



ASSEMBLY COMMITTEE OF THE WHOLE WORKSESSION AGENDA

June 05, 2023 at 5:00 PM

Assembly Chambers/Zoom Webinar

Assembly Committee of the Whole Worksession-no public testimony will be taken.

Please note - Start Time Changed to 5:00p.m. since Lands Committee was cancelled!

<https://juneau.zoom.us/j/95424544691> or 1-253-215-8782 Webinar ID: 954 2454 4691

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

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. **November 7, 2022 Draft COW Minutes**

F. AGENDA TOPICS

2. **City Hall & Bonding**

3. **Juneau Commission on Sustainability (JCOS) Presentation**

Juneau's Energy Picture & Climate Action: Where Are We and What's Next?

4. **Short Term Rentals - Common Regulatory Options**

G. NEW BUSINESS

H. UNFINISHED BUSINESS

I. STAFF REPORTS

5. **October 3, 2023 Municipal Election Quick Reference Dates**

J. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

K. NEXT MEETING DATE

6. Next Meeting Date: June 26, 2023, 6:00 p.m.

L. SUPPLEMENTAL MATERIALS

M. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.

ASSEMBLY COMMITTEE OF THE WHOLE DRAFT MINUTES

November 07, 2022 at 6:00 PM

Assembly Chambers/Zoom Webinar/YouTube Livestream



Assembly Committee of the Whole Worksession (No Public Testimony Taken)

Immediately following the Special Assembly Meeting 2022-25

<https://juneau.zoom.us/j/95424544691> or call 1-253-215-8782 Webinar ID: 954 2454 4691

A. CALL TO ORDER

Deputy Mayor Maria Gladziszewski called the Assembly Committee of the Whole meeting to order at 6:20p.m. following adjournment of the Special Assembly meeting. The COW meeting was held in the Assembly Chambers and broadcasted virtually via Zoom.

B. LAND ACKNOWLEDGEMENT

Mayor Weldon provided the following land acknowledgment: 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 a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Assemblymembers Present: Maria Gladziszewski, Wade Bryson, Alicia Hughes-Skandijs, Greg Smith, Michelle Hale, Christine Woll, Carole Triem (via Zoom), 'Wáahlaal Gíidaak, and Mayor Beth Weldon.

Assemblymembers Absent: None.

Staff Present: City Manager Rorie Watt, Deputy City Manager Robert Barr, City Attorney Robert Palmer, Municipal Clerk Beth McEwen, Deputy City Clerk Diane Cathcart, Lands Manager Dan Bleidorn, BRH CEO David Keith, Port Director Carl Uchytel, Assistant City Attorney Adam Gotschalk

D. APPROVAL OF AGENDA

The agenda was approved as presented.

E. AGENDA TOPICS

1. Huna Totem Support Dock Update

Huna Totem Corporation President/CEO Russell Dick and Vice-President of Marketing & Business Development Mickey Richardson gave a high level planning presentation about their proposed dock and uplands located at the subport. They spoke to other cruise port projects they have been involved with including Icy Straight Point and are currently working on projects in Klawock and Whittier.

Mr. Dick said that they started working with Norwegian Cruise Lines (NCL) over a year ago with an RFI process, never thinking at that time that NCL would be gifting them the land at the subport. That gift was a big surprise and Huna Totem's stance is that with that gift also comes with great responsibility. He said that means that they have to take on the challenges, the commitments, the concerns, and the ideas that were floated for this project as they were initially proposed by NCL. He noted that NCL's plans were started pre-pandemic and Huna Totem is now working on this in a post-pandemic world. There are changes to the design that they are contemplating with the project but they intend those to still fit with the culture and community values. He noted that they will stay within the original 2.9 acre footprint and are designed to the existing waterfront parcel which will not require any variances in the zoning rules or regulations. He said it can't be all things to all people but they will do what they

can to make it work for our community. He spoke to the importance of integrating the local values and culture into the design and working together with CBJ on additional tidelands. He said that they have built the seawalk into their design as well as creating a pedestal for Juneau’s future development. He stressed the importance of building something that will be open to the community year round, “A place where the community meets.”

Mr. Dick said that when they are talking about retail, they are talking about restaurants and eating spaces but also stores such as Nugget Alaskan Outfitters that would be open year-round and not stores that are only going to be open for 4-5 months of the year.

Mr. Mickey Richardson then shared the Powerpoint Presentation. He explained that their primary approach to the project was in using five core methodology concepts:

- 1) Representing the Local Culture and People – highlighting Juneau history and culture similar to what they did with their Icy Straight Point property.
- 2) Curating the Traffic Flow – moving people from the ships to their tours while also allowing for traffic along the seawalk in an interesting way that encourages exploration while also keeping them safe throughout the process.
- 3) Open for Business Year Round – having indoor parking is key and having curated retail/restaurant experiences that allow for them to be open year-round and creating events and activities year-round.
- 4) Meet NCLH Community Commitments – incorporating as many of the prior commitments into the Huna Totem model while knowing and understanding #5 below...
- 5) There is no Pixie Dust! They are designing based on keeping everything within the 2.9 acre footprint without having to make any zoning changes.

He then proceeded to elaborate on all of the above concepts and how they incorporated those into their preliminary design. Those include a curved trestle, having local Alaskan Native art as individuals walk off the ship, taking the curved trestle up the seawalk.

Mayor Weldon said that she understands the view plane they are going for with the curved walkway but asked what their plan was for emergency vehicle access. Mr. Richardson said that the curved walkway is for pedestrians but that there is a separate straight walkway in the design for vehicle/emergency access purposes. He spoke to the recent news they received within the last week that the USCG will not be working with them using their initial design and they will be relocating portions of the walkway in an updated concept design to meet the USCG requirements.

Mr. Richardson then walked through each of the elements within their proposal including covered parking, retail areas, bus staging areas, and community spaces for community events to take place. He then spoke to developing the space in three phases. Phase 1 would be completed by 2025 and move forward quickly after that with Phase 2 and then decide what the timing might be for Phase 3 based on demand.

Mr. Richardson then answered questions from Assemblymembers regarding the conceptual designs and phases including questions about the impacts of USCG Icebreaker plans, Huna Totem’s plans for dock electrification and EV charging stations.

Assemblymembers asked them about changes/options based on what the USCG changes might require. Mr. Watt explained from a historical perspective that our current CBJ owned docks are commonly referred to as “16B” due to there being sixteen different versions of the dock design before the final design was reached. He said that this is version 1 of the Huna Totem dock design and it will very likely have many other versions based on input from the USCG, pilots, etc... once it is finally designed and built.

Assemblymembers asked them about the public comment opportunities that might happen during the design phase for feedback and input into their design/development. Mr. Richardson spoke to a number of informal community public opportunities such as Chamber of Commerce. Mayor Weldon suggested they might want to hold some more specific open houses for community engagement such as during one or more first Friday venues.

Additional discussions took place regarding zoning and Planning Commission review and Deputy Mayor Gladyszewski said that while the Planning Commission will be looking at the specific requirements for zoning and operations. She said that the Assembly's charge, when they come looking for a tidelands lease, will be looking at broader issues such as whether the overall development is good enough for the community or not. Those are not so much technical issues but rather she will be looking at guaranteed year-round vitality. She said that right now, Phase 1 is looking somewhat empty and it will be balancing act to look at the communities wishes and what is best for the community overall. Ms. Gladyszewski said that the housing component would be one that she will be looking at specifically as that shows more year-round vitality.

Mr. Dick and Mr. Richardson then answered additional questions from Assemblymembers related to the Phase 2 timing, the NCL list and the status of the Ocean Center. The said one of the challenges they face are determining which to go with: housing or an ocean/science center, vs. cultural center/flex space.

The Assembly thanked them for the presentation and said they look forward to hearing more and especially to the public outreach opportunities they will be providing.

2. Ordinance 2022-21 An Ordinance Related to Property Tax Appeals and Codifying the Board of Equalization Rules of Procedure.

This ordinance would amend the Juneau Board of Equalization's (BOE) rules of procedure, which govern property tax appeals. The substance of this ordinance comes from three sources: the Anchorage Board of Equalization rules, the existing Juneau Board of Equalization rules, and changes to state law since the existing Juneau property tax appeal code was adopted in the 1970s.

The Juneau Board of Equalization reviewed this ordinance on September 20, 2022. The Assembly Committee of the Whole reviewed this ordinance on September 26, 2022.

Deputy Mayor Gladyszewski said that the idea for this ordinance is for the Assemblymembers to ask their questions, see what is happening. She said they have had some comments from an organization. She suggests that they let the ordinance be introduced and then brought back to the COW for additional review and any potential amendments. She also noted that they will be looking at the Hazard Mapping topic in the same way and provide high level direction and see it come back at a future meeting.

She then invited Assistant City Attorney Adam Gottschalk to provide any additional information to the Assembly about the proposed ordinance. Mr. Gottschalk said he could go over the materials provided in the packet, which are very similar to those covered in the September 26 COW meeting, or he can answer specific questions from Assemblymembers. Ms. Gladyszewski said they will open it up to Assembly questions.

Ms. Hale asked him to explain more about the burden of proof that lies with the appellant as required by state law. Mr. Gottschalk pointed to AS 29.45.210(b) which requires the tax payer to prove that the valuation is unequal, excessive, improper, or undervalued. He noted that most of the changes included in Ordinance 2022-21 are procedural in nature and don't affect the burden of proof requirements of AS 29.45.210(b).

Ms. Woll asked him to elaborate the reasoning for the first amendment, on page 2 of the ordinance under CBJ 15.05.041, rendering the body to hear appeals about exemptions to be superior court rather than the Assembly. Mr. Gottschalk said that generally appeals of administrative decisions go directly to superior court and they are much more familiar in those types of appeal processes than the Assembly. He said that he was not aware of the frequency or numbers of those types of appeals that may have had to go through that process but that possibly City Attorney Palmer might have more information on those numbers. Mr. Palmer said that in his approximately nine years with CBJ, they may have been four or five exemption appeals. He said that Assemblies change and exemption decisions are very nuanced legal decisions and past Assemblies were not comfortable with making those nuanced legal decisions. He said there is a somewhat archaic provision in city code that provides that exemption appeals go to the Assembly. He said that state law has evolved since CBJ adopted those code provisions and this change would align it state law. He said that state law also has a provision that if the Assembly wants to hear exemption appeals, they can choose to do so.

Mr. Smith asked for clarification that this ordinance change would not change the pathway for valuation appeals. Mr. Palmer responded that was correct that valuation appeals go to the Board of Equalization and any appeal of those decisions would go to superior court.

Mr. Smith also asked for clarification that the time for filing an appeal is still at 30 days from the date the assessment notice was mailed. Mr. Gottschalk responded that was correct, that the filing period remains with closing 30 days after the date the assessment notices were mailed. He also stated that the ordinance does propose new language that provides appellants, who file a late appeal, five minutes of oral argument for testimony before the BOE regarding the reasons for having filed late.

Ms. Woll asked about how we would be paying BOE members at the rate of \$100 per hearing and said that differs quite a bit from how we are paying the Assembly and other boards that receive a stipend and she asked where that structure came from. Mr. Gottschalk said that was based largely on the Anchorage model that are paid \$50 per session. He said that CBJ's BOE process is more extensive in that Anchorage provides each party 5 minutes to state their case, whereas CBJ allows each party 15 minutes per case. The requirement for the BOE to meet for a concentrated time period during the year as well as the hundreds of pages of appeal documents that they have to review and consider warrants the greater rate. Ms. Woll asked if any cost analysis had been done for that rate. Mr. Gottschalk said that the 2021 season might be considered a more 'normal' type of year having held 7 hearings, and using this new rate, the cost estimate for those hearings would be approximately \$2,100.

Ms. Gladziszewski noted that BOE Chair David Epstein was available online if anyone had questions for him.

Ms. Gladziszewski asked Mr. Gottschalk about the possibility raised by the Chamber of Commerce about providing guidelines for possibly providing examples of types of evidence that might be used by an appellant to prove their case. Mr. Palmer pointed to the language provided on page 10 of the draft ordinance starting on line 17 and that Assessor staff may provide an FAQ list to appellants based on those categories.

MOTION by Mayor Weldon to refer Ordinance 2022-21 to the Assembly for introduction but to also leave it in the Committee of the Whole for additional discussion.

Ms. Hale asked when they would be discussing the items addressed by the Chamber of Commerce letter. Mayor Weldon noted that she has already discussed some of these with staff and will be drafting up some possible amendments which she will share with everyone once those are drafted. Ms. Gladziszewski said that she would also like the Board of Equalization to look at the suggestions in the letter and provide their input as well. She asked Ms. Hale that if she had any comments or items to address now, this would be the time to do it.

Ms. Hale said that she will discuss it with Mayor Weldon and make sure they aren't causing duplicative work for staff. Ms. Hale stated that she has a broad question, not related to the letter. She said that members of the public have brought it to her attention that other community assessor's offices follow a prescribed procedure/process for their assessments and apparently ours does not. She asked staff for clarification on whether we should be following a prescribed process.

Mr. Gottschalk spoke to the process during the appeal hearings. Mr. Watt said that if a member of the public has a specific recommendation on how to improve our processes, we would welcome that information for consideration.

