

REGULAR ASSEMBLY MEETING 2025-01

DRAFT MINUTES



January 06, 2025, at 7:00 PM

Assembly Chambers/Zoom Webinar

Meeting No. 2025-01: the Regular Meeting of the City and Borough of Juneau Assembly was held in the Assembly Chambers and called to order by Deputy Mayor Greg Smith at 7:00 p.m.

A. FLAG SALUTE

B. LAND ACKNOWLEDGEMENT

Assemblymember Kelly provided the following 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 in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Assemblymembers present: Deputy Mayor Greg Smith, Christine Woll, Paul Kelly, Ella Adkison, Alicia Hughes-Skandijs, Neil Steinger, and Maureen Hall

Assemblymembers absent: Mayor Beth Weldon

Staff present: City Manager Katie Koester, City Attorney Emily Wright, Deputy City Manager Robert Barr, Municipal Clerk Beth McEwen, Meeting Tech/Minutes Clerk Kevin Allen, Port Director Carl Uchtyl

D. SPECIAL ORDER OF BUSINESS

1. Proclamation honoring Kathy Vanderjack

Ms. Hall read the proclamation recognizing Kathy Vanderjack for her commitment to the community

E. APPROVAL OF MINUTES

2. January 30, 2024, Special Joint Assembly/School Board Meeting 2024-03 Minutes-DRAFT

3. May 29, 2024, Special Joint Assembly/Bartlett Regional Hospital Board Meeting 2024-11 Minutes-DRAFT

4. June 3, 2024, Special Assembly Meeting 2024-12 Minutes-DRAFT

5. June 17, 2024, Regular Assembly Meeting 2024-13 Minutes-DRAFT

6. November 18, 2024, Regular Assembly Meeting 2024-25 Minutes-DRAFT

MOTION by Ms. Hall to approve the minutes, as listed above, and asked for unanimous consent. *Hearing no objection, the motion passed by unanimous consent.*

F. MANAGER'S REQUEST FOR AGENDA CHANGES

None

G. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS *(Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)*

Cheyene Sanchez, Vice President of IAFF Local 4303, called via Zoom, said their members reflected on the status of the firefighter staffing after the recent tragic house fire. He pointed to four vacant firefighter positions, two of which have been unfilled for months despite hiring efforts. He said they are grateful for the intention to staff a third ambulance in 2018 but have had insufficient full-time employees (FTE) available to

staff the ambulance reliably. CBJ recently completed a compensation survey that was contracted out for the fire department, and it showed that wages fell below the regional average. He explained that this is believed to contribute to the difficulty in hiring and recruiting. His hope is that when members receive the study, they examine Appendix A regarding wages. He asked, as negotiations between the union and the city start in a month, that the city consider an internal wage alignment based on the merit of the work they do, the un-competitiveness of the wage, and inability to staff parts of Juneau's emergency apparatus.

Supanika Ordóñez, Twin Lakes resident, recounted a dangerous situation several years ago where she woke up to a member of her household running up and down stairs with a knife while yelling at people they could hear in the walls. Juneau police assisted and escorted them to Bartlett Hospital, but the person was released and returned home hours later. The person stopped running around with a knife but didn't stop yelling, even after she actively sought assistance before and after the incident. She stressed that it is an absolute systemic failure for somebody to grow up here in Juneau and get to a point where they make everyone around them feel unsafe. She said she recognizes the tremendous stress that Juneau Police must be under having to respond to these kinds of situations regularly. She called for better system supports to be put in place so that these calls don't have to be made, and families and individuals have the support to get the help they need before things get out of hand. She asked Assemblymembers to consider creating a task force on public safety with a task to create a comprehensive strategic plan to address, not only ongoing support for those who have slipped through the cracks, but prevention and early intervention, especially for youth.

Heather Marlow, informed members that she sent an email to the Assembly asking for a plan that delivers predictability and transparency on tourism. She also emailed her submittals for the marine passenger fee program, with suggestions for paying off the 16B dock project and completing the waterfront sea walk that's between 16B dock area and Centennial Hall. She also suggested a request to limit tourism to a 10-hour day maximum on CBJ property. Lastly, she requested that the Assembly look at a remote airport/heliport for managing tourism helicopter traffic.

H. CONSENT AGENDA

Public Request for Consent Agenda Changes, Other than Ordinances for Introduction

Assembly Request for Consent Agenda Changes

Ms. Hughes-Skandjis requested that Resolution 3088 be removed from the consent agenda.

