

MINUTES

PLANNING COMMISSION / COMMITTEE OF THE WHOLE
CITY AND BOROUGH OF JUNEAU
Michael Satre, Chair

June 19, 2012

I. CALLED TO ORDER

Chair Satre 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 5:10 p.m.

Commissioners present: Jerry Medina, Benjamin Haight, Marsha Bennett, Dan Miller, Dennis Watson, Michael Satre

Commissioners absent: Karen Lawfer, Nathan Bishop, Nicole Grewe

A quorum was present.

Staff present: Beth McKibben, Benjamin Lyman Community Development Department (CDD) Planners

Members of the public: Brian Holst, Juneau Economic Development Council (JEDC) Executive Director, Kurt Fredriksson, Chair, John Pugh, Vice Chair, Kevin Ritchie, Treasurer, (Former Commissioner) Linda Snow, Program Development Specialist; Mark D. Miller, Juneau Empire Reporter

II. REGULAR AGENDA

AME20120006

A Text Amendment of Title 49 and of the Comprehensive Plan (Comp Plan) for the 2012 Review - Chapter 5: Economic Development.

Staff Report

Mr. Lyman said the PC briefly reviewed Chapter 5 early on during their Comp Plan review process, and provided minor amendments when they requested that the JEDC review and provide comments on it. The JEDC has done so, and representatives are present to discuss their proposed revisions. JEDC provided a letter in the packet, dated June 12, 2012, which outlines their changes. Comments were also provided by Ms. Bennett, dated April 24, 2012. He incorporated previous staff and Commissioners changes into a redraft of Chapter 5, including JEDC's changes, which was presented to the COW in this packet.

Chair Satre said Mr. Holst of the JEDC was present at a previous meeting, and he appreciates him reappearing before the COW, and he welcomes others attending on behalf of JEDC as well.

JEDC Presentation

Mr. Holst said the JEDC letter points out statements about their understanding of the Comp Plan and the Economic Development chapter, as well as questions about the role of Chapter 5 and how it is used in the community. Some of the comments and suggestions JEDC provided on Chapter 5 are rather minor, and they also added a couple of sections they feel are important to include. The CBJ does not have an economic plan for Juneau, and the JEDC is a private and independent organization formed by the Assembly 25 years ago, and they have a strategic plan of items that could have an influence for promoting economic development in Juneau. The CBJ has Chapter 5 of the Comp Plan, and the JEDC wants to be in sync with those, which would also provide a great opportunity for them to explore developing one document, and perhaps Chapter 5 becomes the strategic economic development plan. There are certain elements that are tied more closely to land use, so that is an aspect that limits the Comp Plan versus a broader economic plan. The Comp Plan refers to an economic plan for this community, so there might be another document they should strive to be creating. Chapter 5 of the Comp Plan lacks critical elements because all key sectors or strategies of the Juneau economy are not mentioned, it is not updated regularly, and it has not been systematically implemented or monitored. The JEDC reviewed the Standard Operating Procedures (SOPs) and Implementing Actions (IAs) to review the responsibility, schedule, and goals/deliverables. While JEDC thinks the level of specificity is really important for an effective Comp Plan, they also recognized that those are not elements in other chapters of the Comp Plan, which they later pulled out. If this were to become the strategic economic development plan for Juneau, those are important elements that should be included.