3. Hazard Mapping

Gastineau Avenue Event Summary

Mr. Watt pointed to the memo on page 44 of the packet and complimented all those who were involved in the recent Gastineau Avenue event, especially Director Katie Koester, Emergency Program Manager Tom Mattice, people from the neighborhood and community volunteers. He and Mr. Barr met with the three property owners on Friday and he went for a tour yesterday. He commended the property owners for staying together and working together to address the financial and other considerations. He said he and Director Koester were available to answer questions from Assemblymembers before they got into the Hazard Mapping conversation.

Mr. Smith asked about the rainfall intensity chart. Mr. Barr said that he asked for that data and he is confident that the weather service will follow-up with him on that request. He said that other Southeast Alaska communities are also looking at those data sets but that predicting landslides is tricky and that is just one datapoint among many that get looked at.

Ms. Woll asked if there were any big lessons learned in terms of response. Director Koester said that there are always lessons to be learned from events and during this event they learned some things about our internal communications, communicating with the Red Cross and sheltering. She said that Leadership Team did a debriefing last week to talk about how we can take lessons learned from this event and really help the entire team be prepared for future events. She said that she has been here for two and a half years and some type of incident has happened and we have been fortunate to have no loss of life but there is always something to be learned.

Ms. Gladziszewski asked how they responded in light of the All Hazards Plan. Director Koester responded that they have followed the protocols for emergency response but it also depends on who is available and who shows up during an emergency response. She said that the All Hazards Plan is a more of a planning document that is used as the basis for those responses. It is updated every five years as lead by the City Manager's office and Tom Mattice, and there are always lessons learned that can help improve the plan for future responses.

Mayor Weldon asked about the tree that was blocking the road and they had talked with AEL&P on making Gastineau Avenue a through street which may or may not be gated depending on what happens. She asked if they are still working on that or if they have reached an impasse. Director Koester said that is certainly on the table. She noted that that is AEL&P property and there is an AEL&P easement but there is also a private property owner who owns a key section of that. She said that the Fire Department has been in conversation with that private property owner and she spoke with Fire Department staff this weekend about making sure those conversations continue in case access is needed. That said, it has not yet been buttoned down but they are continuing those conversations.

Mr. Watt said that in 2005 when they worked on the Gastineau Avenue project, they negotiated with that property owner and AEL&P to build a temporary access road so that they could get people in and out when the road was under construction and they could have ambulance access as well as access for people with mobility issues. They did it once, but it would be a big deal in terms of dollars in terms of permanent public access. It would be a good topic for PWFC to contemplate for the CIP list and determine if the benefits would outweigh the costs.

Hazard Mapping Update/Recommendation

Mr. Watt said that the packet contained an uncharacteristic long memo from him regarding the Hazard Mapping project. He said that we need to update our code with regards to development restrictions in hazard zones. The changes to Title 49 have to go through the Planning Commission first. He said they do not need specific direction from the Assembly but rather a nod that the direction that he has laid out in the memo is close enough to where we think we might end up. That would allow for the Planning Commission to begin working on it. Otherwise, if the Assembly wants to see modifications to what is in the memo, this would be the time to provide that direction. He said they did discuss this some time ago when they discussed targeting only those areas that would be likely to experience incidents in a 50-100 year horizon. He said that he had thought that would be specific enough for staff and the Planning Commission but apparently that is not and hence the memo in the packet.

He said that when the PC starts to work on this, CDD staff with Law Department staff will draft an ordinance to be brought to the PC which will include public process at neighborhood meetings, PC meetings and other opportunities before it would come back to the Assembly for additional public process and eventual action. He said this is just starting that process. It will be on the November 28 COW agenda as well and he is asking that they read this information, follow the links and be ready to engage in the conversation at the November 28 meeting.

Mr. Watt then touched on the historic slides included in the COW packet and he walked them through some of mining history which caused some of the issues in what is identified as some of those hazard zones. He discussed the logging of the hillside and the filling down the hillside of mine tailings in the Gastineau area. He showed where

the 1920 slide had occurred. The next photo he showed was from the November 22, 1936 slide that included loss of life. Debris slid with a much more significant slide which had 6-10 feet of mud and rock that slid down to the Cold Storage dock area. The third photo he showed was from the current time with the recent Gastineau Avenue event that was to the left of the 265 & 269 Gastineau properties. The last photo he showed provided a different angle showing the 1920 and 1936 slide areas and the proximity of the AJ Mill site and the Railroad section. He said that he wanted to show these to the Assembly so they can understand our hillside dynamics along with the fact that our two big events were related to the mining activity. He said that while we should be very careful and thoughtful about assessing our slide hazards in the downtown area, he feels those two have special circumstances as it relates to mining history.

Mr. Watt noted that he has also studied some of the events around the region that were big, tragic events in Sitka and Haines during which people lost their lives. He said there may be more events coming in Skagway. He noted that those are very different from what Juneau's circumstances are and it is hard to know why the Haines slide even occurred. It is a low angled forested slope and it doesn't look steep like Mt. Roberts. It looks more like Douglas Island and it is a cautionary tale that we live in mountain country and things like that can happen anywhere. He said that maybe science will eventually get to where they can identify the reason the Haines slide occurred but mountains can be unstable and we don't necessarily know how or why.

He said with respect to the incident in September in speaking to the property owners on Gastineau Avenue, they asked if there was a way that CBJ could help. Mr. Watt said that while he would like to, CBJ is the backyard property owners of tens of hundreds of miles of property owners throughout the borough and we are very institutionally adverse from getting on to steep slopes and making any changes. He said that he thinks that Mr. Palmer would agree with him that if CBJ gets up onto a hillside and makes changes, a key tenant of responsibility is going to be who touched it last and we simply cannot be getting into hillsides throughout the borough. He said that they will try to work on a case by case basis in some small ways that they can work with the property owners and they discussed some of those ways during their recent meeting.

Mayor Weldon asked for clarification on liability. She asked if CBJ owned trees and it fell down, that is not necessarily something we would be liable for but if we had done some work and then the area slid, we could potentially be liable.

Mr. Palmer explained that the overarching concept is that if land is in its natural condition and there is some natural event, high rain, high wind, or combination of wind and rain, the property owner is not responsible for what happens. He said that is especially true when it comes to trees if a tree falls down from our property onto a private property, in general we are not responsible for that tree and the damage that is caused by that tree. There are some exceptions and some of those exceptions would be if we knew that a particular tree was dangerous and we didn't do something about it. Or as Mr. Watt said, if we did work on a hillside, or AEL&P for example, did work to cut a bunch of trees, laid them on the ground to decompose and nature doing what nature does somehow turns a tree from being parallel across the hillside to turning it and aligning it more like a toboggan sled and something happened within a 10-year period, whoever cut that down could generally be held liable.

Ms. Gladyszewski asked where the 10-year period comes from. Mr. Palmer explained that Alaska law has a "Statute of Repose" similar to the statute of limitations. The statute of repose states that you are on the hook for anything that happens resulting from your actions within a 10-year period and you are generally off the hook if something happens outside of that 10-year period.

Ms. Woll asked for clarification using an example if a tree above her house was a hazard and what might happen.

Mr. Palmer said that generally, if it is on fairly flat ground, they will remove any hazard trees. However, if it is on a steep slope, then it has to undergo a hazard assessment and it becomes a compounding analysis. If they remove that tree, how do they do it. They would have to determine if it would be more of a hazard to remove a tree than to leave it there. The property owner down below has to also assume some of the risk of being downhill from that slope. The default answer is that property owners on steep slopes have to assume some risks for being there. He

said that is usually a tough lesson but also why most insurance companies cover damage resulting from trees in their policies.

Mr. Watt highlighted how much of CBJ staff time is spent on dealing with tree issues. That takes up almost half of the time of one of the staff members in the Lands Division as well as staff time from the Parks & Landscape Division.

Mr. Watt then highlighted the Hazard Maps as provided by the consultant, those were distributed as red folder items. He showed the Gastineau Avenue tree incident as it relates to those maps. ‘Wáahlaal Gíidaak asked why there was a “wiggle through town” on the hazard map showing a higher hazard area. Mr. Watt said that he asked the same thing of the consultants and they noted that “wiggle area” followed the slope of the Telephone Hill the slope by the State Office Building, the nob around the Governor’s House and the neighborhood up to the top of that. He said that for some reason the consultants felt that slope was a high hazard slope. His comment to them was high compared to what? Mr. Watt said that in his view, moderate or high could be dealt with, with a building permit and shouldn’t rise to the level of a hazard that we should think about a development restriction for. In his recommendation, the avalanche hazard is mostly the same and they feel the science is there to tell people it is high avalanche hazard and for those areas, we can notify residents in those areas when high avalanche conditions exist and they may want to not be in those areas during those times.

He said that with the current code, landslide are a little tricky and his recommendations are on page 50 of the packet as follows.

Landslide Mapping & Code Recommendation:

I recommend that we adopt the maps as the best updated mapping available and develop a draft Ordinance for Commission review that would propose to regulate development as follows:

No restrictions in Low, Moderate or High Hazard Areas

Single Family Residency permissible in Severe Hazard Areas

Development Density Greater than Single Family Requires a Conditional Use Permit, with the developer proposing special engineering for the following:

Peak Drainage

Special Foundation and/or High back wall Engineering

Debris Flow diversion mechanisms

Possible Adjustments to Map Boundaries

Additionally, the developer/owner should be required to notify hazard details to renters

Consider requiring property sellers to disclose hazard designation to potential buyers

Assemblymembers thanked Mr. Watt for this explanation and recommendations speaking to some of the past conversations as well as some of the past projects they have discussed with respect to single family homes vs. CUPs required for anything greater than a single family home. Members asked for more information about insurance impacts as well as mortgage impacts that this may trigger. Mr. Watt said that they will try to bring more information back to the Assembly at the next meeting about those topics.

Additional discussion took place about the downtown area and what the probabilities might be for a 100-year or 500+ year events as well as what types of policies the Assembly may want to look at during the next meeting.

Ms. Woll said that she appreciates the direction that this is going but also expressed her concern that they do look at these hazard maps. She said that she hopes to get a finalized version of the consultant’s report after the public comments were made and incorporated. She asked for some additional information to also be provided at a future meeting regarding drainage issues. She asked about engineer reports and if these are the maps that are adopted if that means that no future changes. Mr. Watt said that in his memo, he was somewhat conflicted on those questions and he hopes that will be some policy decisions that they will look at making in the future. Mr. Smith asked if they should be looking at any potential mitigation steps regarding the zones identified in red and

orange on the consultant's maps. Mr. Watt said that he would not recommend any mitigation measures at this stage.

MOTION by Mayor Weldon to direct staff to continue their analysis of this with the goal of heading towards adopting both the landslide and avalanche maps and eventually drafting ordinances for Planning Commission review. *Hearing no objection, the motion passed by unanimous consent.*

The Clerk noted that Ms. Triem had to leave the meeting at approximately 8:30p.m.

4. Parks and Recreation Board Consolidation

Parks and Recreation Director George Schaaf said that he did not have any presentation but was available to answer any questions about his memo that was included in the packet.

‘Wáahlaal Gíidaak asked what he proposed this new board size will be and how many people would they potentially be losing by taking this action. Director Schaaf said that they have not yet drafted any legislation. The current Parks and Recreation Advisory Committee has nine members and that is likely what they will end up with for the final board. The other boards have never been fully filled all at the same time but altogether they have 43 seats if all seats were filled on all the boards involved.

Ms. Hughes-Skandijs asked if they have a proposal on how to fold these together or if some will just be going away. Mr. Schaaf said he has been discussing this with all the various board chairs and asked how they might be able to incorporate members representing the various groups. They have not penciled out how that would eventually pan out.

Mr. Bryson said that when he served as HRC Chair, they looked at the fact that CBJ has by far a greater number of committees per capita than any other Alaskan community. He asked how much staff time might be saved by taking this action. Mr. Schaaf said that it will depend on the final committee make up but would probably save hundreds of staff hours per year by reducing these committees.

‘Wáahlaal Gíidaak stressed the importance of looking at ensuring diversity when they do reconstruct these committees.

Mayor Weldon spoke with Mr. Schaaf today about the Youth Activities Board (YAB) and she asked him to relay the reasons they are not proposing to fold in the work of the YAB with this effort. Mr. Schaaf said that the charge and scope of work for the YAB does not lend itself to merge into other committees. It is very specialized and requires a lot of work. He said they do have exceptional opportunities to streamline the YAB process to make it better but their tasks are quite different from the other boards they are looking at consolidating.

Mr. Smith said that as the incoming HRC Chair, he was looking at board consolidation as one of his priorities. He said they have not yet even met but they are already seeing progress on that.

Ms. Hale thanked Mr. Schaaf for his memo and she said that she understands from Clerk staff how much work the boards and commissions can be so she is hoping the HRC will continue to pursue that goal.

Ms. Woll shared her concerns about what we will be losing in community involvement and would like to see avenues kept open for community members to provide input into the city processes.

Ms. Gladziszewski shared her thoughts about the board make up, number of seats, appointment process, etc... as it moves along towards a final product.

Mr. Barr said that staff is looking for conceptual approval moving forward with this project and will bring it back with those questions addressed.