Assembly Action

MOTION by Ms. Hughes-Skandjis to adopt the consent agenda, as amended, by unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

I. Ordinances for Introduction

7. Ordinance 2024-01(b)(AA) An Ordinance Appropriating up to \$100,000 to the Manager for a Loan to BroKo Holdings, LLC for 220 Front Street; Funding Provided by the Affordable Housing Fund.

During the Fall 2024, Round Four competition of the Juneau Affordable Housing Fund (JAHF), two projects were awarded funding through a competitive funding round. The awardees were announced at the November 4, 2024, Lands Housing and Economic Development Committee meeting. The 220 Front Street apartment project was approved at the December 16, 2024, Assembly meeting.

This project is seeking to build 20 units affordable to households making 80% of the area median income (AMI). During the initial competition, this project placed second and was awarded the remainder of the available competitive funds in the amount of \$1 million. Because the original request for funding was \$1.1 million, it was not fully funded. The Assembly, at their December 16th meeting, requested full funding of this project by awarding the additional \$100,000 to meet the \$1.1 million request.

This project meets the intent of the JAHF award guidelines document and the 2016 Housing Action Plan.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

8. Ordinance 2024-01(b)(AB) An Ordinance Appropriating \$5,000,000 to the Manager for the Aurora Harbor Improvements Capital Improvement Project; Grant Funding Provided by the Alaska Department of Transportation and Public Facilities.

This ordinance would appropriate \$5 million of grant funds from the Alaska Department of Transportation and Public Facilities' Harbor Facility Grants Program. This funding would provide support for the phase IV of the Aurora Harbor project. Phase IV project work includes the installation of new main walks J and K in the north end of the basin, completing the headwall float to reconnect the north parking lot to the harbor; updating the gangway, electrical system, lighting, potable water, and fire suppression systems; and installing a new Tee float on main walk H. The local match requirement will be met with existing 2017 and 2022 1% Sales Tax and Harbor Enterprise fund balance. Docks and Harbors anticipates a bid award in February 2025.

The use of 2017 1% Sales Tax funds is consistent with the intent of the of the initiative approved by voters in the October 4, 2016 municipal election. The use of 2022 1% Sales Tax funds is consistent with the intent of the of the initiative approved by voters in the October 4, 2022 municipal election.

The Docks and Harbor Board will review this request at the January 30, 2025 regular meeting.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

9. Ordinance 2024-01(b)(AC) An Ordinance Appropriating \$7,520 to the Manager for a Grant to Juneau Economic Development Council; Funding Provided by General Funds.

Juneau Economic Development Council's (JEDC) property at 612 W. Willoughby Ave. Suite A does not qualify for CBJ's non-profit property tax exemption in 2024 because they did not submit their exemption application timely. As a result, property taxes cannot be exempted for 2024, and must be paid by JEDC. This is an unanticipated financial burden for JEDC. This grant would, in effect, acknowledge the intended non-profit purpose of 612 W. Willoughby Ave. Suite A, even though it did not meet the strict legal criteria to be exempted.

The Assembly Finance Committee will review this request at the January 8, 2025, meeting.

The City Manager recommends this ordinance be introduced, referred to the Assembly Finance Committee, and set for public hearing at the next regular Assembly meeting.

10. Ordinance 2025-08 An Ordinance Authorizing the Manager to Execute an Agreement with Alaska Electric Light & Power Company and AJT Mining Properties, Inc. for the Purpose of an Access Easement for the Christopher Trail.

Parks and Recreation has been working with AEL&P and AJT Mining Properties to improve recreational access between Cope Park and the Gold Creek Flume. By relocating an 86-foot long timber bridge from Kaxdigoowu Héen Dei (Brotherhood Bridge Trail) to Cope Park, a new trail connection can be made. This connection will require crossing approximately 250 feet of property owned by AJT. AJT has offered an easement at no cost. Alaska Statute 09.65.202 provides for a level of indemnification for landowners that allow recreational use of their land without charge. Ordinance 2025-01 allows the Manager to execute an agreement and allows an exception to the general prohibition on indemnification.

The City Manager recommends this ordinance be introduced and set for public hearing at the next Assembly meeting.

J. Resolutions

11. Resolution 3082 A Resolution Adopting an Alternative Allocation Method for the FY2025 Shared Fisheries Business Tax Program and Certifying that this Allocation Method Fairly Represents the

Distribution of Significant Effects of Fisheries Business Activity within the Northern Southeast Fisheries Management Area.

This resolution would facilitate the CBJ's participation in the State's FY2025 Shared Fisheries Business Tax Program by certifying to the State that the CBJ suffered significant effects during calendar year 2023 from fisheries business activities within the CBJ's qualifying area.