Mr. Ritchie stated that unlike most of the chapters of the Comp Plan, economic development is not something that the CDD works with on a daily basis so many of its aspects are not thought about. The JEDC was also not aware that they were in Chapter 5 of Comp Plan because nobody is implementing it as far as they know, e.g., there is a SOP to “Work with the JEDC to maintain a current overall economic development plan related to both local and regional economic development,” but no one has engaged the JEDC specifically as an offshoot of the approval of the Comp Plan. There are very specific aspects in the Comp Plan far beyond land-use implications, e.g., under IAs on regional economic development to “Host symposia on medical topics,” although there probably have been no discussions as to who is responsible for doing so. He explained that if they choose to retain Chapter 5 as is, JEDC highly suggests going through each SOP and IA to determine who is responsible for them, when they are to be completed, etc., so Chapter 5 is more of a living document like others in the Comp Plan. Another option is that Chapter 5 goes quite a bit beyond what they would normally consider as being land use planning issues, as the Comp Plan states, “To have an overall economic development plan for the community,” but they do not have that type of a plan, so this chapter could be the vehicle for creating such a plan for this community. This would take quite a bit of work and it makes sense, and therefore JEDC is willing to help in doing so. In order to make Chapter 5 a living document, it would probably have to go out for significant public comment, including working with various organizations, e.g., hosting medical symposia. They would have to ensure that the community felt this is important, doable, and valuable. On the other hand, the Commissioners might choose to pull back and not provide such specificity; rather make Chapter 5 - Economic Development more related to land use to what CDD staff normally deals with, and then e.g., they could request JEDC to work with CDD to create an overall economic development plan, which the PC or the City Manager might choose to take on.

Mr. Fredriksson said the JEDC has an eleven-member Board established 25 years ago, which is an offspring of the CBJ, and the Assembly appoints their membership. Every year they continue to receive funding from various sources, but they consider the CBJ to be their primary funding

source. They annually appear before the Assembly with JEDC's list of priorities and strategies. As they approached the JEDC review of Chapter 5 of the Comp Plan, one of the concerns was how to balance it against other organizations. They noticed that JEDC was referenced somewhat broadly in this chapter in terms of the southeast region. While there are other organizations, they chose not to cite them in JEDC's comments because members of the Board did not want to be presumptive as to suggest that, e.g., the Southeast Conference would have a role in the regional economic considerations of the community. Even so, this is a real concern that he thinks the Commissioners and Assembly would still have to deal with. The JEDC approached Chapter 5 and tried to make it as robust of a document that is active and measurable, i.e., list who is responsible, including a providing timelines, and goals/deliverables for the SOPs and IAs.

Board/Staff Discussion

Chair Satre explained that the Commission is a body that formulates policy, and then they pass it on to those that could put it into action. The Comp Plan goes far beyond what is required in statute, but it is somewhat vague, which allows them to also use Title 49 in reviewing development. Mr. Lyman referred the last paragraph of page 1 of the Comp Plan that states, "Discussions related to community growth, redevelopment, capital and social improvements, or budget, must occur in consultation with the Plan." This document and its appendices are legal, and each ordinance adopted by the City must be consistent with the Comp Plan. This is in relation to land use, but many other aspects have to conform to the Comp Plan, which includes the City budget, and therefore it is much larger than solely pertaining to the CDD or the PC, which is why the Assembly ultimately adopts it. This is why they consult with all the agencies of the CBJ that have various roles within the Comp Plan. The appendices include the Downtown Parking Management Plan, subarea planning, and more specific topics that are not necessarily exclusive to land use. Ms. McKibben added that the Comp Plan provides a comprehensive overview the entire City, which is intended to be the City-adopted policy document on all the items within it, not just land use. The plan is meant to be general with a life of 20 years, not necessarily specific as to who would do what because different chapters refer to various entities that are responsible, i.e., the Affordable Housing Commission, the Juneau Commission on Sustainability, staff, etc. The Comp Plan provides for the general conceptual vision of policies. She likens the appendices to "a set of encyclopedias." She explained that there are other more specific plans that were subsequently adopted and considered to be part of the Comp Plan, e.g., the Non-Motorized Transportation Plan (NMTP), the Transit Plan, etc. The Comp Plan has a specific chapter on Transportation, which might mention developing a more specific plan, and it might also be that other plans such as the NMTP, Transit Plan, or the Safe Routes to Schools Plan, etc., which drill down to be more specific. Mr. Watson said there are four Commissioners present, including former Commissioner Linda Snow, who worked on the last major update of the Comp Plan adopted in 2008, which took nearly two years when he observed that the Comp Plan could change directions especially with the strengths and weaknesses of those serving on the PC. At that time, he pushed very hard to have an expanded economic development chapter in the Comp Plan because he felt they needed to "put more meat into it." However, any urgency and sincerity of effort to do so might have added some confusion to Chapter 5 during that process, but he believes it has been well stated by staff as to what the Comp Plan is supposed to entail, which is a work in progress. The Commissioners who worked on that update committed to the Assembly not to let the Comp Plan go fallow for as long as the previous version did, which is why they are conducting this review. Chair Satre said they are not trying to re-work the entire Comp Plan, but they want to ensure that they include the appropriate edits. In regards to Chapter 5, they also have to ensure the economic portion is correct. The Commissioners might have the opportunity to obtain high-level arcs of the economic story to ensure they are correct with