Ms. McEwen asked for clarification on whether this topic was going to remain with the COW or if they were moving it over to the HRC for future consideration. Additional discussion took place and it was decided that it will remain with the COW.

F. STAFF REPORTS

G. SUPPLEMENTAL MATERIALS

- 5. **RED FOLDER: Huna Totem Presentation - Additional Slide #21**
- 6. **RED FOLDER-November 4, 2022 Juneau Chamber of Commerce Letter re: Board of Equalization Rules**
- 7. **RED FOLDER: Additional Slides Hazard Mapping**

H. ADJOURNMENT

There being no further business before the committee, the meeting adjourned at 8:42p.m.



MEMORANDUM

DATE: June 5, 2023
TO: Deputy Mayor Gladziszewski and Borough Assembly
FROM: Rorie Watt, City Manager
SUBJECT: City Hall

The purpose of this memo is to help answer questions from the Assembly on a proposed New City Hall project or on possible renovations to the existing City Hall facility and to communicate that the timeline to introduce an Ordinance to put a ballot question before the voters is rapidly approaching (latest introduction is July 10).

Why.

The reasons that I originally proposed a New City Hall project are all still completely germane. To summarize:

1. Existing City Hall Maintenance Needs – Our existing City Hall is old and needs substantial and costly upgrades. The building started out life as a fire station in the 1950’s and many building systems are near end of life. The CBJ owned City Hall only houses about one third of our downtown employees.
2. Ongoing Lease costs – we currently pay about \$820K per year to lease office space and have done so for decades. This is a poor use of tax payer funds; since City government is a necessary function, we should have an appropriate purpose built facility (ie “since we are in business forever, we should own our facility space”).
3. Inefficiency of Workforce – Managing a workforce spread over multiple lease spaces does not allow for efficient staff coordination and management.
4. Higher/Better Use of Existing City Hall – Across the street from the waterfront, the existing space would be better suited to economic activity that engages residents and visitors and harmonizes with like-uses (arts, shopping, restaurants).
5. Lease Space Problems – We expect an OSHA fine from our Marine View lease space (failure of the building owner to have adequate running water) and expect to have to move out of the Municipal Way Building (eventual use by SHI).
6. Ease of Public Service – It is difficult for the public to access City services, poor parking, frustrating to bounce between multiple facilities to find the proper offices.

The Assembly has several questions to consider.

Timing.

The proposal to build a New City Hall narrowly failed at the ballot last year. As municipal projects go, that is not all that remarkable. Construction of a government facility is always a tough lift and the voters should critically evaluate ballot propositions. All governmental entities regularly propose ballot initiatives and adjust ideas and proposals based on voter decisions. The Municipal Clerk’s have provided the attached summary of a number of municipal projects that have been on multiple ballots. Given how narrowly the proposal failed last year, it makes complete sense to understand why some voters did not

support the project and to adjust the project to try and obtain approval. I recommend that we use the feedback we received, adjust the project details, and again place the project on the ballot this fall.

Cost.

Perhaps reducing the bonded cost of the project will increase voter approval. As part of the budget, the Assembly is poised to provide an additional \$10M of cash to the project, thereby reducing potential bonded debt.

There are a couple of options for a less expensive facility. The most obvious is to cut scope. Underground parking, materials with a longer lifespan, and square footage are places to trim. The Assembly could re-visit a meeting Chambers off-site, for example. I generally lack enthusiasm to revisit these issues – parking is always an issue and an on-site chambers was not supported last year. Moreover, since we are in it for the long haul a durable energy efficient, low maintenance facility built with long life materials is a good match for our infinite life business plan.

Last, choosing an alternative procurement method, such as Design Build, can allow for increased cost control over traditional procurement methods. A variation of a Design Build procurement for Class B office space of appropriate size and scope can be an effective means to allow private sector architects, engineers and contractors to achieve cost savings.

With appropriation of the \$10M, the project will have slightly over \$16M of cash available. Accounting for cost inflation from last year and a competitive procurement method, a proposal for \$27M in general obligation bonds would provide funding for the project, reduced from last year’s ballot proposal of \$35M.

Advocacy.

If we expect the public to fully understand the reasons for a project, we should lean hard into the issue and provide appropriate information and advocacy. To do so, I have proposed \$50K in the Manager’s budget. Absent effective advocacy and accurate information, it is unlikely that voters will be properly informed or exposed to a full debate on the issues. Let’s face it, in the absence of good information and a rational debate social media will tragically transmogrify what should be a reasoned discussion.

Recommendation:

I recommend that the COW forward two Ordinances to the Assembly for introduction (June 12th) and public hearing (July 10th):

1. An Ordinance Authorizing the Issuance of General Obligation Bonds in the Principal Amount of Not to Exceed \$27,000,000 to Finance Construction and Equipping of a New City Hall for the City and Borough, and Submitting a Proposition to the Voters at the Election to Be Held Therein on October 3, 2023.
2. An Ordinance Authorizing the Manager to Advocate and Provide Public Information Regarding the Need for a New City Hall, including the Dissemination of Information that May Influence the Outcome of a Future Ballot Initiative.



**OFFICE OF THE MUNICIPAL CLERK/
ELECTION OFFICIAL**

City and Borough of Juneau (CBJ)
155 S. Seward St., Juneau, Alaska 99801
Phone: (907)586-5278 Fax: (907)586-4552
email: CBJElections@juneau.gov

CBJ Election Projects-Multiple Ballots History (Compiled June 2, 2023)

Since the unification of the City and Borough of Juneau in 1970, we've identified at least 14 instances when a proposition was brought before voters on more than one occasion. The reason for this should be stated – consulting with voters multiple times makes sense, it is how they give feedback. When a ballot initiative fails, there is an opportunity to understand voter objections and change project scope, cost, location or timing. Getting the community on the same page is not easy and it should not be assumed that votes are all one and done. It is an appropriate exercise of democracy to find the will and approval of the populace.

There have been at least 7 instances of new proposed construction, expansion, or major maintenance that have come to voters more than one time. These seven projects include a downtown parking garage, the Treadwell Ice Arena, the police station, Thunder Mountain High School, Dimond Park Pool, expanding Marine Park, and replacing the turf field at Adair-Kennedy Park. After each proposition was brought to voters the first time and failed, the funding mechanism, cost, location, or scope of the project was changed before bringing it to the voters again. Projects ranged from going to voters in back-to-back years (the police station, Thunder Mountain High School) to taking nine years to come before voters again (Treadwell Ice Arena). Details of each project can be found below.

Downtown Parking Garage: First proposed in the (second) 1973 special election, this proposition would have had CBJ enter into an agreement with a nonprofit corporation. CBJ would provide the land for the parking garage and the corporation would build and pay for the garage. Then the corporation would lease the garage to CBJ for 40 years, after which CBJ would own it without further payment. This failed (20% Yes, 80% No). Eight years later, in the 1981 regular election, voters passed a proposition to use part of a State of Alaska grant to CBJ to fund construction, without any additional amount coming from downtown property assessments. This passed (66% yes, 33% no).

Marine Park Expansion: First proposed in the 1985 regular election, CBJ asked voters to approve a GO Bond of \$1,750,000 for “construction, expanding and equipping” Marine Park. It failed (42% yes, 58% no). Five years later in the 1990 regular election an expansion of Marine Park passed as part of a much larger GO bond of \$7,000,000, which also included improvement to port facilities and a new float dock. It passed (69% yes, 31% no).

Treadwell Ice Arena: First proposed in the 1991 regular election, CBJ asked voters to approve a temporary 1% areawide sales tax for four years to build an ice-skating arena, with any excess either going into a Recreation Endowment Fund (not passed in a separate proposition) or to fund general Parks and Recreation. This failed (30% yes, 70% no). Nine years later, in the 2000 regular election, CBJ asked

voters to approve a temporary 1% areawide sales tax for five years for projects including school repair, BRH expansion, and “construction of a covered ice rink and recreational facility at Savikko Park.” This passed (63% yes, 37% no).

Police Station: First proposed in the 1995 regular election, CBJ asked voters to approve a GO bond of \$9,000,000 for “acquiring, constructing and equipping” a new police station. This failed (37% yes, 63% no). The next year, in the 1996 regular election, CBJ asked voters to approve a temporary 1% areawide sales tax for 21 months for the police station, temporarily bringing the total sales tax up to 5%. This barely passed (51% yes, 49% no).

TMHS: First proposed in the 1998 regular election, CBJ asked voters to approve a GO Bond of \$55,000,000, with a second proposition that would decrease the GO bond repayment time if voters approved a temporary 1% sales tax for 7 years to support THMS. The main proposition failed (35% yes, 65% no), which invalidated the second proposition (which failed anyway). The next year, in the 1999 general election, CBJ asked voters to approve a larger GO Bond of \$62,900,000 with about 19.5M going to renovating JDHS and the remaining 43.4M going to build TMHS. It came with the caveat that the projects would only move forward if they were eligible for at least 50% reimbursement from the State of Alaska school bond debt reimbursement program. It passed (55% yes, 45% no). Of note: the 1999 Municipal Guide Voter Pamphlet said that the design of the school would support 1200 students and that it “will include” a long list of amenities including an auditorium and track. Two years later, in the 2001 general, CBJ asked voters to be allowed to split the 1999 GO bond authorization, as the JDHS renovation was ready to be bonded and was eligible for reimbursement and the THMS project was not (yet) eligible so could not be bonded. It passed (87% yes, 13% no). Then two years later, in a 2003 special election, CBJ asked voters to approve another GO bond for \$12,600,000 which would allow the design and construction of TMHS to expand from 800 students to 1100 students. It passed (56% yes, 44% no). Less than a year later, in May 2004, there was a petition initiative special election to restrict CBJ from awarding bids to construct the new high school or do any work on funded by the 1999 GO Bond until a) the student population reached 2100, as was estimated in the voter guide by the State of Alaska, b) JSD identified funds to operate the school and c) the final design was “consistent with the school described in the 1999 municipal voter’s informational pamphlet”. It passed (51% yes, 49% no). This effectively killed the project. So, in the 2004 general election five months later (six years after originally being proposed), CBJ then proposed a GO Bond of \$54,000,000 to construct TMHS, the design work already being complete. It passed (54% yes, 46% no). That year voters also approved moving the money already collected by the 1999 GO Bond ordinance into major school maintenance, as it could not be used on THMS. Lastly, three years later, in a 2007 special election, voters were asked to bond an auditorium for \$11,180,000 (passed 59% yes, 41% no), an artificial turf field and track for \$5,000,000 (passed 51% yes, 49% no), and to “equip” THMS for \$920,000 (passed 61% yes, 39% no).

Dimond Park Pool: In the 2005 regular election, CBJ proposed a temporary 1% sales tax and provided multiple options for voters to choose from in how the money was spent, if at all. Those options included extending the temporary 1% sales tax for 36 months for an Airport Terminal Expansion (failed 48% yes, 52% no), for 46 months for a Dimond Park Recreation Center (failed 46% yes, 54% no) or for 33 months for a multiple project package that included sewer expansion, Statter Harbor Improvements, a chairlift for Eaglecrest, and the Downtown Transit Center (passed 61% yes, 39% no). Two years later, in the 2007 regular election, CBJ proposed a GO Bond for \$19,800,000 for the Dimond Park pool. It passed (55% yes, 45% no)

Adair-Kennedy Park artificial turf: Adair-Kennedy Park had a turf field originally installed sometime around 2000. In the 2007 regular election, CBJ proposed a GO bond of \$3,900,000 for “acquiring and installing artificial turf and drainage systems at Adair-Kennedy baseball and Melvin Park softball fields”. It failed (41% yes, 59% no). Four years later, at the 2011 regular election, CBJ proposed a GO bond of \$1,190,100 to replace the turf surfacing at Adair-Kennedy. It passed (61% yes, 39% no).

In addition to major construction projects, there have been at least 4 instances where instituting new taxes have come before voters multiple times. Two of the taxes involved sales tax, either in a service area or dissolving the service areas and going areawide; the other two taxes were a tax on alcohol and the cruise ship head tax. Most ballot propositions went before voters every two or three years, but repealing the service area sales tax and creating a single areawide sales tax took three attempts – 10 years between the first and second try, then back-to-back years between the second and third try.

Service Area No. 3 sales tax - When CBJ first organized, there was a 2% permanent sales tax in Juneau and a 2% permanent sales tax in Douglas. The remaining area (Service Area No 3) did not have sales tax. In the 1978 regular election CBJ asked Service Area No 3 to vote on whether they wanted a permanent 2% sales tax. It failed (20% yes, 80% no). In 1980, two years later, CBJ asked again with the qualifier that the tax would be used only for the water system, drainage, street lighting and road improvements in the service area. It failed (44% yes, 56% no). Three years later, in the 1983 special election, CBJ asked Service Area No 3 voters to approve a temporary 2% sales tax for water utilities, only valid if a .5% areawide sales tax for water utilities also passed. The temporary 2% sales tax passed (74% yes, 26% no), as did the .5% areawide tax (75% yes, 25% no).