Pursuant to this program, the State distributes a share of State fishery revenues to each participating community in the Northern Southeast area.

It is anticipated that the CBJ's share will be approximately \$1,431.58.

Clerk's note: This resolution was originally before the Assembly at its December 16, 2024, meeting but the resolution document was inadvertently marked as confidential and did not appear in any of the published packet materials. The resolution is now included in the packet for Assembly action.

The City Manager recommends the Assembly adopt this resolution.

12. Resolution 3083 A Resolution Ratifying the Labor Agreement between the City and Borough and the International Longshore and Warehouse Union AFL-CIO, Healthcare Unit 2201.

Per CBJ Code 44.10.120, tentative agreements between BRH and the ILWU must be presented to the Assembly for review and ratification. The Hospital Board approved this agreement at its December 19, 2024, meeting.

The City Manager recommends the Assembly adopt this resolution.

13. Resolution 3088 A Resolution Opposing Proposal 156, Alaska Board of Fisheries.

While the Assembly typically declines to take a position on statewide issues, Proposal 156 will directly impact Juneau and Southeast Alaska by reducing hatchery permitted pink and chum salmon egg take levels by 25%. Southeast hatcheries produce chum salmon to supplement wild stocks and sustain commercial fisheries. In 2024, hatcheries contributed approximately \$34 million of the estimated \$75 million commercial harvest value to Southeast Alaska's economy; 86% of that value was from chum salmon. A reduction to salmon production will impact our local hatchery, DIPAC, our commercial fisheries, our charter fisheries, as well as our subsistence and personal use fishing.

The City Manager recommends the Assembly adopt this resolution.

This resolution was removed from the Consent Agenda under Assembly Requests for Consent Agenda changes and moved to the first item under Public Hearing.

K. PUBLIC HEARING

Resolution 3088 A Resolution Opposing Proposal 156, Alaska Board of Fisheries. (removed from the Consent Agenda.)

While the Assembly typically declines to take a position on statewide issues, Proposal 156 will directly impact Juneau and Southeast Alaska by reducing hatchery permitted pink and chum salmon egg take levels by 25%. Southeast hatcheries produce chum salmon to supplement wild stocks and sustain commercial fisheries. In 2024, hatcheries contributed approximately \$34 million of the estimated \$75 million commercial harvest value to Southeast Alaska's economy; 86% of that value was from chum salmon. A reduction to salmon production will impact our local hatchery, DIPAC, our commercial fisheries, our charter fisheries, as well as our subsistence and personal use fishing.

The City Manager recommends the Assembly adopt this resolution.

Public Comment

Katie Harms, Executive Director of DIPAC, was present and offered to answer questions.

Assembly Action

Ms. Hughes-Skandijs said her issue with the resolution is that the Assembly would be objecting before the matter gets to the Board of Fish. She said the Board of Fish would be best situated to make a decision based on their science, so she would like to leave the matter to them. She highlighted a whereas statement in the resolution which opines on the current data regarding hatchery impact on wild salmon populations, something she would not say CBJ is qualified to opine on. She maintained her objection and called for a no vote.

MOTION by Ms. Hughes-Skandijs to adopt Resolution 3088 objected to the motion.

The Assembly took a brief at-ease.

Ms. Woll said it was her understanding that the resolution would not prevent the Board of Fish from making the decision, it would just urge them to reject the proposal based on feedback.

Ms. Hughes-Skandijs agreed that nothing stops the board from taking this up. She said she cares about wild stocks and wants to make sure fish are here; if there is any question that the hatchery fish impact wild fish, she wouldn't want to jump-in and state opposition, she would want the board to review the data and make an informed decision.

Mr. Kelly asked which "Whereas" statement was in question. Ms. Hughes-Skandijs pointed to page 2, lines 47-51: "Whereas, the current data on hatchery impact on wild salmon populations remains inconclusive and does not substantiate the drastic cuts proposed by Proposal 156." She said she is unsure whether the city has staff that can opine on data about hatcheries and wild stock.

Mr. Bryson asked the DIPAC Director what the consequences would be if the resolution wasn't adopted. Ms. Harms explained that the impact of no action would lead to disparity between the other southeast communities as it relates to a full force effort at the Board of Fish level in support of hatchery programs. Ketchikan, Sitka, Craig, and Wrangell are the four towns that have passed similar resolutions that oppose the proposal. She said they are looking at how to facilitate a full-force effort of support for hatchery programs. No action or opposition to the resolution could also lead to dis-unity between the towns, and if the proposal passes at the Board of Fish, it would lead to economic harm in Juneau. She explained that a 25% reduction in chum salmon production may lead to two seafood processors being unable to operate year-round, which could also lead to a large loss in landing tax for the city and impact on those who rely on salmon for their livelihoods.

