APPROVED MINUTES

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Lacey Derr, Acting Chair
October 14, 2025

A. **LAND ACKNOWLEDGEMENT** – Read by Mr. Salik.

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!

B. **ROLL CALL**

Lacey Derr, Acting Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present: Commissioners present in Chambers – Lacey Derr, Acting Chair; Douglas Salik; Larry Gamez

Commissioners present via video conferencing – David Epstein, Vice Clerk; Nina Keller

Commissioners absent: Erik Pedersen, Chair; Adam Brown, Clerk; Jessalynn Rintala; Mandy Cole

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Madeline Carse, CDD Administrative Assistant; Nicole Lynch, Attorney III; Denise Koch, Engineering and Public Works Director

Assembly members: Christine Woll

C. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**

Director Lawhorne expressed that the rezone on the original agenda had a public notice sign mistakenly taken down for a couple of days before the meeting, so the applicant was asked to put the sign back out and they postponed it to the October 28th meeting.

Agenda was approved with the above changes.

D. APPROVAL OF MINUTES

1. July 22, 2025, Draft Minutes, Regular Planning Commission
2. August 12, 2025, Draft Minutes, Regular Planning Commission
3. August 26, 2025, Draft Minutes, Planning Commission Committee of the Whole

MOTION: *by Mr. Salik to approve the July 22, 2025, August 12, 2025, and August 26, 2025, Planning Commission Regular Meeting minutes.*

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

1. FY27 CBJ Legislative Capital Priorities

   Director Koch presented on the FY27 CBJ Legislative Capital Priorities process. She explained that they oftentimes get opportunities from the congressional delegation or state legislature where they ask for our aspirational projects that will require more than local money. She noted this process is different from the one year CIP, as it is a vehicle to ask for funding from other levels of government. She said every board and commission has the opportunity to provide two projects they see as priorities and/or remove previous priorities that should be removed. The feedback is due by October 24th, and they will make a final recommendation as part of their public meeting. She added that the Systemic Review Committee will review the priorities and information received from the boards and commissions, and then the packet of information goes to individual Assembly members, where they individually rank the projects. Director Koch voiced that she will then aggregate all the individual scores and bring it back to a Committee of the Whole for the Assembly to discuss and/or make changes, and it will then go through an Assembly meeting to be adopted. She shared that when they draft the report, they sometimes add and/or remove items from the list, especially when a project is no longer seeking funding. She reminded the Commission that they cumulatively recommended the number one priority last year to be GLOFs, and the Juneau Douglas North Crossing listed as second.

Mr. Epstein asked how much longer they expect things to be serviceable if they do not include the Flume Project this year.

Director Koch answered they have identified through the regular CIP process funds to do the initial design and inquiry work to be able to answer that. She added that is a big project that they see on the horizon that will be around $12 to $15 million dollars. She noted it is already beyond its design life, but it is hard to say how imminent a failure is.

Chair Derr inquired if the emergent need they had for the Glacial Lake Outburst Flooding last year as the number one priority should carry over to this year.

Director Koch responded there is still a lot of time urgency associated with that. She noted that the Hesco barriers and technical support received from the Army Corps were largely successful, but there were areas with seepage and concerns about water lapping over the top of the barriers. They estimate that the barriers protected about 750 homes from flooding in the August 2025 GLOF, but the magnitude of the GLOFs keep getting larger.

Mr. Gamez asked where DEC fit in on the Mendenhall Wastewater Treatment Plant project and if they helped make a report.

Director Koch answered the fats, oil, and grease project wound up on this list because of the compliance order by consent with the Alaska Department of Environmental Conservation (DEC), and they know there is aging infrastructure in the sewer system and there are areas that need to be improved. She said the Utility Advisory Board monitors the utility closely, and they nominated this project in the past. She added that a treatment system upgrade would help greatly.

Mr. Epstein inquired if there is a deadline by which they have to achieve compliance.