Repealing service area sales tax and creating a single areawide sales tax: When CBJ first organized, there was a 2% permanent sales tax in Juneau and a 2% permanent sales tax in Douglas. The remaining area (Service Area No 3) did not have sales tax until 1983 when they approved a temporary 2% sales tax. In 1976 CBJ proposed dissolving the service area sales taxes and creating a permanent areawide sales tax of 2%. This needed three separate propositions to pass; 1) everyone voting to create a 2% areawide sales tax; 2) Juneau Service Area voting to dissolve the permanent 2% tax; and 3) Douglas Service area voting to dissolve the permanent 2% tax. It failed on all three accounts (Proposition 1 failed 34% yes, 66% no). Ten years later, in the 1986 regular election, CBJ proposed a 3% permanent areawide sales tax for construction projects, with a repeal of the 2% service area taxes. It failed (48% yes, 52% no). The next year, the 1987 regular election, CBJ proposed a temporary 3% areawide sales tax, with 1% to be used for general government, 1.25% for water/sewer, and .75% for roads, with the repeal of the 2% service area taxes. All three ballot measures passed. (Juneau Service area repeal 81% yes, 19% no; Douglas Service area repeal 79% yes, 21% no, create a temporary 3% areawide sales tax 70% yes, 30% no)

Alcohol Tax: First proposed in the 1981 regular election, CBJ asked voters to approve a 3% tax on retail sales of alcohol. It failed (49% yes, 51% no). Three years later, in the 1984 regular election, CBJ asked again for voters to approve a 3% tax on retail sales of alcohol. It passed (59% yes, 41% no).

Cruise Ship Head Tax: First proposed in 1996, CBJ asked voters to approve a \$7 per passenger tax for ships, with exemptions for ships who had under 20 passengers, without overnight passengers, or government ships. It failed (46% yes, 54% no). Three years later in the 1999 regular election, CBJ asked voters to approve a \$5 per passenger tax for ships, with exemptions for ships who had under 40 passengers, no overnight passengers, government ships, and nonprofit ships. It passed (70% yes, 30% no)

There have been at least 3 more instances where a proposition came before voters multiple times that don't fit into a single category type. These include conflict of interest disclosure, assembly reapportionment and election advertising. These ballot propositions include both back-to-back year ballot amendments (conflict of interest disclosure, assembly reapportionment) but also ranged up to 35 years between ballot propositions (also conflict of interest disclosure).

Conflict of Interest Disclosure: First proposed in a 1975 special election, CBJ asked voters if municipal officers should be exempt from State of Alaska conflict of interest laws (AS 39.50). It failed (28% yes, 78% no). The next year in the 1976 regular election CBJ asked the same question again. It failed (20% yes, 80% no). Thirty-five years later, in the 2011 regular election, CBJ asked if municipal officers and candidates should be exempt from AS 39.50 and instead be subject to a CBJ Ord 2011-13(c), which would functionally move the reporting of financial disclosures from APOC to the Clerk's office. It failed (26% yes, 74% no).

Assembly reapportionment: The original Charter at unification established an areawide election district and three subdistricts. Under the Charter, the mayor's seat was areawide, and the other three districts were assigned a specific number of assembly seats. In the 1977 regular election CBJ asked voters if the Charter should be amended to make all seats areawide. It failed (31% yes, 69% no). Six years later in the 1983 special election, CBJ asked voters if the Charter should eliminate the requirement that assemblymembers live in a specific district. It failed (40% yes, 60% no). The next year in the 1984 regular election, CBJ asked voters to reduce the number of election districts to two and allow up to three areawide seats. It passed (63% yes, 37% no)

Election advertising: First proposed in the 1980 regular election, CBJ asked voters if the Charter should be amended to strike a provision that prohibited political mass media advertising after 6:00pm of the day before a municipal election. It failed (33% yes, 66% no). Twelve years later, in the 1992 regular election, CBJ asked voters if the Charter should be amended to strike that section, with a note that it was unenforceable as it violated people's first amendment rights. It passed (66% yes, 33% no)

Juneau's Energy Picture and Climate Action Where Are We? What's Next?

Assembly Committee of the Whole

June 5, 2023

Gretchen Keiser, Chair, Juneau Commission on Sustainability

Steve Behnke, Chair, JCOS Energy Committee

Overview

- I. Juneau's Climate Action and Energy Policies
 - I. 2021 Energy and GHG Inventory
 - I. Where Are We? What Juneau's Been Doing
 - I. What's Next? JCOS Recommendations



National
Weather
Service

JUNE 30



Feel Hot Tuesday? It Certainly Was!

Section F, Item 3.

Tuesday Record Heat

May 31, 2022

Juneau
78°

Old Record:
76° in 1982

Yakutat
74°

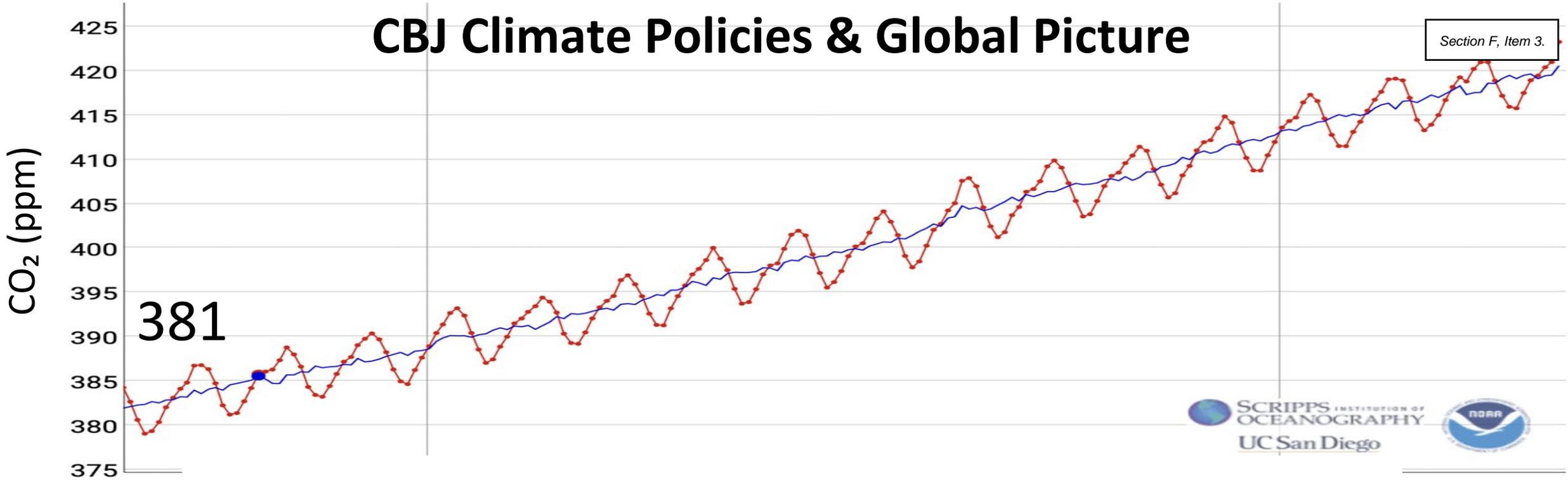
Old Record:
67° in 1964



Fall, 2020

CBJ Climate Policies & Global Picture

Section F, Item 3.



2007 2010 2011 2015 2017 2018 2019 2023

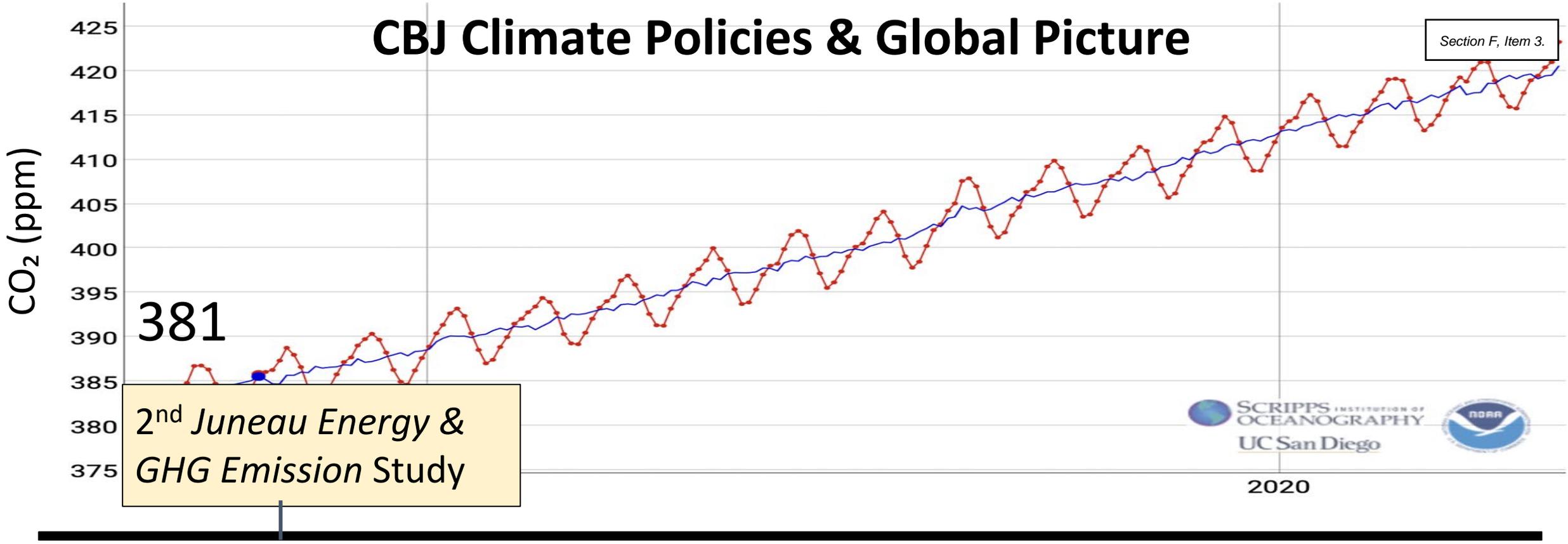
JCOS established.
1st Juneau Energy
& GHG Emissions
Study

JCOS
JUNEAU
COMMISSION
ON
SUSTAINABILITY

21

CBJ Climate Policies & Global Picture

Section F, Item 3.



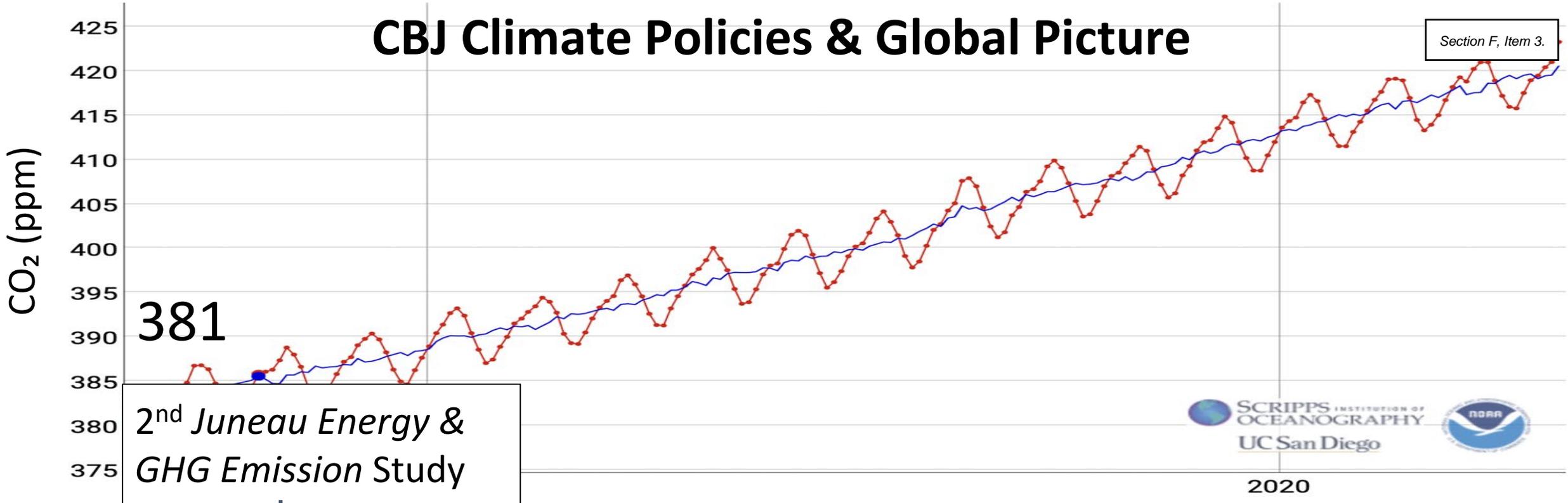
2007 2010 2011 2015 2017 2018 2019 2023

JCOS established.
Res 2401. 1st
Juneau Energy &
GHG Emissions
Study

JCOS
JUNEAU
COMMISSION
SUSTAINABILITY

CBJ Climate Policies & Global Picture

Section F, Item 3.