AMENDMENT #1 by Ms. Woll to amend the resolution striking the "Whereas" clause on page 2, lines 48-49, and asked for unanimous consent. *Hearing no objection, the Amendment #1 was adopted by unanimous consent.*

Roll Call Vote on Motion to Adopt Resolution 3088, as amended.

Yeas: Mr. Bryson, Ms. Adkison, Ms. Woll, Mr. Kelly, Ms. Hall, Mr. Steinger, Deputy Mayor Smith

Nays: Ms. Hughes-Skandijs

Motion adopted: 7 Yeas, 1 Nay

14. Ordinance 2024-01(b)(Z) An Ordinance Appropriating \$1,000,000 to the United States Army Corps of Engineers Glacier Flood Study Capital Improvement Project; Funding Provided by the U.S. Department of Agriculture, Forest Service, Tongass National Forest.

CBJ has entered a Participating Agreement with the United States Department of Agriculture, Forest Service, Tongass National Forest. Through this agreement, CBJ has been awarded \$1,000,000 in funding that would provide for continued technical and financial support for near-term studies to provide base line data for the

United States Army Corps of Engineers General Investigation study to find a long-term solution to future Mendenhall Lake outburst flooding. The local match requirement of \$326,707 will be met by in-kind Engineering and Public Works personnel service costs which must be met by the end of the agreement.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024 meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2024-01(b)(Z) and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

15. Ordinance 2024-43 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Approximately 63 Acres of USS 4605 FR, and 2.27 Acres of USS 3172 LT 38, Located on North Douglas Highway, from RR to D3.

This proposed rezone requested by CBJ (applicant) is consistent with development to the west and north. Bonnie Brae and Blacktail Subdivisions to the west are zoned D3. Lots to the north along North Douglas Highway are also zoned D3. Development will be challenging due to mapped wetlands and slopes in excess of 18 percent.

The Planning Commission heard [this proposal](#) at its regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the rezone.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at the December 2, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024 meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Michael Riederer, a North Douglas resident, said the city has done a good job in addressing housing needs in Juneau. This rezone will help families build new homes, the property taxes of which will support the city's public services. As a North Douglas resident, he has no problem with the possible additional traffic and looks forwards to new families in the neighborhood.

Assembly Action

MOTION by Mr. Steininger to adopt Ordinance 2024-43 and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

16. Ordinance 2024-44 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of 28 Acres of USS 3820 LT3 B1 and USS2391 LT 1, Accessed via Glacier Highway in the Auke Bay Area.

This proposed rezone requested by CBJ (applicant) is uphill from the Auke Bay community core. Staff recommends reducing the applicant's scope to eliminate incompatible Comprehensive Plan land use designations, resulting in a total of approximately 29.5 acres for rezone. Mapped wetlands cover most of the proposed rezone, which will increase development costs.

The Planning Commission accepted Staff recommendation at its [regular meeting on October 22, 2024](#). The Planning Commission recommends the Assembly approve the reduced scope rezone.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at its December 2, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024 meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Heather Carpenter, an Auke Bay resident, asked that some of the rezone be reconsidered, as there are factors that should be considered. She explained that her house is near the Spaulding Meadows trailhead, and the trailhead is used daily. In the last week, there was a car that sat vacant parked at the trailhead for several days, and in the last year, a handgun was found on the trail. She said that, if the trailhead is moved up, it would be harder for police to monitor the area for squatters. She asked if another access point had been considered, rather than moving the trailhead. She said this may require coordination with the university, but they already have roads developed that may reduce the cost of the project. She stated that public comments weren't fully considered as the planner set a comment deadline of October 17 but didn't put a timestamp, so her comment sent afterhours was not incorporated in the report; it was attached as an addendum but not considered. She said the planner told her that the report was finished on October 17, which tells her that public comments were not going to be considered. She shared that she works for the Division of Insurance, and that the Southeast Alaska area has seen landslides all over for several years. She stated that they cannot find any landslide coverage available for Alaskans. If this area is rezoned and developed, is the city setting up an area that is not considered for landslide coverage.

Assembly Action

MOTION by Ms. Hall to adopt Ordinance 2024-44 and asked for unanimous consent.