assistance of the JEDC, and then to continue to work with them on considering developing a strategic economic development plan for Juneau, which could potentially be adopted on a regular basis as one of the appendices or encyclopedias of the Comp Plan. They identify the high-level issues in the Comp Plan that have to be updated on an ongoing basis, and then they have more detailed plans, which are reviewed by the appropriate experts.

Mr. Ritchie said the JEDC commends the City for going beyond the traditional land uses with the Comp Plan, but he thinks the structure for implementing recommendations is important as well, and he is glad that they invited the JEDC to work with them on Chapter 5. The JEDC intends to work with the Commissioners on this for as long as they are needed. Chair Satre said a strategic economic development plan might be where they could delve into specifics as to who would be responsible for what and by when, but this is not what the Commissioners are able to have a discussion on right now. This is because that would ultimately end up being the Assembly and City Manager's responsibility, which is akin to a subarea type of planning because it would provide specific recommendations. He likes such a concept as long they continue down that path of updating such a plan on a regular basis as conditions change. With the Comp Plan they provide two-year reviews to at least keep it up to date, and every ten years they complete major updates to ensure it still reflects community values, but they are free to make revisions as conditions change in the interim to be flexible in dealing with what could otherwise be a multi-year and unwieldy type of process.

Ms. Bennett said this chapter is not proactive or robust as it should be. There were aspects left out and it does not provide sense of reality, and therefore does not connect to the community as to where it is at today. The Transit Plan and other plans in relation to the Comp Plan have specific details that connect with its readers. She thinks this conversation is terrific and it is where they need to go, and as a community she believes this is really important. It is interesting that there is no strategic economic development plan for Juneau, which should provide a clear vision that the community buys into on what economic development is and where it needs to go in terms of what is happening in this town.

Chapter 5 Potential Revision

- Page 66-68: Mr. Holst said the JEDC recommends changes and additions to the policies listed in their letter. They also recommend adding a new section titled Juneau as a Center for Entrepreneurship and Innovation as an area of importance that they should promote with the expectation for economic growth to occur. In addition, the second new section is also an important element titled Environmental and Resource Development Research, which is for a research and education center in Juneau. There are many foundation elements that support a thriving economy, and although they did not include all of them research is a critical aspect that drives innovation as an important industry in Juneau, not only through the University of Alaska-Southeast, but also through other research facilities in Juneau. Research tied to industry leads to innovations to strengthen the businesses that operate in this community.
 - Chair Satre said he believes there is general agreement by the Commissioners to include such recommendations.
 - Ms. McKibben said JEDC was included in the previous addition, but there were other organizations that might also be added, e.g. on page 66 is where 5.14 - SOP2 states, "Work with the JEDC, federal and state agencies, and local service industries to support small business startups." She suggested that there might be a

general term they could use to reference other service industry organizations outside of federal and state agencies.