381
2nd Juneau Energy & GHG Emission Study



2020

2007 2010 2011 2015 2017 2018 2019

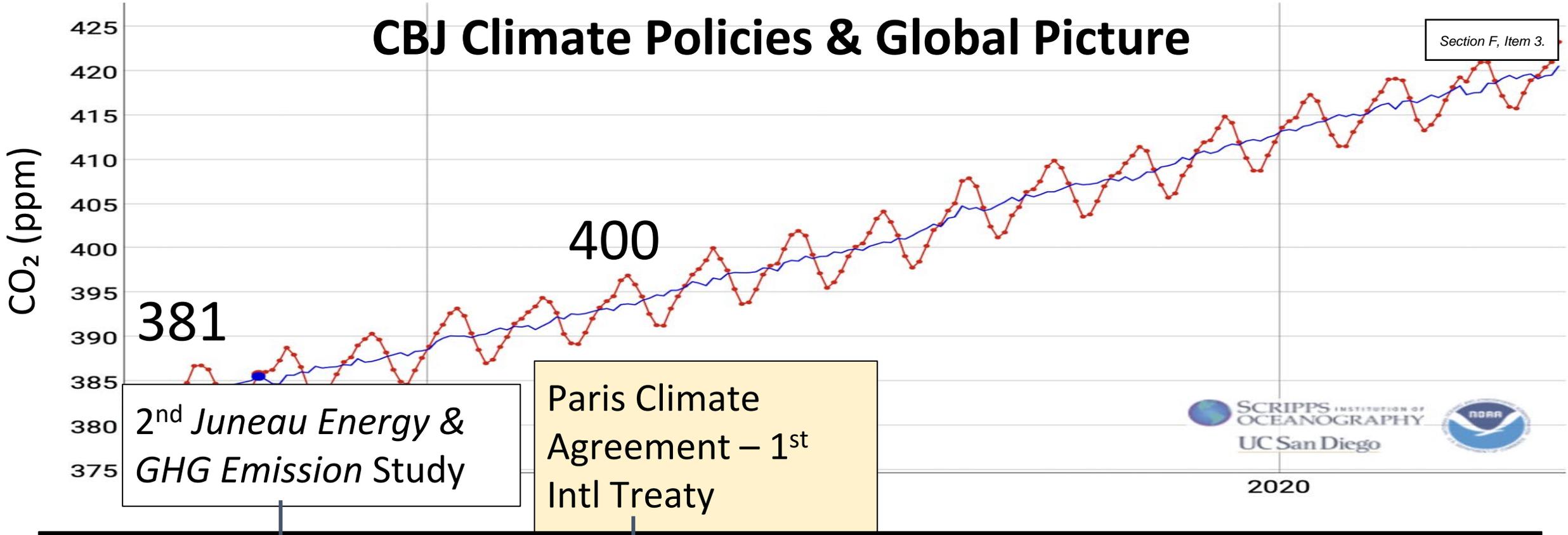
JCOS established. Res 2401. 1st Juneau Energy & GHG Emissions Study

Juneau Climate Action & Implementation Plan. Goal: 25% GHG reduction by 2032



CBJ Climate Policies & Global Picture

Section F, Item 3.



2007 2010 2011 2015 2017 2018 2019 2023

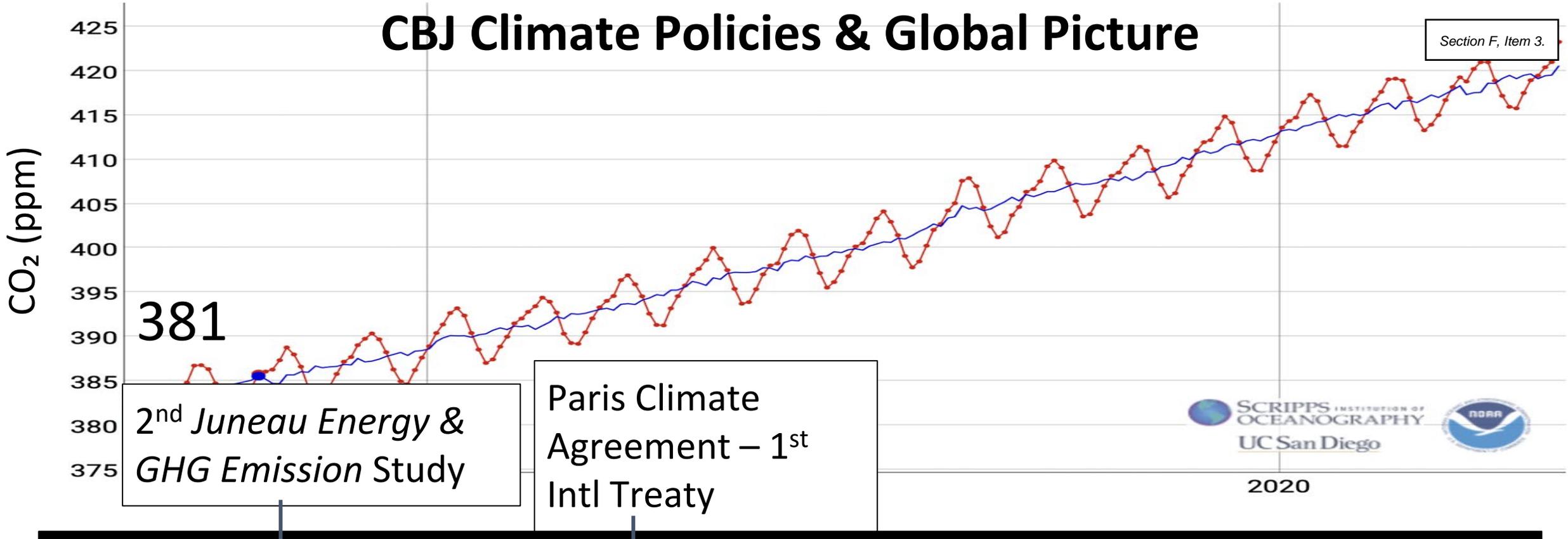
JCOS established. Res 2401. 1st *Juneau Energy & GHG Emissions Study*

Juneau Climate Action & Implementation Plan. Goal: 25% GHG reduction by 2032

JUNEAU COMMISSION ON SUSTAINABILITY

CBJ Climate Policies & Global Picture

Section F, Item 3.



2007 2010 2011 2015 2017 2018 2019 2023

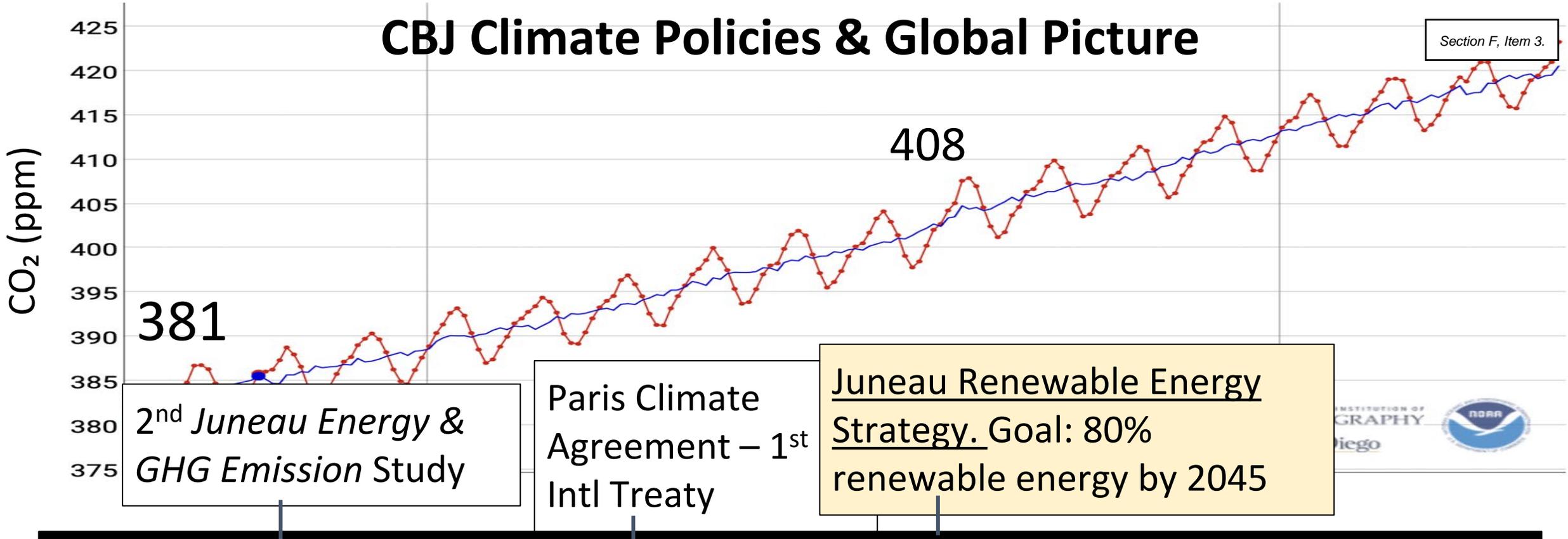
JCOS established. Res 2401. 1st Juneau Energy & GHG Emissions Study

Juneau Climate Action & Implementation Plan. Goal: 25% GHG reduction by 2032

Assembly affirms community commitment to climate action. Res 2804

CBJ Climate Policies & Global Picture

Section F, Item 3.



2007 2010 2011 2015 2017 2018 2019 2023

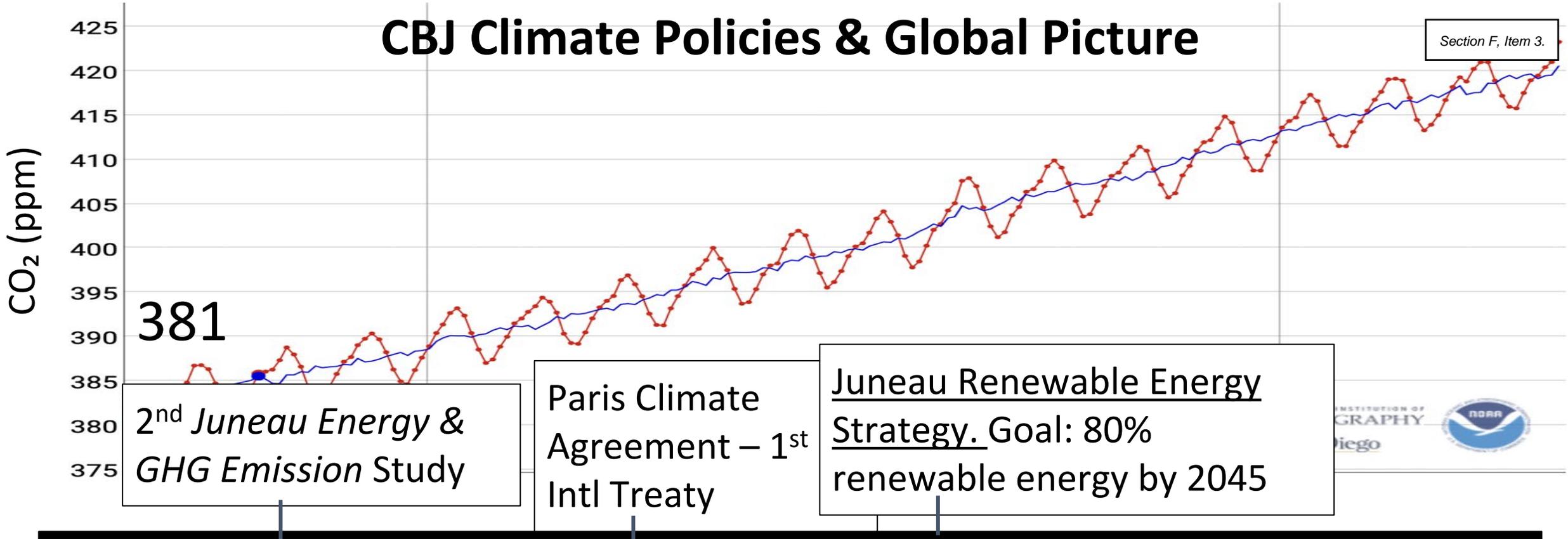
JCOS established. Res 2401. 1st Juneau Energy & GHG Emissions Study

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CBJ Climate Policies & Global Picture

Section F, Item 3.