Deputy Mayor Smith objected for purposes of a question. He asked Mr. Bleidorn about the trailhead concerns. Mr. Bleidorn relayed that, if this proposal is adopted, the trailhead is the first thing to be reconsidered. He is talking to the Parks & Recreation director about this, and said the trailhead is their first priority. Mr. Smith removed his objection.

Ms. Hughes-Skandijs thanked Ms. Carpenter for commenting. She advised that there are conversations that do happen, and these rezones are not just simply rubber stamped by the Assembly.

Hearing no further objection, the ordinance was adopted by unanimous consent.

17. Ordinance 2024-45 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 33 Acres of Parcel No. 8B3401000100, USS 3807, Located at 15700 Auke Rec Bypass Road, North of 15700 Glacier Highway.

The applicant (CBJ) requests a rezone of approximately 33 acres uphill (north) of 15700 Glacier Highway from RR to D3 (in the Auke Bay area).

The Planning Commission considered this proposal at its regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the rezone.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at the December 2, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024 meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Mr. Kelly to adopt Ordinance 2024-45 and asked for unanimous consent. *Hearing no objection, the ordinance was adopted by unanimous consent.*

18. Ordinance 2024-46 An Ordinance Amending the Official Zoning Map of the City and Borough to Change the Zoning of Pederson Hill II Lt 2A, Parcel 4B2201010102, Approximately 6 Acres, Located at the End of Karl Reishus Boulevard.

Applicant (CBJ) requests a rezone for approximately six acres at the end of Karl Reishus Boulevard from 10SF to D10 creating opportunity for multifamily housing.

The Planning Commission considered this proposal at its regular meeting on October 22, 2024. The Planning Commission recommends the Assembly approve the rezone.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at the December 2, 2024 meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024 meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Heather Marlow, an Auke Bay resident, informed members that she has experience with large sub-division settings. She said the best way to develop property this large is to have a larger master plan, as well as more predictable zoning outcomes. She advised approving the rezone tonight, and then ask staff to do a fuller, broader look at Pederson Hill. She said it is important to change course.

Assembly Action

MOTION by Ms. Hughes-Skandijis to adopt Ordinance 2024-46 and asked for unanimous consent.

Mr. Kelly objected for purposes of a question. He asked what could be done to make this a more comprehensive plan, like what Ms. Marlow suggested, or if it was already being considered in the master plan being redrafted. Manager Koester that, in any master planning efforts, the Assembly would direct staff to undertake.

Deputy Mayor Smith asked if the Assembly dedicated funds for a master plan and if that is being worked on. Manager Koester answered yes, the comprehensive plan is already underway. She said that, while the comprehensive plan may address things like density in an area, it wouldn't go into a sub-division planning level of detail.

Mr. Kelly removed his objection.

Hearing no further objection, the ordinance was adopted by unanimous consent.

19. Ordinance 2024-47 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning 39 Acres of USS 4605 FR, Located on North Douglas Highway, from D3 to D18.

At the Regular Planning Commission meeting on October 22, 2024, the Commission voted to recommend approval of a CBJ (applicant) request rezone of 39 acres of CBJ land south of Grant Creek from D3 to D18. A fraction of these 39 acres was subject to a 2022 Property Acquisition and Disposal (PAD2022 0002) that received a recommendation of approval from the Planning Commission and Assembly Lands Housing and Economic Development Committee.

The Planning Commission recommends the Assembly approve the rezone.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at the December 2, 2024, meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2024-47 and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

20. Ordinance 2024-48 An Ordinance Amending the Official Zoning Map of the City and Borough by Rezoning Approximately 87 Acres, Parcel 6D0611000010, North of Grant Creek from D3 to D15.

At the Regular Planning Commission meeting on October 22, 2024, the Commission voted to recommend approval of a CBJ (applicant) rezone of approximately 87 acres of undeveloped land north of Grant Creek from D3 to D15. Rezone is consistent with the adjacent zoning district.

The Assembly Lands, Housing & Economic Development Committee reviewed this request at the December 2, 2024, meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None.

Assembly Action

MOTION by Ms. Adkison to adopt Ordinance 2024-48 by unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

21. Ordinance 2024-49 An Ordinance Amending the Comprehensive Plan by Adopting the Blueprint Downtown Area Plan.

On April 23, 2024, the Planning Commission, at its special public meeting, adopted the analysis and findings listed in the attached memorandum dated April 16, 2024, and recommended that the City and Borough Assembly adopt staff's recommendation for a text amendment to adopt the Blueprint Downtown Area Plan as an addendum to the CBJ Comprehensive Plan with revisions noted in the staff report. The Commission added a recommendation to encourage a stronger focus on housing with preference language for projects involving housing downtown.

