

**ASSEMBLY STANDING COMMITTEE MINUTES
LANDS AND RESOURCES COMMITTEE
THE CITY AND BOROUGH OF JUNEAU, ALASKA
MINUTES**

October 22, 2018 5:00 P.M.
City Hall, Assembly Chambers

I. ROLL CALL

Chair Mary Becker called the meeting to order at 5:00 pm.

Members Present: Mary Becker, Chair; Michelle Hale; Wade Bryson;

Members Absent: Maria Gladziszewski

Liaisons Present: None

Other Assembly Members Present: Loren Jones

Staff Present: Greg Chaney, Lands Manager; Dan Bleidorn, Deputy Lands Manager;
Bhagavati Braun, Lands & Resources Specialist

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

The August 27, 2018 minutes were approved as written.

IV. PUBLIC PARTICIPATION

There was no public participation on non-agenda items.

V. AGENDA TOPICS

A. Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* Application to Purchase Gunakadiet Park

Mr. Chaney noted that the Applicant, Dave McCasland, was in attendance and will give a brief presentation. Mr. Chaney introduced the location of the park, at the corner of Front Street and South Franklin, and gave some history of the park stating that it was once an improved park and has since been graded. Mr. Chaney noted that the park is located next to a large vacant property and it could be advantageous for the two to be purchased by the same buyer though that is not the question tonight. Mr. Chaney noted that the Lands Committee heard this issue on August 6th and sent the issue to the Parks and Recreation Advisory Committee (PRAC). The PRAC issued their recommendation on October 8. The PRAC unanimously approved a motion on October 8 recommending the Lands Committee:

Retain Gunakadeit Park as a Special Use Area and request that staff develop options for future development or disposal.

Mr. Chaney noted that there is an active application from Mr. McCasland that the Lands Committee is reviewing and that the Assembly will have to make a determination about this topic, he then introduced Mr. McCasland.

Mr. McCasland introduced himself as the owner of *Deckhand Dave's Fish Tacos*, he noted that he is requesting that the Lands Committee forward a recommendation preferably to sell or secondarily to lease the parcel to Mr. McCasland. He stated that his intention is to create a space for a food truck park area to replace the one that has been located in the Archipelago Lot which he and other vendors have been told will no longer be available for food vendors starting summer 2019. Mr. McCasland stated that this opportunity would create a community area where people can gather and eat and drink together, noting other communities where this model has proven successful. Mr. McCasland noted how difficult it was to set up his food truck initially and stated that the "plug-and-play" infrastructure that he is proposing would bring economic opportunities and ease the startup hassle for businesses. He stated that if this moves forward it will create a place for gathering that will provide a hub and an attraction to bring more tourists further north to locations where more local businesses are.

Mr. Bryson asked about the measurements on the diagram, noting that the 12'x16' and 12'x20' spaces might be small for both the business and room for customers. He also asked if the restrooms will be permanent with hand washing facilities. Mr. McCasland noted that the diagrams were worked up by Northwind Architects and are to scale, and may be subject to change. He noted that his truck is smaller than the space on the diagram and that there would be a gathering/eating area in the center for customers. He also noted that the restrooms would be permanent with handwashing facilities.

Mr. Bryson asked if the entire Archipelago Lot (where food trucks are currently) will be closed to food trucks starting next summer. Mr. McCasland answered as a tenant that the property manager told him that they would have to be off the property. Mr. Chaney added that the City hasn't had final confirmation but it is clear that that is the direction they are headed in, noting that the exact timeline is unclear to the City.

Ms. Hale asked if the project images show Gunakadiet Park as well as the adjacent vacant lot. Mr. McCasland answered that the concept relies on having both properties.

Mr. Chaney continued, noting that the Parks & Recreation Department is creating a new Parks & Recreation Comprehensive Plan that has not yet been finalized; additionally the Downtown Blueprint is a new plan that is underway through the Community Development Department, both of these plans may have something to say about the disposal or retention of Gunakadiet Park. Mr. Chaney noted that having these plans in process, it is not a good time to sell park land in the downtown area. He stated that staff's recommendation is that:

The Assembly decline Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* application to purchase Gunakadiet Park and return the \$500 application fee. If using the lots for a food court is desired, a temporary annual lease should be explored.

Mr. Chaney noted that if the Assembly decides to sell the lot, it will be sold. Noting that doing so while planning efforts are underway might be short-sighted.

Ms. Hale stated her concern about the lack of food cart areas in the downtown area, noting that this might not be the correct time to bring this concern up. Ms. Becker stated that she heard the lot would continue to have spaces for food trucks ongoing, noting that she might have misheard.

Mr. Bryson asked if restrooms are available at the Gunakadiet Park lot. Staff noted that there are no restrooms. Mr. Bryson asked if the City were to do a lease, how long would the lease be for. Mr. Chaney responded that the City has a range of lease options, all of which would have to be approved by the Assembly, a lease could be as short as a few months to years.

Ms. Becker noted that she has other concerns, but would be willing to postpone discussion of them to a meeting with the full Assembly.

Ms. Hale moved:

The Lands Committee recommends that the Assembly decline Alaska Sustainable Seafoods LLC dba *Deckhand Dave's* application to purchase Guna-ka-deit Park and return the \$500 application fee. Emphasizing that if using the lot for a food court is desired and is necessary, a temporary annual lease should be explored.

Motion Passed Unanimously.

