

SUMMARY NOTES

PLANNING COMMISSION / COMMITTEE OF THE WHOLE

CITY AND BOROUGH OF JUNEAU

Maria Gladziszewski, Chair

November 15, 2011

I. CALLED TO ORDER

Chair Gladziszewski called the meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC)/Committee of the Whole (COW), held in the Assembly Chambers of the Municipal Building, to order at 5:00 p.m.

Commissioners present: Nathan Bishop (via teleconference), Benjamin Haight, Dan Miller, Marsha Bennett, Dennis Watson, Nicole Grewe, Maria Gladziszewski

Commissioner absent: Michael Satre

A quorum was present.

Staff present: Dale Pernula, Community Development Department (CDD) Director

II. REGULAR AGENDA

Discuss Goals & Priorities of the PC

Chair Gladziszewski's expectations:

- ◆ Process to create and maintain goals and priorities list.
- ◆ Determine what the list will be used for.
- ◆ Define ongoing review schedule.

Mr. Miller:

- ◆ Meet again in November 2011, prior to influx of new Commissioners in January 2012.

Mr. Pernula:

- ◆ He works for the City Manager & Assembly.
- ◆ He and CDD staff's major function is to work for the PC.
- ◆ PC's attitude is reflective of the majority of the community:
 - Define Commissioner goals in this regard
- ◆ CDD - Top four list of priority projects:
 1. Noise Ordinance – final review and adoption
 2. Subdivision Ordinance – consolidation and streamline process
 - Improvement Provisions
 - Subdivision processing

3. Wireless Communication Facilities Ordinance
 - Ms. Bennett: This priority is not on the Assembly's list
 4. Bonus Provisions Title 49 – Consolidation and Improvement
 - Re-review redundancy of Willoughby District Plan bonus provisions based on providing certain amenities, as density bonus provisions are already provided in:
 - Title 49
 - Title 4 regulations
 - Planned Unit Development includes provisions for:
 - Transit Oriented Development is a component of the Comp Plan update
- ◆ Remaining CDD priority projects:
5. Comprehensive Plan Update:
 - Staff's chapter review reports will be provided to PC by end of 2011
 6. Wetland/Anadromous Stream Mapping Project:
 - Grant funding of \$1.6 million was allocated
 - 4-yr. project, possibly beginning January 2011
 7. Parking Management
 - Implementation of new system in Downtown Juneau
 - Review of parking requirements boroughwide
 8. Review and adoption of Willoughby District Plan
 - In the process of implementing portions of the plan prior to adoption:
 - Expanded PD-1 to include the Willoughby District
 - Working on Priority IV of the bonus provisions
 9. New Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) adoption:
 - Input on the new FIRM was provided to FEMA, with no response yet, but staff expects one soon
 10. Streamside Setback/Habitat provisions of Title 49 – consolidate and improvement
 - Some redundancy is in the code on streamside setback provisions
 - Improvements to the section on eagle nests
 11. Historic Resources Preservation Database
 - On Phase III: Have grants to capture photographs and other information of historic dwellings – available online
 12. Development of a formal Capital Improvement Program (CIP) program review process that incorporates early and meaningful PC involvement:
 - Staff previously received the draft CIP's a week or two prior to the PC reviewing before the Assembly takes action
 - Sometimes individual projects on the CIP have gone out to bid before staff or the PC reviews them
 - In the future, ensure staff and the PC have early involvement in the CIP review process on an ongoing basis
 13. Continued support of Seawalk Project phases:

- Upcoming phase by the Juneau-Douglas Bridge park area, and by the Wharf area downtown
 - 14. Comprehensive Plan Implementation – rezonings on North Douglas and Pederson Hill:
 - Rezonings were implemented at North Douglas, with one or two remaining, and a couple more on Pederson Hill
 - 15. Mobility Management:
 - Received grant funding for coordination of transit by various providers in the community

- ◆ Other important projects CDD staff has been discussing:
 - Creating area plans for Auke Bay:
 1. Constructing a roundabout
 2. Install a traffic signal at the Fritz Cove Road intersection
 3. Changes to Statter Harbor Docks
 4. Nearby community area is changing rapidly in terms of potential needs