- Mr. Lyman said he was somewhat confused by this as well, as he thinks of service industry as people waiting tables, so he was not sure that this is what JEDC meant.
- Ms. McKibben said she was thinking of service industry organizations such as SEARHC and REACH, so they might include similar economic organizations in the general framework.
- Mr. Holst said they are using the definition of “services” in the very first paragraph on page 42. They might also include calling out the Chamber of Commerce, the Small Business Development Center, etc., but this gave them pause as to whether it was really their role to add other names of organizations in this section by assigning them with responsibilities, although the JEDC does not think so.
- Mr. Fredriksson said the JEDC was very reluctant to add those names of other organizations because they have not held any discussions with them.
- Mr. Ritchie said where it states, “Host medical symposia..” he was advocating to include names of organizations because that would probably be, e.g., the hospital, which would get them interested in the plan. Therefore, by including names of agencies that would do so, when they should do it, and verbiage about what should be accomplished would ground truth the plan later on, but the JEDC chose not to do so at this time.
- Mr. Fredriksson said ultimately the Assembly is the final policy setter and decision maker, although the Commission has a important advisory role to them, which the JEDC respects. If Juneau is to enjoy a sustainable economy, the City needs to capitalize and reach out to all these different organizations in a deliberate and organized manner to discuss what they can and cannot do. If the Assembly feels that based on the advise of the Commission, e.g., that having a medical symposia makes good economic sense, this is something that the hospital and medical community would want to be engaged in.
- Chair Satre said they have been struggling with lists in the Comp Plan because either they might leave someone out that should have been included, names change, or it might have been inappropriate to include some of them in the first place. Therefore, this level of review of this chapter is where the JEDC included generic references to appropriate agencies, and then they could discuss potentially a strategic economic development plan at a later date.
- Mr. Lyman said some sections of Chapter 5 mentions projects that occurred prior to the last update. In some of Ms. Bennett’s comments, she stated that certain projects were not mentioned. He started adding what Ms. Bennett and the JEDC mentioned, including others he was able to think of, and then all of a sudden it turned into huge lists. However, the Comp Plan does not need lists of what was previously done; rather it should state what should take place in the future, i.e., they are making investments and would continue to do so. Once projects are completed, they can delete them, but until then they do not need to state that, e.g., they started funding a performing art center, etc. Therefore, he ended up removing almost all of those types of examples because they did not seem

germane, including lists of organizations, i.e., in the Parks and Open Space section of the Comp Plan because if any of those listed organizations cease to exist, the question ends up being who is responsible for those particular duties.

- Chair Satre commented that it is simpler to set responsibilities of organizations that are set in code, as opposed to independent boards.
- Mr. Watson said Chapter 5 is no less unique than some of the other chapters they have held discussions on. He thinks it is important to include a history of what they have accomplished somewhere in the Comp Plan, which would assist in providing future direction. They have to continue to identify strengths, which would allow them to later identify where the weaknesses are.
- Chair Satre said there are times when they should recognize successes, but they just might not be able to recognize all of them, so there is a balance of this type that staff has maintained fairly well over the years. If the Commissioners feel that an item such as this needs to be called out as an IA, they should reference it in the Comp Plan.
- Mr. Holst said the JEDC made changes in part to each of the following policy areas:
 - Policy 5.1: They want make it clear that the roles of federal, local, and tribal government are also extremely important to Juneau's economy, as 50% of the employment is via government, which is important in terms of economic development in this community.
 - Policy 5.3: This mentions the importance of public/private partnerships. They recognize that the CDD already works on this, although the JEDC thinks it is appropriate to place greater emphasis on this as being the tool for forward development.
 - Policy 5.6: He noticed that many of the Commissioners attended the Maritime Festival, and the JEDC strongly believes in the importance of the seafood industry over the long term for Juneau and Southeast Alaska.
 - Policy 5.8: This is specific about providing land for heavy industry, which should be preserved. They have seen land that could be used for industrial use by zoning or some other factors, which ends up being taken over by other uses so that land is no longer available.
 - Chair Satre said the Commissioners have been fairly sensitive to the loss of industrial land over time, which they tend to carefully review.
 - Mr. Fredriksson said when they initially reviewed this policy as it was originally drafted it had a focus on the fisheries use, and through Mr. Holst's leadership the JEDC has become engaged in cluster work groups, including the mine as a port industry, which has been an issue that has come up in this context. Space becomes very important whether it is for fishing or mining types of support industries, so they want to provide a broader view of them, not just have a focus exclusive to fisheries.
 - Mr. Holst said, e.g., the heavy equipment used at the mines could possibly be serviced in Juneau; it would not an easy business, but one of the elements is that it would be even more challenging due

to the lack of adequate industrial space to even entertain that possibility. However, if they were able to do so in Juneau it would provide numerous business opportunities, including probably in terms of fisheries that serve the mines as well as bringing in high paying jobs to Juneau.