2007
 JCOS established. Res 2401. 1st Juneau Energy & GHG Emissions Study

2010
 Paris Climate Agreement – 1st Intl Treaty

2011
 Juneau Climate Action & Implementation Plan. Goal: 25% GHG reduction by 2032

2015
 Assembly affirms community commitment to climate action. Res 2804

2017
 Juneau Renewable Energy Strategy. Goal: 80% renewable energy by 2045

2018
 Assembly adds "Sustainable Community" to its annual goals

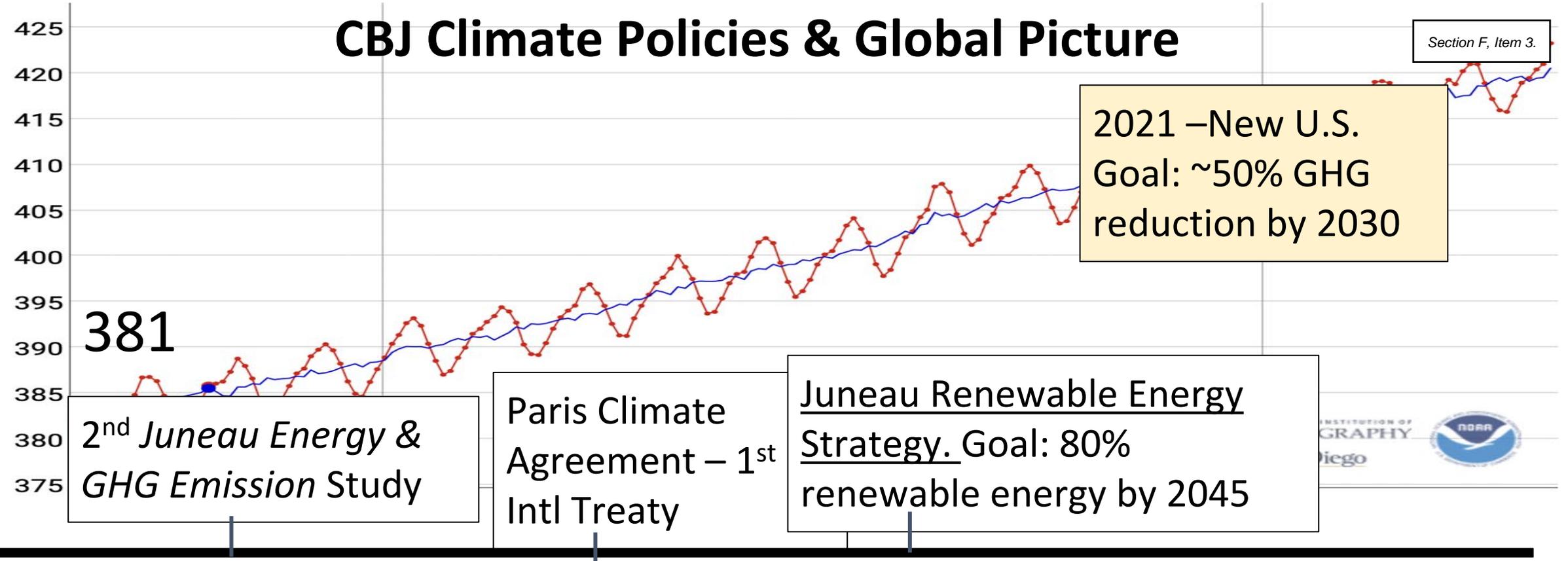
2019

2023

CBJ Climate Policies & Global Picture

Section F, Item 3.

CO₂ (ppm)



2nd *Juneau Energy & GHG Emission Study*

Paris Climate Agreement – 1st Intl Treaty

Juneau Renewable Energy Strategy. Goal: 80% renewable energy by 2045



2021 – New U.S. Goal: ~50% GHG reduction by 2030

2007 2010 2011 2015 2017 2018 2019 2023

JCOS established. Res 2401. 1st *Juneau Energy & GHG Emissions Study*

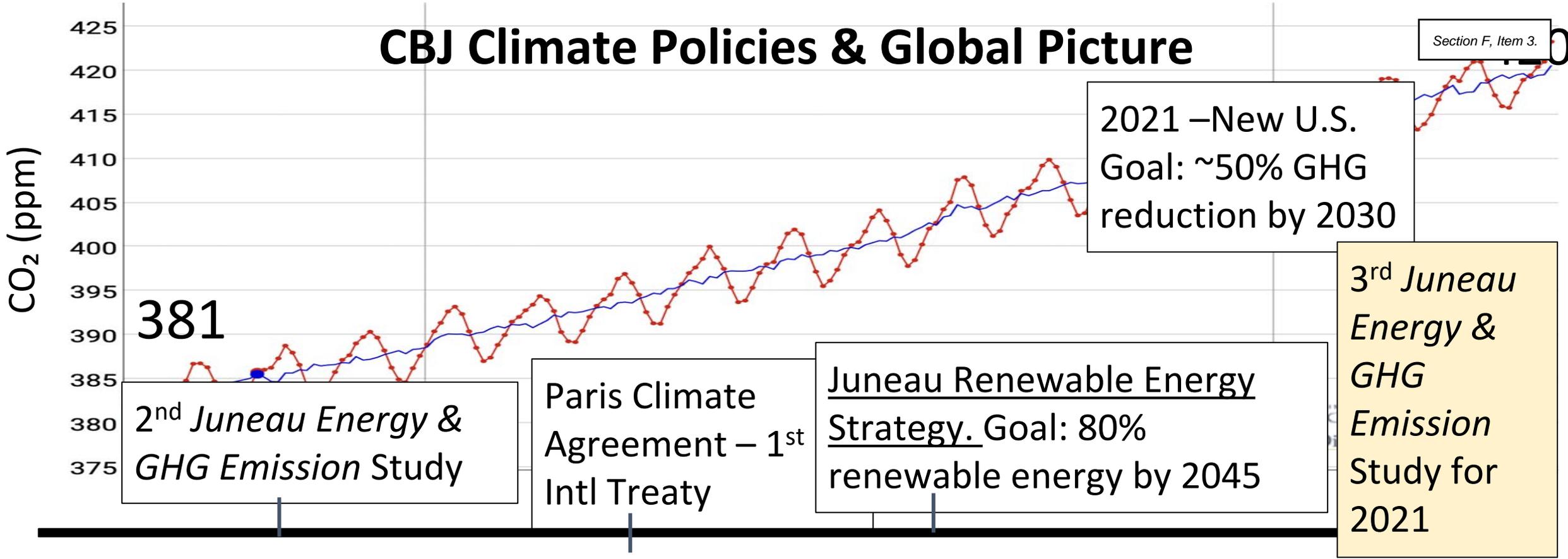
Juneau Climate Action & Implementation Plan. Goal: 25% GHG reduction by 2032

Assembly affirms community commitment to climate action. Res 2804

Assembly adds “Sustainable Community” to its annual goals

CBJ Climate Policies & Global Picture

Section F, Item 3.



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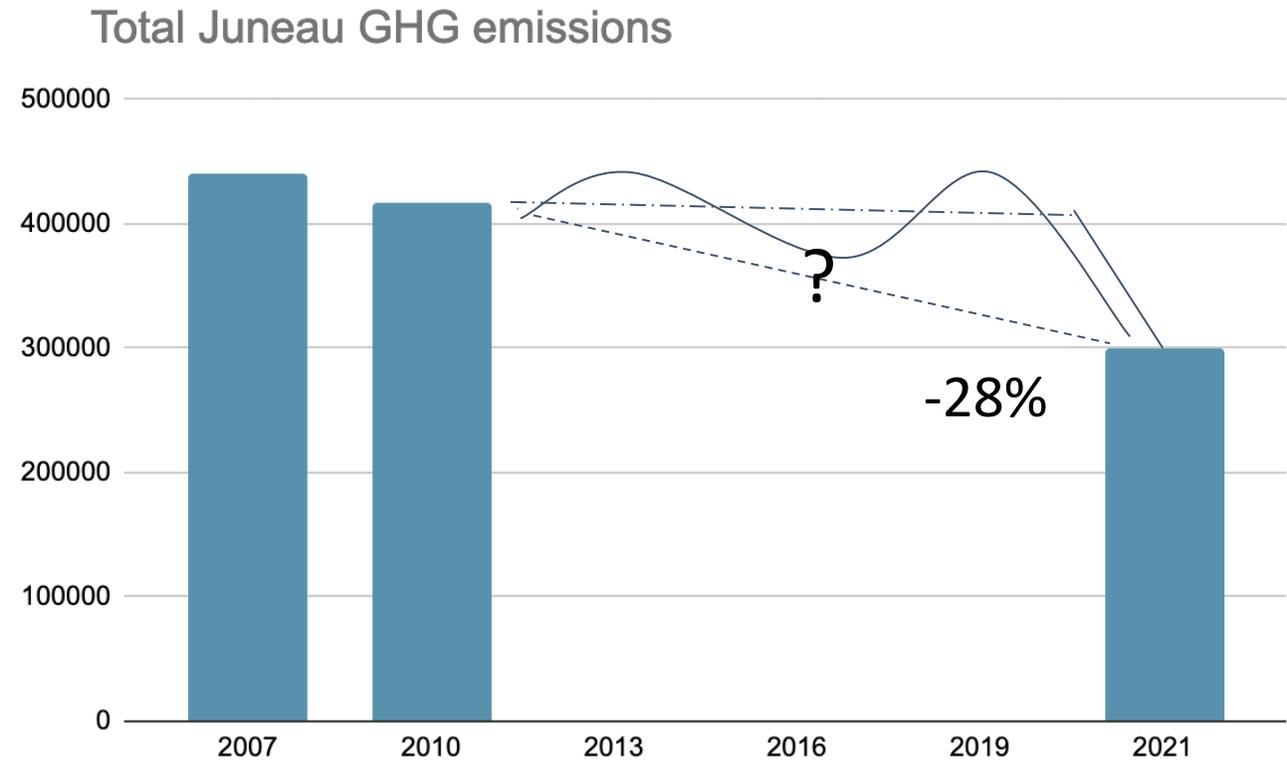
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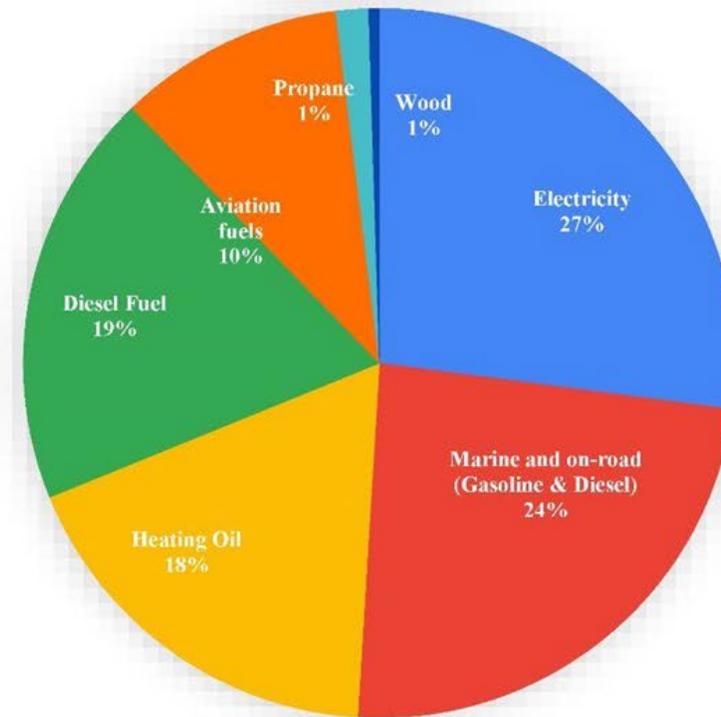
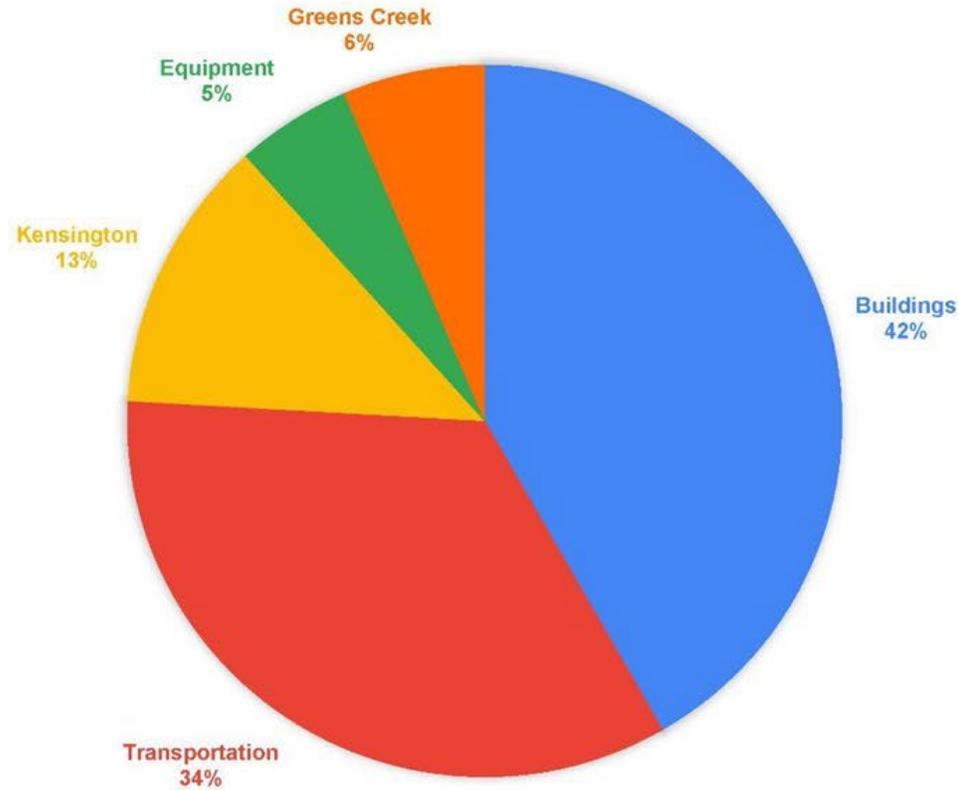
2019
 Assembly adds “Sustainable Community” to its annual goals