- ◆ He provided an email (attachment A) to the PC of Top 10 goals of the Assembly, dated October 31, 2011, which are:
 1. Support new state library, archives and museum (SLAM)
 2. Find ways to reach out not only to our neighboring Southeast communities but all Alaska communities to enhance Juneau as the Capital City as being an important regional economic and transportation hub
 3. Actively promote Juneau as a World Class Climate Research Center
 4. Develop a CBJ financial transition plan for the potential future decline of State and Federal assistance
 5. Continued to support fisheries development in Juneau through infrastructure development
 6. Successfully recruit and hire a new City Manager
 7. Complete review of the potential development of the AJ Mine for initial go/no-go decision
 8. Identify a route and begin permitting the extension of North Douglas Highway
 9. Ensure that Juneau has a functioning local solid waste disposal option into the future
 10. Implement a long-term solution for Juneau’s sewage solids
 - Chair Gladziszewski: The goals of the Assembly do not have much PC nexus, except for 5, 7, and 8, including possibly 9 and 10.
 - Mr. Pernula asked the Commissioners to keep these 10 goals of the Assembly in mind as they develop their PC list of priorities.

- ◆ He provided the PC older lists, which are:
 - Attachment B - 2003 PC Priority List
 - Attachment C - July 23, 2002 memorandum of projects and priorities for 2002-2003
 - Attachment D – Excerpts of PC minutes:

- October 14, 2008
- October 28, 2008
- November 11, 2008
- Mr. Pernula stated that some of these older lists are so long that they have not yet been completed.
- Chair Gladziszewski found that some of those lists are nearly 10 years old.

Chair Gladziszewski:

- ◆ Create the PC goals & priorities list by:
 - Determining what the new goals and priority list should consist of in terms of mechanisms, and some of her questions are:
 - Should projects be doable in a year?
 - Are they aspirational? But, isn't that what the Comp Plan does?
 - Or, create a shorter list that the Director reports to the PC on at each meeting:
 - Such as, provide status updates of Mr. Pernula's Top 4 priority list of projects for staff?

Mr. Miller:

- ◆ Certain elements that tend to irritate Commissioners that have previously been brought up are:
 - Institute the CIP program list review by staff and the PC:
 - Staff should provide the PC a monthly or bi-weekly status update on the CIP list of projects.
 - Extension of the North Douglas Highway:
 - The area has been and will continue to be rezoned, but traffic congestion at the bridge is preventing future development.
 - Pederson Hill development:
 - This should be pursued as soon as possible considering the North Douglas development dilemma.

Ms. Grewe:

- ◆ The Commissioners have to figure out if the priorities should have a one- or two-year horizon:
 - Pick out one, two, or three projects from those priorities:
 - Year one: Show outcome within one year of some projects.
 - Year two: Show outcome of other projects that take longer than one year.

Mr. Haight:

- ◆ The PC and staff both have to be realistic in terms of their capacity when considering projects while creating the list of priorities and goals.

Chair Gladziszewski:

- ◆ The Assembly has many mechanisms of City government, including possessing control over them:
 - However, the PC does not, so they have to maintain a shorter list of projects that are accomplishable.
 - Mr. Pernula could use support for projects that the PC states have to be done:
 - A higher level is provided if the PC lists Mr. Pernula's projects as being priorities, rather than staff's that may at times be viewed as more bureaucratic type of priorities.

Mr. Bishop:

- ◆ There should be two separate priority lists:
 - PC's priority list:
 - Short-term priority list of three principle items the Commissioners want to push staff to work towards.
 - Staff's priority list:
 - Have at the top of staff's priority list the three principle items as short-term priorities to work on.
 - The remaining projects would be long-term priorities.

Mr. Pernula:

- ◆ Priority projects that do not have a one- or two-year horizon, which are fairly large:
 - Break them into sections by year, e.g., the four-year Wetland/Anadromous Stream Mapping project, which is in addition to the year staff has already been working on it.