- Mr. Lyman suggested that this be rephrased to state, “Create heavy industry zoning for the basic industry sector...”
 - Chair Satre commented that it is critical to preserve industrial land in Juneau.
- Policy 5.9: Mr. Holst said the JEDC witnesses that mining has a great potential in Alaska for resources, which includes the history of them in this community. The JEDC wants to ensure it is appropriate that the mining industry be recognized, and that they provide for increased planning to support mining and the use of it by maintaining those assets until they choose to use them.
- 5.9 – DG2: Mr. Watson said this states, “Mine operators have the primary responsibility to develop the necessary...worker housing...” He recalls when one of the mines wanted to construct housing to accommodate miners because housing is difficult to obtain in Juneau, but there was quite a bit of concern in potentially allowing that to happen, although this DG states that it is the primary responsibility for mine operators to do so.
 - Mr. Lyman stated that worker housing in this context is very different than mine camps,
 - Chair Satre said he is not sure the Commissioners want specific wording for a particular industry, i.e., not for fisheries, research, university, state government, mining, etc.
 - 5.9 – DG3: Mr. Haight said this also references “long-term worker housing,” so he wonders if this overall topic should be moved to the Housing chapter, which is when they could cover all the industry worker type of housing more equally.
 - Mr. Miller said he has built many houses in this town, so he understands the situation when the previous application was presented in regards to providing housing for mineworkers. There are many young miners that work at the mine and make good money, but they do not have \$60,000 to place as a 20% down payment to purchase a \$300,000 home in Juneau. He feels it is important to encourage mine operators to teach young miners how to save money to do so, which would transition them from the mine camp into the Juneau tax base. He does not think it should be the responsibility of the mine operators to construct housing for miners, but they should be encouraged and have the responsibility to educate young miners.
 - Chair Satre said it might be best to address housing as its own heading within this chapter to recognize that economic development in Juneau would be placing additional strains on existing housing stock. Interested companies and individuals who wish to foster economic development in Juneau have the

responsibility to come up with solutions, strategies, and opportunities to address housing situations. This might include some ideas they are able to extract from the Mining section of this chapter, including other aspects of the Comp Plan to encourage developers to bolster the local housing stock.

- Mr. Watson recalls in 2007-2008 when there was quite a boom when the Kensington Mine was under full development, which is when there were many outside contractors performing that work. They also had a huge remodel of Fred Meyer when they added 45,000 square feet to their building, and they brought all sorts of trade workers to town, and Walmart did the same. The Home Depot constructed a 124,000 square foot building with trade workers as well, and some of the trades included electricians when the union required them to provide housing and tools if they arrived from out of town. This town was literally unable to provide enough workers, which is why they had to seek them outside, and therefore that placed those construction projects behind and increased costs. At that time, he was an employer and he too had difficulties hiring people because of the lack of available workers. Taku Trades informed him at that time that there were seven to nine people living in a 2-bedroom trailer paying an inordinate amount of money to live there, so if this town ever gets a boom such as that Juneau would be back in that same situation.
- Ms. Bennett said that also points out why they need to be more proactive about developing a strategic economic development plan that includes housing. They have a coalition on low-income housing, people concerned about inebriate housing, etc., although it is so fragmented that they do not have a central vision to help them move forward, and therefore in the end nothing happens. She previously mentioned this about the Land Use Management Plan because five years later nothing had happened with that either. There needs to be more of an integrated approach to such plans or else they never move forward.
- Mr. Miller said it occurs to him that the chapter on Energy in the Comp Plan is where they encourage CBJ to incorporate sustainable heat sources into City buildings. They have started doing so at the Airport Expansion Project and the Auke Bay Elementary Renovation Project. Therefore, they could possibly mention that, including to state that this is working so it was a good idea, but work still needs to be done, which could be mentioned in this chapter as well.
- Mr. Haight said the boom that Juneau witnessed a few years ago has entered a lull, and this boom/bust cycle creates economic issues. This cycle timing element is not addressed in the Comp Plan in any manner. He wonders if this should be included in the JECD mission statement as being part of their obligation to define

by maintaining a more stable environment over time so the housing and economic aspects respond in a proactive fashion.

