there are any concerns and as this moves forward through the Planning Commission, a big, red sign will be posted out there along with mailers to the neighbors. This will give them opportunity to comment as it moves forward.

Mr. Smith asked if by disposing of this 3000 foot section will it prevent future development on the existing small parcel on the north side of the highway or does it do any material damage to the usefulness of that property. Mr. Bleidorn replied that he looked at the parcel before moving this forward and doesn't believe that selling this will prevent the city from using that other portion of the property if we wanted to subdivide and create another residential lot. The likelihood of doing that is pretty low right now and there is an existing, maybe not official, driveway access through the city property, which might predate the city's ownership. There may be potential to work with the other two adjacent land owners to dispose of the remaining parcel, if there is interest or if that driveway access turns out to it needs to be more official, there could be opportunity there.

Planning Commissioner Cole asked how large the existing applicant's parcel is and if the additional 3000 square feet will bring it into subdivision territory. Mr. Bleidorn replied that he did not have the size of the applicant's property, but it is a large lot and they are probably already able to subdivide it, this would just allow them to do that more efficiently with utilities and driveway access.

Mr. Bryson moved that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Jon and Susanne Reiswig. Motion passed, no objections.

B. Gary Tigar Grant Creek Homes Request to Purchase City Property through a Land Trade.

Mr. Bleidorn discussed this topic. Mr. Smith asked if this trade will be in the best interest of the public. Mr. Bleidorn replied that this is a large track of land that has a handful of road frontage but having road frontage between the creeks can be tricky due to crossing large drainages. As we negotiate this there's opportunity for the city to gain an access route to city property and to look for additional development in proximity to this area. To the south of this there's property that is owned by the Housing Authority that they are evaluating for development.

Mr. Bryson asked if we have the right values for the trade, if there is a method to determine if the approximate piece of land and value brings value to the city and is the exchange similar in size or value, even though they have to be independently traded. Mr. Bleidorn replied that the city property would have a higher value than the setback property that's within the drainage and the floodplains. The square footage that they want to acquire from the city is larger than what they want to sell to the city and when we go to evaluate this, it would be based on appraisal. The acquisition and disposal properties would be appraised and the difference would be negotiated and made right. Mr. Bryson followed up to ask if this trade went through would both entities come out ahead, would the city come out ahead for the land that they acquire in the corridor that we're trying to preserve and is the property developer requiring the right property, so that they can develop more housing. Mr. Bleidorn replied that there's still a lot of negotiation that would take place, but one of the reason why we look at city code is to see if it's beneficial to the city, which is why we're recommending in favor of it. I do believe that if both parties come together and work on this, we could have something that's mutually beneficial.

Chair Hale commented that she understood that what the city would be taking on would be property that is bordering creeks, Mr. Bleidorn confirmed. Chair Hale followed up to comment that if it is property that is bordering creeks then the city would not want to develop that property and that could help protect the creeks with a wider swath of protection. Mr. Bleidorn confirmed that and added that he had a preliminary conversation with the Parks Department when this first came about months ago and at first Lands was hesitant for the trade and leaned towards just a land sale but the Parks department did have some interest and there is value in the city owning those setbacks with that property to be retained for environmental reasons. As we move this forward we will continue to work with the Parks department to ensure they are still willing and able to manage it if the city acquires this property.

Planning Commissioner Cole asked about page 18 of 31 in the packet, the proposed plat, has an odd northern boundary, the land that is supposed to be traded to the city, it has a saw tooth northern boundary. Is this the boundary because it's the boundary line of the applicant or would they be retaining some of their own property to the north of the traded property? Mr. Bleidorn replied that it is the property line of the applicant's current property.

Chair Hale asked that in the presentation the applicant mentioned higher density housing or smaller lot sizes, if that's the case, would the city have any control over that. Mr. Bleidorn replied that it is difficult for the city to control what gets built here outside of following the land use code. The acquisition and disposal process would be completed and go through planning commission review. The applicant provided information for smaller lot sizes but it would be market rate housing, single family housing on independent lots.

Mr. Bryson asked what the zoning was for the parcel that the applicant owns. Mr. Bleidorn replied that he thought it was D-18, multi-family housing.

Mr. Bryson moved that Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Gary Tigar and Grant Creek Homes through a negotiated disposal or land trade. Motion passed, no objections.

VII. COMMITTEE MEMBER/LIAISON COMMENTS AND QUESTIONS

Mr. Smith asked to have a discussion about housing at the next meeting or a future meeting.

Chair Hale asked to have a discussion on the City of Juneau naming policy at a future meeting.

VIII. STANDING COMMITTEE TOPIC

A. 2022 LHED Committee Goals

Mr. Bleidorn gave a brief update with on the Assembly Goals, highlighted in the packet. The remaining Pederson Hill Phase 1 lots have been sold; the city disposed of the downtown pocket park to Franklin Foods LLC, and the former Household Hazardous Waste property has been sold and finalized to Alaska Brewing Company.

IX. NEXT MEETING DATE – June 6, 2022

X. ADJOURNMENT - Chair Hale adjourned the meeting at 5:26 PM.