Mr. Bishop:

- ◆ These are principle priority projects he foresees being broken into long- and short-term horizons:
 - Subarea planning
 - Bonus provisions of the code

Chair Gladziszewski:

- ◆ Per this discussion, she suggests that they derive two priority lists:
 - A one- to two-year short-term list.
 - A long-term list, which reminds staff and the PC that those projects are upcoming in the horizon.

Mr. Miller:

- ◆ Break priority lists of larger projects into workable sections:
 - E.g., the four-year Wetland/Anadromous Stream Mapping project:
 - List as the first priority location for staff to start working on as being the Pederson Hill area. He explained that right now staff could start anywhere in terms of that project unless the PC provides guidance, including reasons to focus on the Pederson Hill area.

Ms. Bennett:

- ◆ The process by the Assembly would be the easiest for the PC to implement, which would be to:
 - Start out with goals by providing each Commissioner with a checklist:
 - Each Commissioner then assigns a given number of top priorities, which the PC later consolidates into final goals.

Ms. Grewe:

- ◆ Operationally, start out with three top priorities where the PC invests resources:
 - Have another list of 10 goals created from viewing various City plans, which lists historical accounts of what officials thought back then.

Chair Gladziszewski:

- ◆ Create a laundry list of all the Commissioners projects:
 - The PC reviews those lists to determine which projects are worth retaining:
 - From those, the PC determines which actual projects the Director provides reports to the PC on.
 - Ms. Grewe stated that in such a process as Chair Gladziszewski is suggesting, the Commissioners could sort the laundry list by placing potential projects into the following categories:
 - Low
 - Medium
 - High
 - Chair Gladziszewski said she does not mind such categories, although she could be swayed by arguments to retain certain projects on the list:
 - She does not want this to be a 'voting' type of process without letting people have their say.

Ms. Bennett:

- ◆ Start with the longer laundry list:
 - Place projects into the categories:
 - The PC could discuss the process, including which projects are to be retained, and then decide what projects are placed on the final top priority list.

Mr. Watson:

- ◆ The PC should review Mr. Pernula's priority list:
 - Some projects will be done by the upcoming summer, although some of them should be the PC's priorities as well:
 - The PC should break all those projects out into short- and long-term lists.

Mr. Pernula:

- ◆ His list consists of projects staff is working on now:
 - A couple of Commissioners previously stated that a high priority is the development of a formal CIP program review process that incorporates early and meaningful PC involvement.
 - He is mainly interested in projects that are not on his list, which the PC would like to see listed.

Chair Gladziszewski:

- ◆ Stressed that would be valuable to place Mr. Pernula's list of staff projects as PC priorities to assist in getting them through the City government process.

Ms. Grewe:

- ◆ CBJ website interactive online map of project areas:
 - She mentioned this a couple of meetings ago, which is not on the list.
 - Mr. Pernula explained that he recently requested the City cartographer to locate similar websites. The cartographer was able to find three sites. One was fantastic that is interactive and was created by modifying Google maps of their particular City, including links to departmental projects, and they offered to send codes to the CBJ, although Bruce who the City programmer happens to be busy right now.

Chair Gladziszewski:

- ◆ Asked if it is the consensus of the PC to include Mr. Pernula's top four priorities, including #12 on the PC's list, to which the Commissioners agreed.
- ◆ The Commissioners should continue to think about other projects, and then the PC will sort through them once again so all project possibilities are presented.

Ms. Bennett:

- ◆ The Assembly did not include in their priority list social service goals in relation to:
 - Daycare
 - Homelessness
 - Non-profit Housing

Mr. Miller:

- ◆ When CIP projects are in the design stage is when the PC should be providing input on them.
- ◆ Mr. Pernula said this might be a new #16 on his priority list.
- ◆ Mr. Bishop said there has to be a nexus between the Comp Plan and the CIP to provide support for development of projects that the PC wants implemented into the CIP list, which would create a stronger bond between the PC and the Assembly.
- ◆ Mr. Pernula said this scenario previous took place by Mr. Sanford when he was a Commissioner for extending sewer services, which have recently been built in North Douglas and Pederson Hill.

