

ASSEMBLY LANDS HOUSING AND ECONOMIC DEVELOPMENT MINUTES



April 03, 2023, 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: Acting Chair Wade Bryson, Alicia Hughes-Skandijs, Christine Woll

Members Absent: Wáahlaal Gíidaak

Liaisons Present: Mandy Cole, PC

Liaisons Present: Chris Mertl, PRAC; D&H liaison

Staff Present: Dan Bleidorn, Lands Manager; Roxie Duckworth, Lands & Resources Specialist; Jill Maclean, CDD Director; Michele Elfers, P&R Deputy Director

D. APPROVAL OF MINUTES - February 17, 2023, Draft Minutes – approved with change to correct a typo in Ms. Triem's first name.

E. APPROVAL OF AGENDA – approved as presented

F. AGENDA TOPICS - No Action Items

G. STAFF REPORTS

2. Telephone Hill Update

Mr. Bleidorn gave an update on this topic. Acting Chair Bryson asked when the property manager meeting is. Mr. Bleidorn replied that it is taking place on Tuesday, April 4, at 5:00 p.m.

Ms. Hughes-Skandijs asked about the upcoming meeting, is it with the community or just the neighborhood association. Mr. Bleidorn replied that this meeting is just with the city Lands office, the new property managers, and the just the residents of Telephone Hill.

3. 35 Mile Off Road Vehicle Park Update

Ms. Elfers gave an update on this topic. Acting Chair Bryson asked what the official title of this project is. Ms. Elfers replied that there isn't one right now. Acting Chair Bryson replied that this could be a great P&R activity to come up with the name of the off-road vehicle location.

Ms. Hughes-Skandijs thanked staff for their hard work on this project and is excited to see this move forward.

Acting Chair Bryson asked if this is on track to become a real thing or needs further help from the assembly. Ms. Elfers replied that it is on track right now, things are moving. We have a funding plan and are positive about getting a state grant. We do have a CIP request that you'll be seeing as part of the budget. We will hopefully continue to apply for more grant funding. That is the plan this fall, as long as we can keep finding funding, which we'll try hard to do, the project should be on track. We have an avid user group that is committed to helping and working with the city.

Ms. Woll asked about the assumption that if we receive state grants, where does that put us, what percentage of the trails would be built, or some percentage of the design. Where will we be by the end of 2024. Ms. Elfers replied that the plan that we've put out and are submitting for an army core of engineers' permit, is for about 5 miles of trails, a parking area, a mud pit area, and so on. The funding that is laid out here is about a million dollars a little bit less, but that's not enough money for 5 miles of trails. We don't have

an exact cost estimate and part of that is because we expect to see a lot of donations and a lot of volunteer labor. This first effort is that we applied for the grant to do a one-mile loop trail, basically a beginner loop trail, that can be accessed from other areas, and then we would build out from there. I think we have funding for that as well as a parking area, and maybe the mud pit and the cross-country area. I think this first year is going to be very telling in terms of the types of donations we get, and how far we can take the volunteer labor with trail mix, and then we'll really be able to build out a plan for the next stages.

4. Status Update on Land Use Code Revisions

Ms. Maclean gave an update on this topic. Ms. Hughes-Skandijs asked about the recommendations for avalanches that are now moderate and severe, with the most severe would be for landslides. Ms. Maclean confirmed that was correct.

Ms. Hughes-Skandijs asked about how the hazard mapping conversation went in terms of regulating. PC Cole replied that there was an administrative change afterward, with the edits for regulating both the severe avalanche and severe landslide, and the language for moderate in avalanches was added as something for us to consider in this next meeting. We had a good discussion about it, and there was some public input, maybe less than the first time around, but there was. My sense is that the committee is leaning toward more acceptance of risk as long as it's informed. What I mean by that is, we made the case for folks to be able to use their property, as we don't want to be in a situation where someone can't develop their property. We want to make sure that they're at least able to build their single-family home. We got into whether a single-family home could have an accessory apartment, and whether what the risk of that would be, if we wanted to avoid the risk all together, or if we wanted to assume some additional risk with informed consent to the renter, buyer, whoever that person is. I think part of what the committee is looking at is can we still have these properties be of value to the owners and to the community while balancing the fact that there's some risk for it. We had a nice discussion about where we are, and the PC will be somewhere on the risk spectrum and the assembly may not be. We're going to give you our best assessment of that question. I suspect just off the top of my head because this is the first time, I'm hearing about the moderate zone being added, I suspect there'll be a little push back on the committee about adding the moderate zone, and that we may end up trying to advocate for the for keeping severe, but we don't have all the information yet.

PC Cole was wondering what brought about the change or the suggestion of the moderate zone to be added. Ms. Maclean replied that it was a more careful review of the motion that the assembly sent out, and it was to direct staff to basically mirror the current ordinance for those zones. It was originally thought that we were only doing severe avalanche, and looking back, we opted to put it forth to the PC again that way and have them discuss it at the COW.

Ms. Maclean added that the Title 49 Committee will continue to look at Chapter 35, which is public and private infrastructure. She highlighted that one of the items that the committee is looking at changing, which has come up with a few of the Assembly members, is specifically the subdivisions on arterials. Right now, minor and major arterials, which are roads like Glacier Highway, Mendenhall Loop Road, and North Douglas Highway, regardless of your zoning district, if you want to subdivide on any of those roads you have to meet the D1 standard, which is 36,000 square feet. You could be in D3, where you only have a minimum lot size of 12,000 or D5, where you only have to have a minimum lot size of 7,000, but if you're on those roads, you have to have 36,000, and we're working with DOT and CBJ, the governing agencies of the rights-of-way. If they don't run into any issues with these, which so far, they have not, the committee is looking at this, among other things, to change this in Chapter 35. They'll meet again on April 20th, and I don't know yet what the intent is, if we're going to go all the way through that chapter, or maybe just push out a few that has agreement on. These are the quicker changes, hopefully. I keep calling them quick changes, and they don't quite work out that way, but at least quicker. This is impactful to quite a few property owners and helps us

with housing because they could subdivide the land and put more units out there. The stream ordinance was sent out of the PC at the last meeting, they recommended it to the assembly. There were changes so we are working on those, and we don't anticipate it, taking too long, but it is working its way right now, back-and-forth between CDD and Law Staff. We're hoping to have a final draft ordinance next month for the Assembly. I don't know if it will make your May meeting, but it should be wrapping up. The other item that I just wanted to touch on again is accessory apartments, which we're just going to switch up now and get with modern times and call them accessory dwelling units. I've taken over this ordinance, and I'm going to try very hard to get it wrapped up in April, so that I can bring something to the PC, maybe in May, or June. I'm not sure what level that will be at, because the Title 49 committee has seen most of that ordinance, the only newer thing that they wouldn't have seen is looking at the ADUs in the Industrial Zoning districts. I'm not sure if they're going to want that to go back through Title 49, or maybe started at COW, but we'll see where we get so that one should also be moving along. We're making progress just not quite as quickly as we had hoped.

H. STANDING COMMITTEE TOPICS

5. LHED Committee Goals – no updates

I. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

Ms. Woll asked about Douglas cemeteries and if that topic will come before this committee. Mr. Bleidorn commented that it has been discussed internally and with Ms. Hughes-Skandijs. This topic involves a lot of components, including quiet action titles for the properties and a lot that goes into this process. We would need to think about allocating those resources to move something like that forward. It is on my list of potential agenda topic items and as the Assembly would like to choose to move it forward, we can add it to the agenda as well.

J. NEXT MEETING DATE - April 24, 2023

K. ADJOURNMENT – 5:25 p.m.