2021 Energy Use & Greenhouse Gas Emissions Inventory for Juneau, Alaska

DRAFT • Public Review until June 16, 2023



Community wide Energy (MMBtu) 2021



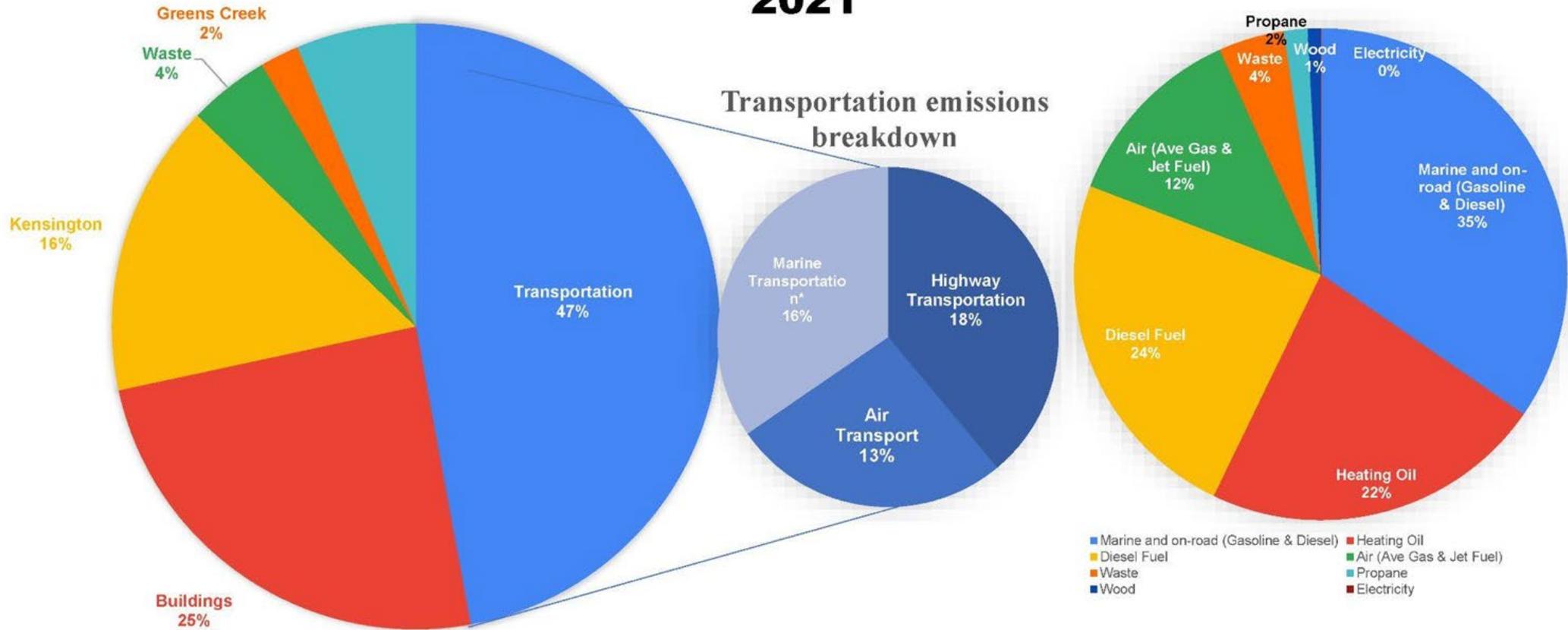
- Electricity
- Heating Oil
- Air (Ave Gas & Jet Fuel)
- Wood

- Marine and on-road (Gasoline & Diesel)
- Diesel Fuel
- Propane

Juneau consumed 5.3 million MMBTU of energy



Community wide Emissions (MT CO₂e) 2021



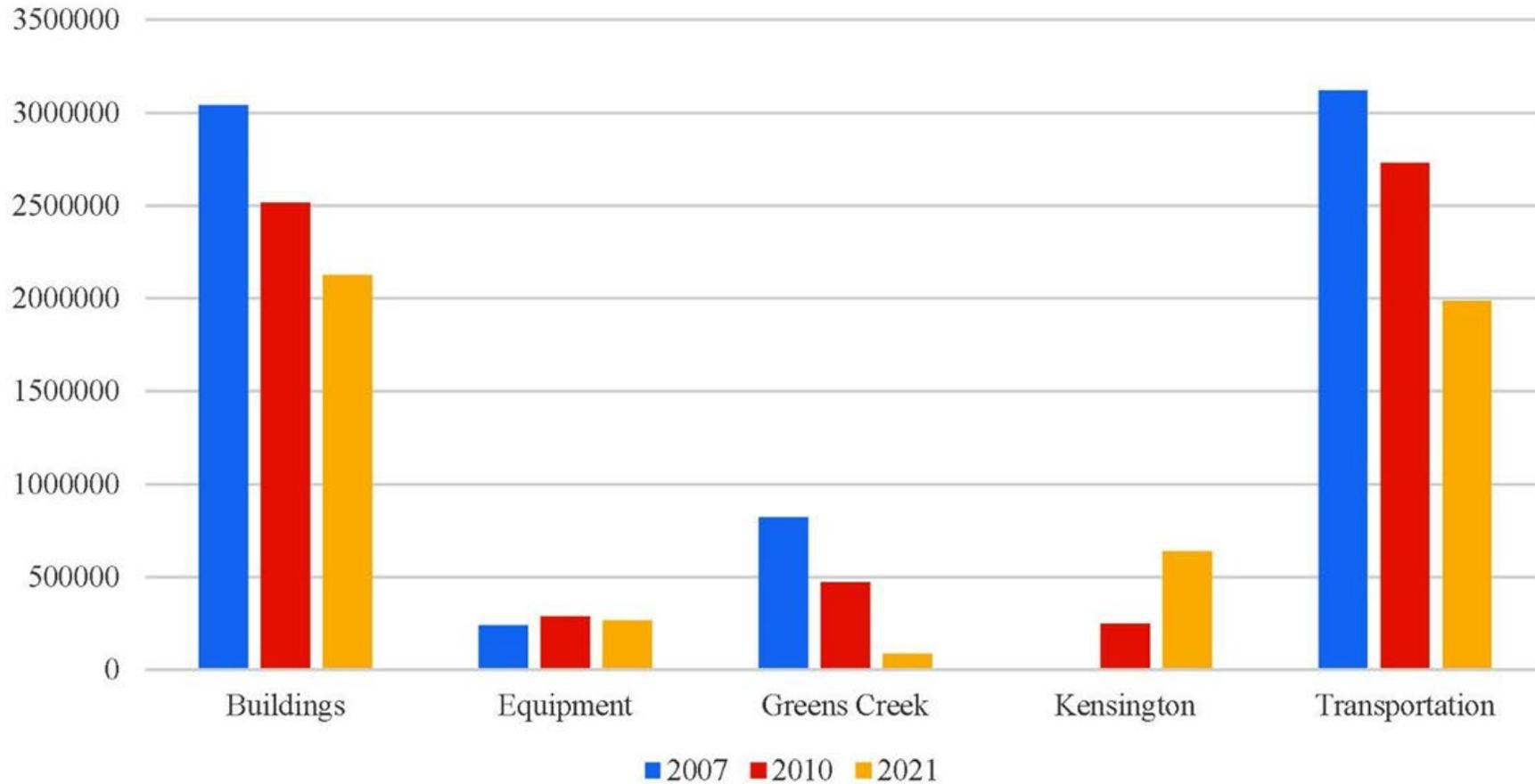
Juneau released almost 299,965 MT CO₂e in 2021



Changes in Juneau's Energy Use by Sector | 2007-2021

Section F, Item 3.

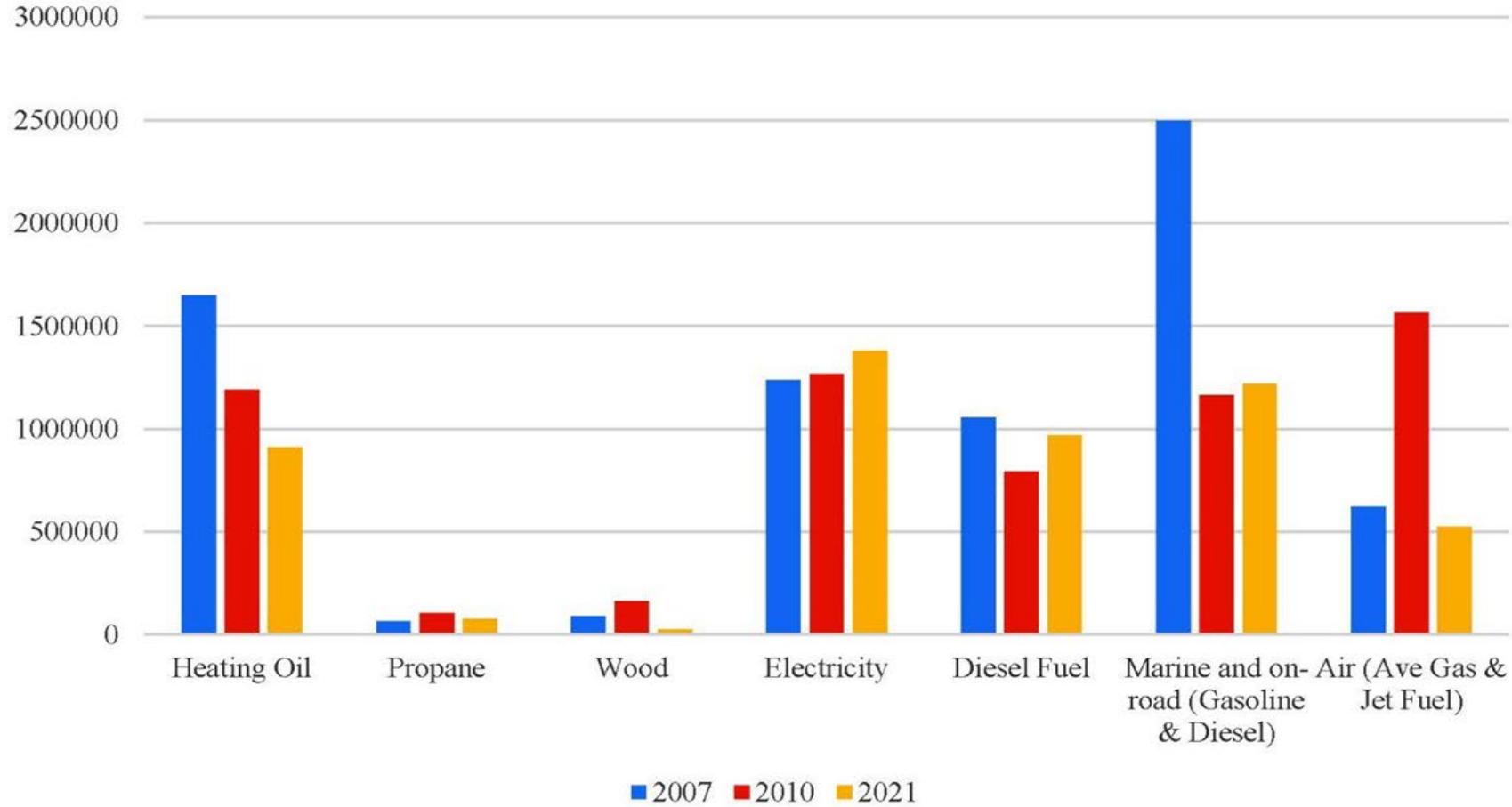
Energy changes by sector



Changes in Juneau's Energy Use By Source | 2007-2021

Section F, Item 3.

Energy changes by source



Four Ways to Reduce Energy Use & GHG Emissions

More Efficient Use of Current Energy Source

Electrification: Shifting from fossil fuels

Reduce Auto Dependence / Support Infill Development

Composting Organic Waste

Where are we?

CBJ Energy Management

Assembly Goal 3F: “Maintain Assembly focus on deferred maintenance including BRH and JSD” (these are the 2 largest CBJ carbon emitters)

Oct **2020 bond** funded energy efficiency upgrades to city facilities

Current/future projects - estimated 18% fuel reduction in next 5 years (General Gov’t facilities)

CBJ Fleet– at least 5 passenger vehicle EVs

Capital Transit – charging & bus barn upgrades; 7 Gillig elec. buses in late 2024

CBJ Energy Management...cont'd

CBJ Staff Estimates of Energy-related Work

- Grant Writer – new position in 2023 to seek federal funding
- Eng & PW – FTE
- Maintenance/Parks & Rec – 0.25 FTE
- Docks & Harbors - 0.10 FTE
- Tourism Manager - 0.15 FTE

Where Are We? Juneau Housing & Buildings

Section F, Item 3.



Housing & Buildings...cont.

Housing

Lower Income Housing – EE upgrades & heat pumps (AK Heat Smart)

Low Income Houses - 38 heat pumps (Juneau Carbon Offset Fund)

All Incomes Housing - heat pumps in almost 2,000 Jnu homes

Rental Housing

Market Place

Local Jobs

Where Are We? Transportation



Where Are We? Transportation

Assembly Goal 5C: support public EV charging network

700 EV's. And used model resales provide lower-cost entry

33 Public EV Chargers thru public-private collaboration

AEL&P EV Rates

Federal DOT EV Charging Grant

Transportation...cont'd

Lead by Example – CBJ Gillig electric buses in service by 2025

Assembly Goal 4C: Explore subsidizing transit & eliminating fares

Electric Bus Circulators Downtown – completion fall, 2023

Franklin & City Docks – electrical transformers for cruise ship shore power

Composting Juneau's Organic Waste

Section F, Item 3.