- ◆ Chair Gladziszewski believes the ordinance is written that says the PC has to be included in the CIP review process, but the PC reviews of the CIPs have been cursory at best for the over the past decade, and extremely worse before that.

Ms. Grewe:

- ◆ There is an issue that Juneau is currently not eligible for the Cruise Head Tax:
 - Chair Gladziszewski said City already receives passenger fees.
 - Ms. Grewe said that's Pass-Thru Head Tax fees, but now Juneau will be eligible for the State Cruise Head Tax fees as well.
 - Chair Gladziszewski said the City is only able to receive one or the other, not both or else that would be double dipping.
 - Mr. Pernula said the City is receiving money for dock projects.
 - Ms. Grewe said there is an equation between City and State, and maybe the City is not eligible for the revenue sharing portion of those funds, although the City is eligible to ask for more of them through the legislature if they have good reasons. In terms of numbers:
 - In five years, the State collected \$153 million in Cruise Passenger Vessel Tax fees and they have to share back \$29 million with municipalities, which leaves a balance of \$120 million. Once they subtract what the legislature has given, the State is bank rolling about \$60 million into a savings account that legislators are able to divvy up to improve local ports, harbor services, the Seawalk improvements for Juneau, etc., as other municipalities are collecting those funds for various improvements. In addition, Sealaska was recently allocated \$3.5 million for their Heritage Institute at the former pit area.
 - It has been kept fairly quiet about how much of those funds the State has because the cruise industry is fairly quick to threaten litigation on mis-spending them.
 - The first seven ports of call are eligible for \$5/head, but cruise ships rarely enter seven ports so the State will continue to bank roll those funds, and then ultimately the cruise industry might lower the tax rate because quite a bit those funds are not being spent.
 - Chair Gladziszewski said the Docks & Harbors Board is aware of this.
 - Mr. Watson said he is working on the State of Alaska budget now, and it appears that the budget will not extend beyond what it was last year.

Mr. Pernula:

- ◆ The PC has discussed specific projects, but they have never been involved in the financing aspects of them.

Mr. Miller:

- ◆ Said his priority list of projects are:
 - Develop Pederson Hill and/or affordable housing, and dispose of parcels to private developers after the City pays for installing roadway infrastructure in order to provide property tax breaks.
 - Provide economic opportunities to young people of Juneau for a more vibrant and growing community.
 - He can tie affordable housing into the top 10 goals of the Assembly, but they are not going to be able to pull this off unless some type of plan is created for affordable housing, not cheap housing, which could be a long-term sustainable project with short-term goals and priorities.
 - Mr. Pernula said sewer has been provided near that site to the highway, which would have to be extended quite a ways to where Pederson Hill might be developed. A study was completed a year or two ago for proposed development at the bottom of Pederson Hill for four or five parcels, including potential access, sewer points, and increased densities.
 - Mr. Miller said there might be another access plan to Pederson Hill from the Mendenhall Back Loop area that the PC has not yet seen.
 - He stated that Roger, former CBJ Engineer Director, previously suggested raising the sales tax rate in Juneau from 5% to 8%, which would have enabled the City to pay for a second-crossing bridge in 10 years without Federal funds.
 - Chair Gladziszewski said people never understood what that bridge was for.
 - Mr. Miller said such a bridge would be more expensive than installing an access road to Pederson Hill.

Ms. Bennett:

- ◆ In the short-term, designate via the Land Management Plan parcels of land for the City to dispose of to non-profit entities to construct affordable apartments:
 - Not just for the homeless, mentally ill, and people with disabilities, but for lower-income State workers who are younger that cannot afford decent homes.
 - This could be similar to a recent “My Turn” article in *The Juneau Empire* the other day by the Affordable Housing Commission.

Mr. Haight:

- ◆ In relation to Mr. Pernula’s list of projects being worked on by staff, he would like to define a PC or City philosophy to expand and address some of the project descriptions, such as:
 - Review and adoption of Willoughby District Plan:
 - He is currently working on a Main Street project, which involves the Capital, but engineers are working on it, and planners have not, so the PC and City needs to incorporate earlier planning into project elements of their priority lists.