Director Koch responded that it gives a date, but also says by the date or until they have achieved all of the goals of the compliance order by consent. She shared that DEC determines when they have fully satisfied the compliance order by consent.

Mr. Epstein also asked if the objective was about if we show we are taking positive steps to try and achieve compliance to halt them from coming down on us.

Director Koch expressed that this compliance order by consent has been in place for several years and they have been making steady progress on that compliance order and have a very productive working relationship with DEC. She did not anticipate that they would come down on us hard in the near term.

Chair Derr inquired if they think the recent election possible outcomes and budgetary reductions will impact this list.

Director Koch voiced that is something the boards and commissions should have in mind. She said the Assembly ultimately does the ranking, but she imagines that they notice which projects have been ranked higher for the last few years and consider the top two priorities of the boards and commissions.

Mr. Epstein asked what they are presently doing to show good faith towards achieving compliance.

Director Koch responded that they have been doing public outreach, have an I&I issue into the wasteway water treatment system that connects with the collection system, making strides with some of the largest industrial customers for the sewer system, instituted a process to do rigorous testing to ensure the wastewater treatment system is not overloaded, had conversations and looked at the effluent coming from the landfill and outside communities that gets pumped into the wastewater treatment system, and created a source control position.

Mr. Epstein inquired how often they have to cut off the cruise ships.

Director Koch voiced that is not something they need to do, as cruise ships connect to the Juneau Douglas Treatment Plant, which has the most capacity.

Mr. Salik commented that reading the memo to the city committees and looking at their feedback was positive and had a very narrow breath. He asked if there would be any objection to this committee expanding beyond since it has a larger breath.

Director Koch understood the Planning Commission has a broader area of expertise and focus than some of the other boards and commissions, but they want the number of recommendations to be limited. However, the Planning Commission has put forth three priorities in the past.

Chair Derr asked the Commission for discussion.

Mr. Epstein was gratified to see their top two mirror the Assembly's. He said he would like to add the sewage treatment plant project as number three.

Chair Derr commended the city and its partners on the success of the Hesco barriers and the homes that were protected, and believes GLOF and flood mitigation should still be number one. She noted this commission has also been very vocal about the second crossing for housing and safety, and should still be number two.

Mr. Salik expressed that GLOF is a huge priority to help protect everybody, followed by something happening in the Douglas Crossing. He requested that the wastewater problem being a third.

Mr. Gamez stated that the sewer treatment plant is money well spent, as they need that up and running.

Ms. Keller preferred seeing the Pedersen Hill Development in the top two or three, as she felt that is a higher priority than the second crossing in the short term.

L. STAFF REPORTS

Director Lawhorne reported that October 27th is the Assembly Re-org Meeting, and the Commission will meet on October 28th, at 6 p.m., in Chambers. She stated that the November 18th Meeting will be Zoom only, with Phase 1, Wave 2 of Title 49 Land Use Code Revisions. She said they are having the Housing Forum again this year and they offer credits for the builders. She added that the Tyler Tech permit software system will also be giving a demonstration to them, as well as to the Commission before going live on January 12th. She noted that they are filling the planner position; however, they just received two resignations from other planners.

Mr. Epstein asked if the acoustics in Chambers have improved at all.

Director Lawhorne answered no, but she can get an update on that.

M. COMMITTEE REPORTS

Chair Derr reported on the Lands, Housing and Economic Development meeting, where the Title 49 changes were presented. She said there was a minor city land disposal sale and they were notified that would be the last meeting with this makeup of the board.

N. LIAISON REPORTS

Christine Woll stated that the reorganization meeting is coming up post-election, so this would likely be her last Planning Commission meeting. She said the Assembly will be working on the GLOF, which will include many complex decisions, as well as budget cuts.

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. **PLANNING COMMISSION COMMENTS AND QUESTIONS**

Q. **EXECUTIVE SESSION**

R. **ADJOURNMENT**

The October 14, 2025 Planning Commission Meeting was adjourned at 6:57 p.m.