The Assembly discussed the adoption of the recommended text amendment at the June 3, 2024 Lands, Housing, and Economic Development Committee and the September 9, 2024 Committee of the Whole meeting. After discussion about adoption options, resolution vs. ordinance, the COW passed a motion to direct staff to draft an ordinance to adopt the Blueprint Downtown Area Plan as part of the CBJ Comprehensive Plan, 7-1.

It is noted that grammatical and formatting errors will be resolved prior to the final printing of the Plan. A handful of corrections recommended for approval are noted in Attachment A.

The draft Blueprint Downtown Area Plan may be found online: <https://juneau.org/community-development/blueprint-downtown>.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

Karla Hart, a Back Loop resident, asked members to delay consideration of this plan. She said the plan incorporates building a fifth dock at the subport, as well as adoption of the Visitor Industry Task Force's recommendations. She learned through appealing the permit that electrifying the dock is aspirational and not law. She stressed that the Assembly is adopting something that cements permission to build a dock but does not provide the community the protections it needs, such as dock electrification. She said there some factually incorrect statements, like on page 81, which says that it is legally questionable as to whether Juneau can set limits on cruise tourism. She noted that a federal court has found in favor of legal rights of a community to set a limit on the number of visitors. She pointed to page 178, which suggests continued pursuit of dock electrification fits within Juneau's power capacity. She said that Juneau should be limiting cruise ship tourism to fit within the city's power capacity. She urged tabling the motion.

Assembly Action

MOTION by Ms. Woll to adopt Ordinance 2024-49 ordinance and asked for unanimous consent.

Mr. Kelly objected. He asked if this ordinance would give permission for a fifth dock to be built. Ms. Wright responded that there is nothing in approving this ordinance that provides a yes or no on the next steps for a fifth, as the fifth dock is still fully up to the Assembly and it still has to go through the process. She said there isn't anything in this plan that ties anyone's hands. Mr. Kelly removed his objection.

Hearing no further objection, the ordinance was adopted by unanimous consent.

22. Ordinance 2024-01(b)(W) An Ordinance Appropriating up to \$3,000,000 to the Manager for a Loan to Tower Legacy II, LLC for Creekside Apartments; Funding Provided by the Affordable Housing Fund.

In July 2024, the CBJ Assembly made \$4,000,000 available for use by for-profit and non-profit organizations, public and regional housing authorities, and tribal governments interested in the creation of affordable and workforce housing in the City and Borough of Juneau. On November 4, 2024, The LHED Committee reviewed funding recommendations and forwarded this project to the full Assembly for approval.

This ordinance appropriates \$3,000,000 to the Creekside Apartments project.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None

Assembly Action

Mr. Bryson asked Ms. Wright that, if he wanted to apply for the affordable housing fund, at what point does he stop voting and recuse himself. Ms. Wright explained that funding is put into that fund each year for distribution. She advised that he would have to decline to participate in voting for funding the affordable housing fund next year.

MOTION by Mr. Bryson to adopt Ordinance 2024-01(b)(W) and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

23. Ordinance 2024-01(b)(Y) An Ordinance Transferring \$288,836 from CIP F22-027 Juneau Police Department Roof Replacement to CIP P41-091 Deferred Building Maintenance.

This ordinance would transfer \$288,836 from the Juneau Police Department Roof Replacement CIP to the Deferred Building Maintenance CIP. This transfer would return unspent funds previously appropriated through 2023-04(b)(G). This project is complete and ready to be closed and does not require the remaining funds.

This transfer of project funding is consistent with the intent of the 2022 1% Sales Tax initiative approved by voters in the October 4, 2022, municipal election.

The Public Works and Facilities Committee reviewed this request at the December 2, 2024, meeting.

The Systemic Racism Review Committee reviewed this ordinance at its December 17, 2024, meeting.

The City Manager recommends the Assembly take public testimony and adopt this ordinance.

Public Comment

None

Assembly Action

MOTION by Ms. Adkison to adopt the ordinance and asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

The Assembly took an at-ease at 8:06pm and returned at 8:15pm

L. NEW BUSINESS

24. Paden Application to Purchase CBJ Property at Pearl Harbor

In September 2024, Luke and Keely Paden submitted an application to the Lands Office with a request to purchase a 0.6 acre waterfront property located adjacent to the Jensen-Olson Arboretum. The 2016 adopted Land Management Plan lists this property as “Retain”, and this property is managed by the Parks and Recreation Department as public access to the waterfront. Disposal of this property is inconsistent with adopted plans, including the Comprehensive Plan, Land Management Plan, and Parks & Recreation Master Plan. It is also inconsistent with Ordinance 96-26 because this parcel has been “preserved from other uses for the purpose of inclusion in the Juneau Open Space & Parks System.” The Lands, Housing, and Economic Development (LHED) Committee reviewed this application at the 12/02/24 meeting and provided a motion to deny this application.