B. Juneau Composts! Application to Lease City at South Lemon Creek Material Source

Mr. Bleidorn introduced the application from Juneau Composts! LLC; submitted by Lisa Dougherty, who was available to answer questions. Mr. Bleidorn noted that the area is just under an acre of land, is adjacent to the South Lemon Creek Material Source (Gravel Pit), is relatively unused, and doesn't have water, sewer, or electricity and thus is not very desirable for other leases. Mr. Bleidorn continued that the application states that the project will help divert waste from the landfill and promote recycling which are both goals of the Assembly. There have been no objections from CBJ Pits and Quarries Manager and RecycleWorks Manager. The application states that the facility will likely be open to the public on Saturdays, and there will be no permanent structures so it would be easy to return the property to its current condition after the terms of the lease are completed.

Mr. Bleidorn outlined the options that are available via Title 53 to the Committee: *work with the original applicant; do not lease the property; or open it up for other lease options*. Mr. Bleidorn stated the staff recommends that:

The Lands Committee pass a motion of support to work with the original applicant to develop a lease of City property at the South Lemon Creek Material Source to Juneau Composts! LLC for fair market value.

Ms. Hale asked for some clarification as there was a street name discrepancy on the application. Mr. Bleidorn noted that the applicant initially requested a lease on Fish

Creek Road but it was determined that the Lemon Creek area was more desirable through discussions internally and with the applicant.

Mr. Bryson asked what lease term will be offered. Mr. Bleidorn stated that staff hasn't made a recommendation on this yet as the Lands Division must receive authority from the Assembly before negotiating leases. Noting that the terms, value, and timeframe have not been discussed, he continued that an appropriate timeframe for this lease could easily be around 5 years.

Ms. Hale asked if there has been any other recent interest in leasing this property. Mr. Bleidorn stated that there has been interest in other areas of the rock and gravel pit, but not for this specific area, he added that this helped lead to the conclusion that this would be a preferred spot.

Mr. Bryson moved to:

Pass the motion to lease the property to the original applicant to develop a lease of City property at the South Lemon Creek Material Source to Juneau Composts! LLC.

Motion Passed Unanimously

VI. STAFF REPORTS

A. Lands Division Overview

Mr. Chaney presented a Lands & Resources Division overview which covered the following:

- Lands & Resources Division and its members
- Title 53, the code that guides the Division
- Land Management Plan
- Land Management Plan Implementation Strategy
- Lands Fund
 - Funding the Lands Fund
 - Land disposals
 - Interest from land
 - Resources such as rock
 - Funded by the Lands Fund
 - Staff salaries
 - Operation of quarries
 - Land subdivision and preparation for sale
- Parcel Viewer
- Housing
 - Lena subdivision
 - Pederson Hill subdivision
 - Switzer area
 - Jackie Street
 - Norway Point
 - Bonnie Brae

- 6th Street in Douglas
- Auke Bay area
- Home Build Program
- Work with Chief Housing Officer and Affordable Housing Commission
- Types of Sales
 - Sealed competitive bids
 - Over the counter sales
 - Block sales
 - Fixed price lottery
- Industrial Property
 - Leasing to Juneau Composts!
- Hazardous Tree Management
- Film Permits
- Air Quality Monitoring
- Communication Tower Leases
- Water Quality Monitoring for AJ Mine
- Quarry Operations
- Pioneer Road on West Douglas

Ms. Hale asked if staff salaries were paid by the Land Fund. Mr. Chaney answered that they are. Ms. Hale thanked Mr. Chaney for the overview and asked if there is any affordable housing happening in the Pederson Hill subdivision. Mr. Chaney noted that the lots are small with the intent to keep the price of the property low, he continued that the City is required by code to sell for fair market value. Mr. Chaney added that the Assembly could consider subsidizing the lots.

B. Air Quality Monitoring Season Update

Mr. Bleidorn stated that the Air Quality Monitoring Season began on October 1 and runs through April 30. He outlined the boundaries of the area that is monitored in the Mendenhall Valley. The Lands & Resources Division works with the State of Alaska Department of Environmental Conservation Division of Air Quality, and Community Service Officers. Mr. Bleidorn continued that the air quality is monitored hourly 24/7 via State data from a monitoring station on top of Floyd Dryden Middle School.

Mr. Bleidorn outlined some of the causes for poor air quality, including weather patterns such as air inversions that cause pollutants from wood burning to concentrate near ground level which leads to higher concentrations of pollutants and eventually can reach an unhealthy level. He stated that air emergencies are called when air quality reaches, or is predicted to reach an unhealthy level. The program started with the Clean Air Act and unhealthy levels of pollutants are determined by the standards on pollution published by the Federal Environmental Protection Agency (EPA). Mr. Bleidorn noted that the Division follows rules set forth by City ordinance to determine when to call an air emergency.

Mr. Bleidorn noted that we are lucky that citizens of the Valley are responsive to the emergency calls and generally are appreciative of the program. He outlined some of the methods the Division uses to alert the public of an air emergency including the Lands webpage, Facebook, radio announcements, the wood smoke hotline, text alerts, and burn ban signs.

Mr. Bryson asked if there is a temperature limit or are exceptions allowed when the temperature is very low. Mr. Bleidorn stated that there are legal limits established by the EPA that cannot be exceeded without being out of compliance with the clean air act.

Ms. Hale stated her understanding that this program is governed by the EPA and the City has to follow EPA rules. Mr. Bleidorn stated that that was correct, the EPA sets the standards, the State monitors the air quality and notifies the City if found to be in violation, and the City takes the data provided by the state, uses guidelines set by the EPA and helps to enforce the rules. Mr. Bleidorn noted that this program has been very successful.

VII. COMMITTEE MEMBER / LIASION COMMENTS AND QUESTIONS

Ms. Hale thanked staff for their good work on the Air Quality program, stating that the CBJ and the citizens of Juneau have stepped up and done a great job on this. Mr. Chaney noted that our program is one of the most successful air quality monitoring programs in the country, much due to the responsiveness of residents.

VIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:54 PM.