**JUNEAU
COMPOSTS**
COMMUNITY ORGANICS RECYCLING

1,409,811 pounds of food scraps diverted from the landfill!



JUNEAU
COMMISSION
ON
SUSTAINABILITY

Composting Juneau's Organic Waste

Section F, Item 3.

Assembly Goal 5A: Develop a zero waste reduction plan

Municipal Composting Facility - grant funding

Zero Waste Subdivision

FY24 Staff Work



What's Next? JCOS Recommendations

Continue and Accelerate Existing Activities

Actions...1-9

New Near-Term Activities

Actions...10-15

Further Down the Road

Actions...16-17



Continue and Accelerate Existing Activities

Section F, Item 3.

Action 1: Update *Energy & GHG Emissions* Analysis for 2022 & 2023

Action 2: Incorporate climate/energy priorities in CIP and budget

Action 3: Support community transit and consider subsidized fares.

Action 4: Implement bike and pedestrian improvements

Action 5: Expand public EV charging network



Continue and Accelerate Existing Activities...cont'd

Action 6: Complete electrification of CBJ docks by 2025.

Action 7: Incorporate energy efficiency & electrification into affordable housing actions.

Action 8: Partner with and support programs conducting outreach and incentivizing energy efficiency & electrification.

Action 9: Lead by example on CBJ building performance.

New

Near-Term Activities

Action 10: Develop financing options to accelerate building and transportation energy efficiency & electrification.

Action 11: Update Juneau climate target to meet national goals: 50% reduction in GHG pollution by 2030?

Action 12: Adopt a zero emission municipal fleet policy. Commit to complete transition by 2030 for all vehicle uses with viable zero emission makes and models.

New

Near-Term Activities...cont'd

Action 13: Assist in procurement of electric school and shuttle buses. Commit to develop a plan by 2025 for full electrification of these bus fleets by 2030

Action 14: Collaborate with businesses, nonprofits and other agencies to acquire EV fleets.

Action 15: Adopt a carbon-neutral operations standard for new municipally-owned and funded buildings.

Activities

Further Down the Road

Action 16: Task CDD/BCAC with adopting up-to-date residential and commercial building energy codes.

Action 17: Task CDD with developing a voluntary stretch code for carbon neutral building construction, and a related information program for permittees.

Conclusions

- Keep Measuring Juneau's Progress
- Continue & Accelerate What's Working
- Find Ways to Finance Clean Energy
- Lead by Example: CBJ Energy Management
- Collaborate and Support efforts by Others
- Celebrate Success & Educate the Community

MEMORANDUM

CITY/BOROUGH OF JUNEAU
 City & Borough Manager's Office
 155 S. Seward St., Juneau, Alaska 99801
robert.barr@juneau.gov



Voice (907) 586-5240
 Fax (907) 586-5385

DATE: June 2, 2023

TO: Deputy Mayor Gladziszewski & Assembly Committee of the Whole

FROM: Robert Barr, Deputy City Manager

SUBJECT: Short-term rentals

Background

The Assembly has discussed and received information on this topic at a handful of recent meetings, including the [June 6, 2022 COW](#), [November 2, 2023 AFC](#), and [March 1, 2023 AFC](#). The June and November meetings focused on the increased pressure observed on our housing stock generally. In June of 2022, we had 170 short-term rental businesses registered with the sales tax office. Later in 2022, we entered into a contract with Harmari, a company that assists municipalities with data collection, analysis, and other services related to understanding and regulating short-term rentals.

Using data from Harmari and related sources, at the 11/2 AFC meeting JEDC estimated that Juneau had more than 300 and less than 600 active STRs. JEDC specifically estimated that 435 dwelling units had been converted to STRs between 2010 and 2020.

At the March 1, 2023 AFC meeting, Harmari data indicated we had 577 active & intermittently active STRs and loosely indicated a growth rate of 8-12/month.

Housing availability and affordability

There are a variety of reasons why regulation of STR activity may be desirable, but housing availability and affordability is a primary one for our community. STR activity increases when it is more profitable and/or convenient for individuals or businesses who own residential rental space to operate a STR in lieu of a long-term rental (LTR). In addition to contributing to LTR shortages, this contributes to a supply/demand dynamic that drives up the cost of LTRs and property values generally.

Too much STR activity contributes to a situation where local residents can't afford to live in the community which then creates a workforce shortage. That said, STR activity is one piece of the larger housing policy puzzle – it contributes to, but does not completely account for shortages and affordability issues.

Data Limitations

While our understanding of STRs in Juneau has improved in the past year, we remain limited in a variety of ways. A registration program (public hearing, 6/12/23) will eventually clear some of these limits.

The registration program will:

- Improve our ability to know which listings are duplicates
- Improve our ability to enforce compliance with the sales tax code and any additional STR regulations the Assembly may adopt
- Improve our ability to understand how many STRs any given merchant is operating

Importantly, we don't expect to have useful information from the registration program until it has been running for 12-18 months as it will take time to onboard a majority of the operating businesses and collect a season's worth of data to inform analysis.

STRs & B&Bs

It is possible to regulate STRs and B&Bs together or differently¹. B&Bs are currently regulated under Title 49. Owner-occupancy is required and there are parking and zoning requirements. Department or PC level approval is currently required outside of MU1 and MU2 zoning districts for B&Bs.

If the Assembly ultimately decides to utilize similar requirements in regulating STRs, it may make sense to combine these two types of activity from a regulatory perspective. If not, or if there is only minimal overlap, it may be reasonable to keep them separate.

An owner or operator residing on-site tends to be a major (but not sole) factor. Cities that differentiate may do so because they wish to provide a more favorable regulatory environment to B&Bs where the owner is living on-site and providing more "high touch" services to guests, which might mitigate potential neighborhood impacts by virtue of greater owner involvement, engagement with guests, and control.

Dependent on this discussion and direction on STRs, we expect to also need to look at existing B&B code.

Regulatory Options

A wide variety of regulatory options exist, and it is important to note that this continues to be a rapidly changing environment. Many cities are on their 3rd, 4th, etc round of regulatory frameworks and some of what is cited in this memo may be from earlier iterations for any given city. Depending on the purpose of regulations, the approaches

¹ New Orleans, Austin, and Vancouver are examples of a cities that have separate regulations while San Francisco, Paris, and Barcelona are examples that utilize a combined framework

and dynamics are different. Some communities are similar to Juneau and regulate because of housing shortages, others regulate because of neighborhood impacts (parking, noise, business impacts to residential areas).

The [City of Wasilla](#) provides a comprehensive regulatory framework in Alaska, highlights include:

- One year permit, \$750 total fee
- 5x penalty fee for advertising prior to receiving a permit
- Maximum of 75 permits issued by City Planner
- Parking requirements
- Owner must be Alaska resident, must have local address
- Burden on applicant to prove compliance
- Rental agreement between parties required

[Placer County, CA](#) also provides example regulatory options, in addition to some of the above:

- An adaptive inventory cap – if new hotel units are built, the number of STRs that may be permitted per year is reduced by an equal amount to incentivize hotel development
- Only one dwelling unit of a multifamily building may be permitted as a STR to preserve multifamily apartments

Additional regulatory options include:

- Limits on the number of STRs any individual or business may operate
- Limits of the number of days an STR may be rented per year (may have a more relaxed limit for primary residence, or may limit to only primary residence)
- Geographical limits on the number of STRs permitted per neighborhood

Most cities define (in part) STRs as rentals of residential properties for less than 30 consecutive days. A variety of cities have opted for a different standard; however, most tend to be stricter (e.g., 2-6 months).

We have an interest in creating a regulatory framework that not only incentivizes LTRs, but also “medium” term rentals for the transient workforce, such as traveling nurses, seafood processors, and legislative staff. A less strict consecutive-days requirement – 2 or 3 weeks – combined with a stricter set of regulatory requirements for STRs that rent for under that limit is an option that may strike a reasonable balance between LTR, transient workforce, and STR uses.

Recommendation

Discuss purpose of possible regulations and possible approaches that seem to fit our situation.

Decide if the Assembly desires staff prepare a slate of regulatory options for consideration and, if so, provide whatever level of direction is achievable.

Quick Reference Dates for October 3, 2023 CBJ Regular Election

WORKING DRAFT-Updated May 25, 2023 All dates are 2023 unless otherwise noted.
See <https://juneau.org/clerk/elections> for full details.

- January 30** *Assembly meeting at which they passed a motion to conduct the October 3, 2023 Election as a By Mail Election and to draft an ordinance to make by mail elections the default method for conducting CBJ elections in the future.*
- March 28th – April 11th Initiative Petition Filing Period (to enact new law)
- March 31 Earliest day for a Petitioner’s committee to file a Charter Amendment Affidavit to start the petition process.
- April 11th – April 26th Referendum Petition Filing Period (to repeal existing law)
- April 24 Assembly COW meeting – discuss Election Code Changes & Redistricting map change
- May 8 Regular Assembly Meeting for Introduction of Election Code Ordinance
Earliest Regular Assembly meeting for introduction of a Charter Amendment if Public Hearing/Adoption is to be scheduled for June 12 Assembly Meeting.
- May 16 Final day for a Petitioner’s committee to file a Charter Amendment Affidavit to start the petition process for the October 3, 2023 Election without having to hold a Special Election.
- May 17** **Special Assembly Meeting for Public Hearing and Adoption of *Ordinance 2023-24 An Ordinance Amending the Elections Code Relating to Election Procedure.***
- June 5** **[120 days prior to Election Day]**
Earliest day for the clerk to certify a petition for a Charter amendment.
- June 12** Final regular Assembly meeting to hold Public Hearing & Assembly action on Election Code ordinance(s) so the ordinance(s) will be effective prior to the July 14 candidate filing period.
First Regular Assembly Meeting to adopt any Charter Amendment Ordinances
- June 16** Deadline for the Clerk to certify an Initiative Petition and submit it to the Assembly for Action.
- June 24** **How to Run for Local Office Workshop** (8:45am-1:30pm, Chambers) by Juneau League of Women Voters, CBJ Clerk’s Office, Juneau School District, and Juneau Public Libraries
- June 25** **[100 Days until Election Day]**
- June 30** Deadline for the Clerk to certify a Referendum Petition and submit it to the Assembly for Action.
- July 5** **[90 days prior to Election Day]**
- July 10** **Last Regular Assembly Meeting to **Introduce** all Ballot ordinances (including any Charter amendments or to make a motion placing an advisory question on the ballot.)**
- July 14** **Filing for Assembly and School Board Candidacy **Opens 7/14 @ 8:00 a.m.****
- July 24** **Filing for Assembly and School Board Candidacy **Closes 7/24 @ 4:30 p.m.****
- July 28** Last day for candidates to withdraw their name from the printed ballot – 4:30 p.m.
- July 31** **Last Regular Assembly Meeting to **Adopt** all Ballot ordinances (including any Charter amendments or to make a motion placing an advisory question on the ballot.)**
- Aug. 4** **[60 days prior to Election Day]**
Last day for Assembly to adopt or the Clerk to certify a petition for a Charter amendment proposition (This date would require a Special Assembly meeting.)

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- Aug. 18** Candidate Profiles due to Clerk
- Sept. 3** **[30 days prior to Election Day]**
Last day for residents to register to vote in this election; Notice of Election Posted / Published
- Sept. 4** **Labor Day Holiday Observed**
- Sept. 14** **Ballots mailed out from printer/contractor (in WA) to all qualified registered voters**
- Sept. 18-Oct. 3** Assembly Chambers and Mendenhall Valley Library Large Meeting Room in use for Election purposes. Vote Center(s) open for 16 days prior to and including Election Day.
- Sept. 26** **[7 days prior to Election Day]**
Last day to receive applications for a ballot to be mailed to a temporary absentee address
Last day to file "write-in" candidacy letter of intent and Candidacy Packet.
- Oct. 2** **5:00pm Deadline** to submit application for a fax/e-ballot (by electronic transmission).
- Oct. 3** **Election Day: Vote Centers open 7 a.m. - 8 p.m.** *[Unofficial Results will be published on the above website no later than 11:59p.m. on 10/3 with continuous updates published during the review period.]*
- Oct. 16-17** Final ballot review and tabulation by the Canvass Review Board will be held at the Ballot Processing Center from October 16-17 with up to three additional days, as may be needed on a case by case basis. **FINAL RESULTS** will be published online upon certification by the Canvass Review Board and the Election Official.
- Oct. 19** (Within 2 days after certification) Any request for a Recount of election returns (CBJ Code 29.07.300) must be filed with the Clerk.

Within 5 days of recount application being deemed sufficient, the Clerk conducts a recount of election returns to be completed within 2 days.
- Oct. 27** Last Day to file for Judicial Review of Election in Superior Court (Within 10 days after certification)
- Oct. 23** **First Assembly Meeting with newly elected Assemblymembers, Election of Deputy Mayor**

Please check the CBJ Elections Website at <https://juneau.org/clerk/elections> for periodic updates or contact the Municipal Clerk's office at 907-586-5278 or via email at CBJElections@juneau.gov.