The City Manager recommends the Assembly adopt a motion to deny the Paden application to purchase the property adjacent to the Jensen-Olson Arboretum in accordance with the motion passed at the December 2, 2024 Lands, Housing and Economic Development Committee meeting.

Mr. Bryson said he was not at the Lands meeting. He asked if there are other lands available for this family to build on, since this parcel isn’t available for purchase. Manager Koester responded that the developer community are always scouring CBJ maps for buildable land, and that the easily developable lands are already developed.

Ms. Wright advised that this item should take public testimony before the Assembly takes action.

Public Comment

Keely Paden, an Out the Road resident, said they wanted to come to request that this be reconsidered. She explained that this land is small and it doesn't seem to actually have beach access, and her family is looking for something small and ready to build. She shared that their families were born here and they would like to build roots, but haven’t found anything small enough for development. She asked that this land is not left empty and that their efforts inspire others to explore new ways for Juneau families to own land.

Assembly Action

Mr. Steininger asked, if the Assembly chose the route of disposing the property and reinvestigate the determinations of staff, what would that process look like. Would it be a sale or go out to auction?

Manager Koester said if the assembly chose to change the property from retain to dispose, then there would be a sealed bid process.

Mr. Kelly said he was visited by Mr. Paden regarding documents on this land. He relayed that the area is recommended to be rural reserve to allow continued public access to beach. He asked if the arboretum is

consistently open, or if there are hours when it is closed. Manager Koester said there are no hours of operation at the arboretum.

Mr. Bryson stated that this is one of the lamest things the Assembly has to do. He said that, while this is unfortunate, members do need to think about fairness and process in the retention and disposal of city lands.

MOTION by Mr. Kelly to deny the Paden application to purchase the property adjacent to the Jensen-Olsen Arboretum in accordance with the motion passed at the December 2, 2024 Lands, Housing and Economic Development Committee meeting and he asked for unanimous consent. *Hearing no objection, the motion was adopted by unanimous consent.*

25. Goldbelt Seadrome Building Request for authorization for Direct Negotiations under Title 53.09.260(a) – Negotiated Sales, Leases and Exchanges.

The ownership for the uplands property of the Seadrome Building (76 Egan Drive) is a quilt work of small parcels owned by Goldbelt (dba Cultural Preservation, Inc.) and by CBJ (managed by Docks & Harbors). The property lines create challenges for both the CBJ and Goldbelt including the CBJ not having access from Egan Drive to CBJ property; and, Goldbelt, owner of the Seadrome Building, stymied in developing meaningful improvements due to the layout of the multiple parcels, each requiring setbacks. Goldbelt is proposing an land exchange, potentially including purchase & sale of CBJ property, with Docks & Harbors for re-development of the Seadrome Building. Goldbelt's preliminary plans would be to raze and replace the existing building with a facility suited for the downtown waterfront.

If supported by Assembly motion, negotiations with Goldbelt will commence and a purchase & sales agreement or new lease will be returned to the Assembly for adoption by ordinance via the Docks & Harbors Board. There are no monetary commitments by CBJ with this motion for direct negotiations with Goldbelt. The Lands, Housing and Economic Development Committee reviewed this application at the December 2, 2024 meeting and provided a motion of support. In December 2022, the LHED Committee provided a similar motion of support.

The City Manager recommends the Assembly adopt a motion of support to consider the proposal.

Public Comment

Heather Marlow, testified that she does have concerns about the scale of this plan. She detailed a proposal she submitted for the marine passenger fees, which would seek to work with the Wharf property at the same time as the Seadrome property. The Wharf has requested the city acquire their property multiple times, and the city has not acted on it. She said there is a real need to put the two projects together in order to achieve egress to Centennial Hall, to finish the seawalk, to mitigate fire risk, and to have more redundancy in the transportation system to provide more means for emergency safety. She has no problem with the proposal before the Assembly tonight, she just hopes the Assembly will work with staff soon to put the project to scale.

Assembly Action

MOTION by Mr. Bryson that the Assembly adopt a motion of support for negotiations related to this proposal and asked for unanimous consent.