- Affordable housing has also been discussed as being an aspect of the Willoughby District Plan, so some of the projects listed have other elements to consider as well.
- Mr. Pernula said he believes Mr. Haight is advocating for comprehensive planning of projects, while recognizing there is an entire web of all these issues that needs to be looked at concurrently, not just as individual priority list items.

Mr. Bishop:

- ◆ Prefers to refrain from specific principles of projects, and to move forward with strategic comprehensive planning directed towards sub-area planning, which are:
 1. Initiate better communications to have a good means of doing so with the general public.
 2. Work on sub-area planning prior to improving areas on where future projects would be most appropriate, i.e., for the Pederson Hill area, affordable housing areas, etc.
 3. Comprehensive plan review and implementation of density increases that are in the plans, which the PC has not done yet.
 4. Link the Comp Plan with the CIP, so some of the elements of the Comp Plan, e.g., Sub-Area Planning (IA) Implementing Actions, can be followed through with, including having left to them.
 5. Bonus Provisions: Developers have to be provided a means of implementing some of the affordable aspects of development that needs to take place, which has been difficult to do at this time
 6. Given what is taking place with wireless communications, the ordinance needs to be pushed beyond other ordinances as being a higher priority, as this is going to be a big pressure on the community in the very near future.

Mr. Watson:

- ◆ Allocate developable City land, including property of private developers:
 - There are currently three condos for sale under \$200,000, which would require a combined annual income of over \$60,000 for a family to be able to qualify to purchase one of them.
 - Less than a dozen homes are for sale under \$300,000 in Juneau, which would require a combined family annual income of over \$80,000 to be able to qualify to purchase one of those.
 - Neither of them qualifies for the up-front cash of a down payment required to purchase any of those dwellings.
 - This community could not support a minor economic boom, i.e., by the mining industry, or let alone anything beyond that.
 - It's important to identify developable City land, review density of areas, and request the Assembly to review how the City's taxation process works, as they are unable to encourage development such as what happened in North Douglas in terms of traffic congestion.
 - If developable infrastructure is not provided for, people are going to leave Juneau because they cannot afford to remain here.

- 43% of the people in this community make less than \$60,000 per year who cannot afford homes.

Chair Gladziszewski:

- ◆ Priorities on her list are:
 - Continue to work on density and educate others.
 - Disposable land issue: She knows the Assembly reviewed this topic a number of times in the last decade, which might include property of private developers.
 - Commissioners attend and testify at Assembly meetings.

Ms. Bennett:

- ◆ Her priorities are:
 - Survey Developers: The old Land Management Plan has quite a bit of information about housing, e.g., regarding what was affordable, median income, etc.
 - Taxation: The PC needs to obtain facts on the rationale basis before they approach the Assembly for discussion of why developers are not constructing projects.

Ms. Grewe:

- ◆ Her priority is affordable housing:
 - She is willing to look at the Pederson Hill area, or other locations.
 - The affordable housing issue, since she has lived in Juneau, comes and goes.
 - The issue regarding allocation of land always comes up.
 - The PC has worked to encourage affordable housing by increasing density, rezoning, and infrastructure, so they have been doing their job.
 - However, as the PC has done so, she has not seen advocates for affordable housing attend any of those PC meetings to testify. Because of this, she has had firm words with the Juneau Economic Development Council Director about that.
 - This is a multi-faceted topic, and the PC has to continue to do their part and do it well.
 - Encourage others to become more involved: The Assembly, JEDC, Non-Profits, My Turns, etc.

Chair Gladziszewski:

- ◆ Requested Mr. Pernula to develop a PC list of projects per this discussion, and to include the following priority options, which will be determined by the Commissioners afterwards:
 - High
 - Medium
 - Low

Mr. Bishop:

- ◆ Linking the Comp Plan with the CIP:

- He previously brought this up with the Assembly, and there was a lot of interest in doing so, which the PC should pursue further.

Mr. Miller:

- ◆ PC review of the Land Management Plan should be an ongoing priority, which was not listed on Mr. Pernula's list.