- Mr. Holst explained that this is basically forecasting, which takes a lot of resources, but it does have a role. The JEDC deliberately has not provided many resources in doing so because this is not terribly reliable science. They might be interested in doing so, but they would have to ensure that people who use such forecasting understand its limitations. He explained that the smaller the geographic area the smaller the economy, and the larger the error becomes in forecasting as well, which is very imprecise, but it is doable. Perhaps the JEDC should reconsider what they do for their annual economic analysis. When JEDC provides presentations they are very clear to not give too much guidance on where the forecasting is heading, but this is an aspect that JEDC could explore once again.
- Mr. Lyman said they could conceivably provide an IA to adopt an ordinance for large new development projects, which they could define later on that might need to either pay into a fund, or directly construct some number of units of housing as other cities do. On the boom and bust cycle issue, they might consider this in relation to the Public Facilities section of the code and this economic development chapter of the Comp Plan as well in regards to amending the Capital Improvement Program (CIP) to phase large projects to provide more consistent job numbers, e.g., so they are not building a new public works facility, new cruise ship docks, and a new parking garage all at the same time, and then nothing for the next two years, which might provide flatter job numbers so they do not have to import workers.
- Chair Satre said it might be premature to recommend such an ordinance, although they could include in this chapter recognition of the pressures that increase economic development on this community, which would set the stage for future policy development. This could be provided via the City Manager or the Assembly's direction when an application is received, e.g., a new research facility, or seafood processing plant, or mine permit, etc., which would have to be tested against that section of the Comp Plan. The issue of economic development in relations to housing has to be addressed in some fashion. The housing issue is called out in nearly every chapter in the Comp Plan, and to mentioned this again in Chapter 5 would not be problematic if that is the general feeling of the Commissioners.
- Mr. Pugh said major developments have to pay property taxes such as mines, but the problem is that the City does not recognize what the needs of those infrastructures are in expending those particular property taxes for the right projects. Politics come into play in regards to this. The property taxes paid by the mine should go for infrastructure needed to support, e.g., schools, etc., which would be the economic mode. Unfortunately, when politics get involved

then suddenly those property taxes are expended for something else, e.g., arts, etc. This discussion might also be provided to the Assembly so they could determine how they should form such an economic model to review major new development. That is when they should immediately recognize what those property taxes should be expended upon, so designation of certain infrastructure funding intentionally gets designated early on to build the type of infrastructure that is truly needed.

- Mr. Miller said they should put Mr. Pugh's suggestion into the Comp Plan.
- Mr. Watson recalls when an Assembly member asked why they are getting so much property taxes from rural areas in Juneau, and another member said that was all coming from the two mines. Therefore, Mr. Pugh's point is well taken because some of the members of the Assembly do not know particularly where those tax revenues are stemming from, although there are many services, i.e., fire, etc. that are not provided to those outlying areas.
- Chair Satre commented that they still have to support the families and mine workers who live in Juneau.
- Mr. Lyman said the Mining Ordinance in Title 49 mentions applicants for large mining permits are required to submit an economic impact analysis. Therefore, he believes a new DG or IA or SOP might consist of possible language that states, "That the City will review the economic impact assessment submitted with the application for any new large mine, and will consider those impacts when determining the allocation of property taxes earned from that mine." The Comp Plan would not be able to hold the Assembly to expending tax revenue on any particular infrastructure, although this might assist to remind various City departments, boards, commissions, and the Assembly that when they provide CIP reviews to plan on expending property tax funds to meet certain infrastructure needs in order to reduce the burden on the rest of the community; to which the PC agreed.
- Mr. Holst suggested revising 5.9 - DG2 to state, "Mine operators have the primary responsibility to ~~develop~~participate the necessary roads, ports, worker housing and other infrastructure and facilities needed to adequately service their mining operations;" to which the PC agreed.
- Chair Satre asked if there is support to call out housing for economic development that addresses all industries.
- Mr. Lyman said the Comp Plan mentions housing in another section that he added, which they could discuss later on.
- Mr. Watson the Assembly's top priorities pertain to where particular types of funds were derived from, but there is nothing that mentions economic development. Therefore, in order to be more effective in developing a strategic economic development plan for the community, he does not foresee how they would be able to do so with the method in which that system is set up now.

