

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES

August 05, 2024 at 5:00 PM

Assembly Chambers/Zoom Webinar



<https://juneau.zoom.us/j/94215342992> or 1-253-215-8782 Webinar ID: 942 1534 2992

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

C. ROLL CALL

Members Present: Chair Alicia Hughes-Skandijs, Paul Kelly, Greg Smith

Members Absent: 'Wáahlaal Gídaag

Liaisons Present: Jim Becker, Docks & Harbors Committee

Liaisons Absent: PRAC liaison, Matthew Bell, Planning Commission

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

D. APPROVAL OF AGENDA – approved as presented

E. APPROVAL OF MINUTES – 1. July 15, 2024 Draft Minutes – approved as presented

F. STAFF REPORTS

2. 2024 CBJ Rezone Applications

Mr. Bleidorn discussed this topic.

Mr. Smith commented that it seemed like we were offering up opportunities for higher levels of development and more housing, and asked if there are any ballpark numbers if the developable parts of these lots were to be developed at a higher density level, any guesses on how much housing could go across these? Mr. Bleidorn replied that if the zone changes take place and are successful, then there's going to be significant time and investment before some of these properties have a development plan. There's a couple, like Pederson Hill, already in the works at the assembly level, and this just kind of cleans it up and gets it closer to development. Same thing with the Auke Bay property, with the Auke Bay plan that property has been on the Assembly goals for a couple of years. This is a great logical next step that if it's successful then we can begin to plan access and we've already had communications with Parks and Recreation to make that trailhead part of the equation. If you're familiar with that trail during the sunniest days of the summer, it seems unsafe, so that's something that we're also considering. As that moves forward, how can we make the whole area of the trailhead nicer. There are also things like the D3 at Fish Creek, it's outside of the sewer, but going from rural reserve to D3, that one, CBJ probably won't put significant investment into that right now, but if there was any private entity that came forward and wanted to try to negotiate something, it would be fascinating to see if something could take place out there. That's a long way of saying I have no idea how many units. It's a ton of property across the borough, and I think each one is on a different timeframe. We're just trying to make some progress utilizing CBJ property, and this is a great way to start.

Mr. Smith said that it sounded like there has been some discussion with the developer for the Grant Creek property, and was wondering about the proposed rezone and what the determination was. Mr. Bleidorn replied that we looked at surrounding neighborhoods and didn't want to go against any adopted plans. We submitted the applications and have been working with the director of CDD on these and talked to the Engineering department as we move them forward, we tried to come up with something that we thought would make sense. That being said, at the Planning Commission and CDD level, we're going to have lots of conversations about these. What we have now is subject to change as

we receive public comment, the Planning Commission review, and as we learn more from the Planning Commission and CDD's review of the adopted plans, because they'll go through and look and to make sure that these requests conform with all the adopted plans. It's going to be a ton of work for CDD. Grant Creek has an existing application to purchase CBJ property within the property included in the zone change application.

Chair Hughes-Skandijs asked about the rezone process as far as just referenced, what the internal piece is. If this was a wild success, say we got a lot of units, what the internal timeline would look like, how periodically would you look at this for upzoning. Mr. Bleidorn replied that we had been looking at properties to rezone for a couple of years now based on assembly request to look for property to rezone. It's kind of always on the back of our mind, whenever we have any property that comes to our attention that we begin to investigate, such as the one that's north of Auke Rec, that came about because the neighbor reached out to us and all of a sudden we might have a utility easement. Others have been more systematic where we begin to look at them and we invest a little bit, and then think about rezoning, which is more similar to Auke Bay. I just want to stress that rezoning doesn't directly lead to units, it's a step in a long process and I could see that Pederson Hill would be on the docket here relatively quickly, and we have some CIP funds already saved for it. If Auke Bay is successful, we have some CIP funds saved for that as well. But other ones, it could be a long time before anything 's done or we might upzone now and then a future plan could bring utilities, sewer, further steps in the process.

Mr. Kelly asked if we had thoughts or ideas about the zoning, if there's any contributions that we want to make throughout the process besides right now, is there a good time for us to weigh in, as it's not getting back to us until I think you said October at the soonest? Mr. Bleidorn replied that it would be later than October. We are going to begin the Planning Commission public process probably in October and then it would be a while before it comes back. The process is public, and this is city property that we are all responsible for, so maybe as suggestion to take part in that process, paying attention, maybe going to those neighborhood meetings, and being part of the conversation. I'm hesitant to hammer out an exact zone change request until we have public comment and the review from the planning department. The process should be starting soon.

3. 2024 Tax Foreclosed Property Sale

Mr. Bleidorn discussed this topic. Mr. Becker asked for a reminder of where this property was. Mr. Bleidorn replied that it was 520 Sixth Street.

G. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS – none

H. NEXT MEETING DATE - September 9, 2024

I. ADJOURNMENT – 5:28pm