Ms. Woll objected. She said it looks like this would start the conversation on land swap and money exchanges. She asked what the city is hoping to get in the land exchange. Mr. Uchytel explained that, looking at page 186, the property lines right now are not conducive to any development. The CBJ owns property that is land-locked, with entry, exit and egress controlled by Goldbelt, who are looking to redevelop the building. This motion asks that direct negotiations be started with Goldbelt. He said there wouldn't be a third party to bring in to discuss land sale or land swap because it is so uniquely cornered in this area. Ms. Woll sought confirmation that, through these negotiators, the city would gain egress that could be used for something in

the future, but there is no CBJ utilization plan for the area. Mr. Uchtyl said there were visions at the time when the land was owned by NOAA, but the land has been conveyed to the coast guard, which doesn't give much opportunity for development by the city. He said Goldbelt has been looking at ways to make the best use of this area through new development. He added that sale of the property is another option as opposed to leasing property to Goldbelt.

Mr. Bryson recalled the Archipelago Lot swap, and that parking requirements were not discussed during negotiations. When it was done, the developers were told to pay \$800,000 or build 80 spaces, which killed the deal. He asked if the city could ensure that enough details are covered in swap negotiations so that a similar situation doesn't happen again here. Mr. Uchtyl answered yes, and said the lot is less than half an acre, so whatever Goldbelt has in mind for the building would not require a lot of parking. He said Goldbelt is aware of the design limitations and set backs required.

Deputy Mayor Smith informed members that the Assembly is allowing negotiations to begin with Goldbelt, but the details of the swap will come back to the Assembly for approval.

Hearing no further objection, the motion was adopted by unanimous consent.

M. STAFF REPORTS

26. Thank you letters to U.S. Congressional Delegation

Manager Koester spoke about the letters that were sent to thank the delegation for their involvement in the Mendenhall River flooding response, copies of the letters were included in the packet.

N. ASSEMBLY REPORTS

Mayor's Report

None

Committee and Liaison Reports

Assembly Finance Committee (AFC) Chair Woll, informed members of the meeting on Wednesday. The committee will be talking about several items, including an executive session.

Public Works & Facilities Committee (PWFC) Chair Hughes-Skandijs, reported that the committee did not meet since the last Assembly meeting.

Human Resources Committee (HRC) Chair Adkison, reported that the committee proposed to dissolve several small committees. She also forwarded the following recommendations for board appointments:

The reappointment of **Deborah Craig**, and **Carol Ende** to terms running January 1, 2025 through December 31, 2026 and the appointment of **Diane Kyser** to a term beginning immediately and ending December 31, 2025 to the **Juneau Commission on Aging (JCOA)** Public/65+ Seats; and the reappointment **Jennifer Garrison** and the appointment of **Barbara Murray** to terms running January 1, 2025 through December 31, 2026 and the appointment of **Chris Schapp** to a term beginning immediately and ending December 31, 2025 all to the JCOA General Public Seats, and asked for unanimous consent. *Hearing no objection, motion passed by unanimous consent.*

ASSEMBLY LIAISON REPORTS, COMMENTS & QUESTIONS

Mr. Bryson applauded the rezones done today.

Ms. Hughes-Skandijs reported that she had no liaison meetings.

Ms. Woll reported that she had no liaison meetings. She commented that she is wary about dissolving committees, but just because there is lower volunteerism in the country, doesn't mean there couldn't be more engaging ways to participate.

Ms. Adkison reported that the Systemic Racism Review Committee (SRRC) met and reviewed the legislation on tonight's agenda under public hearing.

Mr. Steininger reported that the Douglas Advisory Board (DAB) has expressed that they would like an Assembly liaison assigned to their body.

Ms. Hall said the School Board has not met, but JCOA did. JCOA presented their priorities at tonight's HRC meeting.

Mr. Kelly reported that the Housing and Homelessness Coalition did meet.

Deputy Mayor Smith spoke about the Restaurant Eating Place Licenses (REPLs) and mentioned that we are not currently at our maximum capacity of REPLs for CBJ's population. He asked if the Assembly would be OK with not filing the petition for additional REPLs until Juneau is at the population cap of REPLs. Additional discussion took place to clarify timing of the petition and the Assembly was in agreement to wait to file the petition until after we were at the population cap.

Presiding Officer Reports

None.

P. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

S. ADJOURNMENT

@ 8:55pm

There being no further business to come before the Assembly, the meeting was adjourned at 8:55 p.m.

Signed: _____
Elizabeth J. McEwen,
Municipal Clerk

Signed: _____
Gregory Smith,
Deputy Mayor