Mr. Watson:

- ◆ Auke Bay area conflicts:
 - That area is quickly turning into a commercial facility.
 - The PC previously discussed making Auke Bay Village and the surrounding area into a viable community, but it is moving in the opposite direction.
 - In the area from Auk Nu Cove to Auke Bay there are large parking lots and bus turnarounds.
 - Additional commercial development requests in this area might later conflict with the Land Use Maps.
 - This is an area the PC has to watch very closely in the future.

Chair Gladziszewski:

- ◆ Sub-area planning, affordable housing, and increased density issues:
 - She asked if Pederson Hill is the best shot at addressing these aspects, and if so, it should be listed as a priority on the PC's list.
 - Mr. Miller said three locations were identified:
 - Under Thunder:
 - Have to cross Jordan Creek, and he's not sure how the gravity flow of sewer would work on that stretch. This area has easy access because it is long and flat that runs along Jordan Creek.
 - Behind DZ:
 - Smaller area that will be difficult to access, which has wetlands, but is on the transit route.
 - Pederson Hill:
 - Will afford a much larger area for development. The potential for a variety of homes and densities.
 - He does not believe it is one thing that is going to cure affordable housing, as it will instead be the sum of many aspects, which mostly will consist of opportunity, as Mr. Pernula recently stated, "Juneau is growing one lot at a time."
 - He does not want the miners to work here for the next five to 10 years and not be able to invest in the community, and then leave to mine elsewhere.
 - He wants to provide opportunities for people to remain in Juneau and purchase homes.
- ◆ She said, for a time the PC was heading towards the West Douglas Plan that included the second bridge crossing:

- Which, in her opinion, was totally mis-handled and mis-communicated:
 - o It ended up being about getting to Eaglecrest faster, which had nothing to do with that project, but nobody understood that.
 - o It was shocking, as that bridge project is now dead.

Mr. Pernula:

- ◆ Offered to provide information to the Commissioners on the evaluation of each of the developable sites Mr. Miller mentioned:
 - E.g., on the DZ site:
 - o The Juneau School District is interested in having a new elementary school consisting of 30 to 40 acres, which would take up a large portion of that land.
 - o Even so, there is another smaller portion of available City land not far from there at the end of Mountain Avenue.
- ◆ There is no flat, dry land that the CBJ owns that has utilities:
 - E.g., on the top of Pederson Hill is a plateau, but it will be very steep to gain access to it, which will be expensive to install a road. Half of that area is owned by CBJ, and the other half by the University of Alaska-Southeast, but they are not interested in developing their portion.

Mr. Bishop:

- ◆ The Commissioners are constrained because they are not developers, and therefore:
 - The PC should work to identify property that can be used for development around the borough.
 - He disagrees with Mr. Pernula that there is no flat, dry land because there is 17 acres behind Kodzoff near the cinema that is prime for development, which is mis-zoned to D-10 or D-18, but it needs a new zoning designation to Mixed-Use.
 - The PC needs to look at areas around the borough that require different zoning designations, as doing so will inspire developers that own such property to make the investment because they'll get the return if this is done, which will add commercial value.
 - He agrees with Ms. Bennett that affordable housing is important, but more importantly what the PC has to provide to the community is to make Juneau a desirable place for people to want to come to. Regardless of how cheap they make property or how affordable they make homes, if the PC has not done the proper planning to make this a livable community then people are not going to come or stay in Juneau.
 - With Mr. Pernula stating, "Juneau is growing one lot at a time," they ought to be happy that they are going in this direction at all; including that they are lucky Juneau is in this situation at this time in history.

Chair Gladziszewski:

- ◆ Perhaps the PC should consider creating a sub-area plan for one area first:
 - The purpose would be to provide the next most-likely developable site.

Ms. Grewe:

- ◆ If affordable housing is important to the PC, they should:
 - Hold a work session in six months to get up to speed on:
 - The PC's role.
 - Research CBJ and private developer parcels that the PC could work with.
 - Chair Gladziszewski said the Affordable Housing Commission continues to meet.
 - Ms. Grewe said she does not want to reinvent the Affordable Housing Commission process with the PC.