He does not believe this is an oversight by the Assembly, but none of the members of the Assembly talk about economic development in regards to property tax revenues. He said the JEDC probably has held discussions with the Juneau Chamber of Commerce in relation to economics of businesses in this town, but the Assembly probably has not so it appears as though there is a misconnection in working together regarding this. This is similar to 15 to 18 years ago when he attended a meeting with the local university when they were trying to figure out how to connect with what the Juneau School District was teaching. He hopes the City funding JEDC receives does not limit their ability to provide the kind of leadership that the Assembly needs regarding this, as they are going to have quite a few new members on the Assembly in the very near future.

- Mr. Miller said an important section missing is in regards to the US Coast Guard (USCG), which has generally been included with the federal government. However, the USCG is an imperative sector to the economy that should have its own section in this chapter. The USCG marine safety command center is located in Juneau, which is important to the entire western coastal area from Seattle to the Gulf of Alaska.
 - Mr. Fredriksson said this relates to the JEDC comment that this chapter is somewhat state-government centric. He explained that state government is clearly an important employer with the Capital being here, but the USCG District 17 is also here because of that, and they do not want to overlook the fact that federal government also has a big role in Juneau as well.
- Mr. Haight said the diversity of maintaining a stable economy is important for this community that they have alluded to, but such verbiage should be providing at the beginning of this chapter. They became singular for a period of time with government, and they have diversified somewhat with tourism, but now they are expanding to mining and education, which has become more prominent. In addition, towards the end of this chapter it mentions the relationship with other Southeast Alaska communities, which is really important to the economy and should be placed up front as well in this chapter stating that Juneau is the go-to area for provisions and services because this also blends into diversity.
- Page 64: Mr. Lyman stated that he added a new section titled, “Reduce Housing, Health Care, and Transportation Costs.” This relates to cost of living in Juneau, noting that he reviewed JEDC’s Economic Indicators Report and their recent newsletter that referenced the ACCRA National Cost of Living Index, which was released earlier this month. He included in this new section a table from that report, which seems like an important part of economic development. He has not heard any feedback on this new section that relates to where people are spending money in terms of whether they could save people money so those dollars are available to spend elsewhere in the economy.
 - Ms. Bennett said this is excellent.

- Chair Satre said this is written from the perspective of trying to keep people in Juneau in affordable living situations, which is good. However, there has to be recognition provided in this section which states that those same factors also cause a lack of investment to come into the community because the high cost of doing business or cost of living for employees. Therefore, they might include a general statement that any large economic development needs to take into consideration the housing situation, and to work with groups such as JEDC, etc., to address housing needs in terms of newly proposed development.
 - Ms. Bennett asked if JEDC knows about all the work the Commissioners and staff facilitated in regards to density to increase housing in transit areas in Juneau, including increasing heights of buildings. If so, she suggests that JEDC inform people of the fact that the PC has been very responsive to some of the rules that they have instituted through zoning, including other housing related issues.
 - Mr. Holst said JEDC is aware of this, and they are fairly active in supporting the Juneau Homeless Coalition that looks at homelessness, including housing for very low-income people. The JEDC supports the Affordable Housing Commission and attends all of their meetings, and hosts them at their office as well. The JEDC supports some of the ordinance changes in terms of housing, including commenting to the PC and the Assembly regarding those proposed changes that have taken place. The JEDC is working with the Downtown Revitalization Committee that specifically reviews housing within the downtown core of Juneau to address the housing needs, which includes the quality of life opportunities of where people want to live in other areas of Juneau. The transportation element is where the JEDC is active in the Alaska Mobility Coalition, and they were highlighted in their annual plan for the active work the JEDC has done in working with addressing transportation issues for low-income people. Therefore, they see the connection and the JEDC is active with these issues, although the housing aspect is extremely complicated so they have also held meetings with many builders to discuss their needs and issues. The JEDC is about to release in July 2012 an update to the Housing Needs Assessment document. This is where they breakout where they view the largest gaps being in relation to housing in Juneau, i.e., single-family homes, etc., with the hopes that this would assist builders, developers, bankers, and others to feel more competent in making investment decisions for supplying housing in this community.
 - Mr. Ritchie said in terms of getting the word out, this is something the JEDC ought to include as an inventory of aspects that have been done. He explained that ultimately the problem with housing is that people with money to invest do not want to particularly do so in the housing sector. Therefore, anything the JEDC and others are able to do to encourage this would be good, including inventorying the aspects the PC has done and what the JEDC does.
 - Mr. Holst said in viewing the economy there are several foundation elements, which are being the industries that employ people, workforce, the Capital, policy environment, research, infrastructure, education, etc. It