Mr. Watson:

- ◆ The PC can make this a great City that people want to come to, but the State of Alaska is currently having difficulties recruiting people who want to live here.

Mr. Miller:

- ◆ He agrees with creating a sub-area plan for a small area first:
 - Possibly with the Mountain Avenue area:
 - Figure out how to do it.
 - Find out all the pieces it would entail.
 - Determine who all the players will be.
- ◆ CBJ does not have to fight like the private developers do about the taxation issue, which is a State law so there is nothing CBJ can do to change how property taxes are assessed:
 - The Affordable Housing Commission and several developers met with legislators a couple of weeks ago to try to get that law changed:
 - So when a developer initially starts a subdivision they are not penalized immediately for doing so, which is now being looked into.

Ms. Bennett:

- ◆ Bonus provisions:
 - For developers to develop land for various types of lower-cost housing.
 - Mr. Pernula said this is what it is being developed for, and it is for transit routes near affordable housing areas as well.

Mr. Watson:

- ◆ Explained that East Chicago has a lot of affordable land in residential areas because they were placed in 50- to 60-year county leases:

- Otherwise those homes would be in the range of \$600,000 to \$700,000 if homeowners had to purchase that same land.
- This is an aspect that the CBJ has yet to consider, which might be a possibility in a 'test' type of environment for Juneau.
- Other areas that have done so are Europe, Costa Rica, Venezuela, etc.
- Mr. Miller said Housing First is doing so as well. He explained that when the Affordable Housing group was still a committee, before it became a commission, there was a lot of talk about 'inclusionary zoning', e.g., increase density by 10% and one out of every 10 houses would have to be built for free:
 - o He had to point out to them that he is a big builder in Juneau who only builds 10 houses per year, so for 1/10th of the year they are asking him to work for free, so it was obvious that in order to do so it would take some type of subsidy to create true affordability by the City donating land, leases to land, etc.

Mr. Pernula:

- ◆ Leased land, and Mixed-Use:
 - Banks tend not to like these aspects in terms of financing, and as difficult as financing is right now that might be very difficult to occur.
 - Mr. Watson said he recently talked to some lenders who are doing that already, so doing so is not as difficult as it used to be, which surprised him.

Chair Gladziszewski:

- ◆ The Gross Alaska Theater owners are attempting to get the section above the theater reverted back to housing, which will consist of many different types of condos, not just expensive ones.

Mr. Pernula:

- ◆ The Lands & Resources staff has been working on various strategies to dispose of parcels, but he has not kept up with the status of that for the last month or two:
 - He'll provide an update to the PC within the next couple of weeks.

Ms. Bennett:

- ◆ The Parks & Rec Advisory Committee said they will be installing new trails using sales tax revenue:
 - Housing is more of a higher priority, versus more trails.
 - Mr. Miller said he agrees.
 - Chair Gladziszewski said that is a task of the Assembly to allocate sales tax revenue between needs of:
 - o Trails
 - o Mental Health
 - o Roads; and
 - o Police

Mr. Bishop:

- ◆ In order for the PC to have a meaningful input and to provide better guidance:
 - They are going to have to meet more often than every six months.
 - He recommends another form of informal communication between those meetings:
 - Possibly via email in order for the Commissioners to provide feedback to Mr. Pernula so he can work on the priority list further before the next meeting.
 - Mr. Pernula said he is thinking of putting together the list by the next PC meeting:
 - Possibly refining it at the next regular meeting, which may not take long to do:
 - Send the refined list via email, and let each Commissioner set their top five or so priorities, which he will total up to determine where they stand.
 - Chair Gladziszewski said the PC's final top priorities should then be folded into Mr. Pernula's 'Director's Report' at future PC meetings every time, or every other meeting in order to keep the Commissioners apprised of the status of their priority projects.

III. OTHER BUSINESS - None

IV. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

V. ADJOURNMENT

MOTION: by Mr. Miller, to adjourn the COW meeting.

There being no objection, it was so ordered and the COW meeting adjourned at 7:00 p.m.