is very important that this chapter alludes to the quality of life, which is a difficult aspect to dictate in an ordinance, but it has a large influence on the decisions by people to be in this community. Adding these types of elements are wonderful, although they have to be careful about what they are not putting in this chapter as well, e.g., if they are not saying anything about the importance of education being a driver to make Juneau an attractive place to raise a family, or other quality of life elements.

- Mr. Miller said education plays a big role in terms of how developers construct homes in Juneau. He explained that if certain developers construct homes as cheap as they are able to, they are just “passing the buck” on. Therefore, education has to be provided for higher building standards, e.g., if a developer were to place \$20,000 more into a home when they initially construct it, the homeowner ends up paying \$150/month for electricity, although they would be saving \$300/month in energy overall so they would really be ahead \$150/month, which they would be able to spend elsewhere in the economy. The general public does not necessary understand this, so this is where the CBJ might have to make this education aspect a requirement.
- Chair Satre said they touched on this education aspect in the Sustainability chapter of the Comp Plan, and they should probably include it in this Energy chapter as well.
- Ms. McKibben said the Climate Action Plan adopted last year somewhat touches on this aspect.
- Mr. Lyman said there were comments on the chapter on Energy to include verbiage that a City agency or staff member be responsible for keeping it updated, including ensuring that those aspects listed take place, especially in relation to education.
- Mr. Watson described when a friend of his was in Detroit when Kmart was looking to construct a store here, which is when a representative asked how they would get their freight to this community, and another responded that they would transport it via the Alaska Marine Highway. Therefore, some of the businesses looking to move into Juneau do not necessarily have all the answers, as that was a sincere response, but they were shocked to find out that there are no roads to Juneau. They have to provide as much economic information about Juneau as possible in order for other developers to make sound business decision when considering moving to this community, and the improvements they have made since that time are much better, but they still could be further improved upon.
- Mr. Lyman asked if the PC wishes to proceed by coming back to Chapter 5 to review it in more finite of detail on July 10, 2012.
 - Chair Satre said the Commissioners are in general agreement with some of the proposed revisions by JEDC, including the new sections they and staff proposed. Perhaps staff should integrate those into Chapter 5, including other aspects per the discussion at this COW meeting, and then staff should re-present this at a subsequent meeting. They could launch into a review of the upcoming chapter of the Comp Plan afterwards; Mr. Lyman offered to do so.
- Chair Satre thanked representatives of the JEDC for their input and discussion.
 - Mr. Pugh said he appreciates this meeting as a method of coming together on very important issues. He explained that often when JEDC is

discussing economic development they tend to steer the discussion towards housing, health care, etc., and how to give young people the opportunity to remain here and have jobs to be able to afford to live here. He encouraged the PC and the JEDC to work together in the future to continue ongoing discussions about affordable housing in terms of the land use issues that they struggle with. Both of these groups could meet just on the issue where they might encourage land use to make a difference in the affordable housing; to which the Commissioners agreed.

- Mr. Medina commented that he misunderstood the purpose of this meeting, so he will deal directly with Mr. Lyman on a couple of outstanding clarification aspects of Chapter 5 that he has.

III. OTHER BUSINESS - None

IV. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

IV. ADJOURNMENT

MOTION: *by Mr. Medina, to adjourn the PC/COW meeting.*

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