

**ASSEMBLY STANDING COMMITTEE
COMMITTEE OF THE WHOLE
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

February 13, 2018, 6:30 PM.

Assembly Chambers - Municipal Building

Assembly Work Session - No Public Testimony

I. ROLL CALL

Deputy Mayor Jerry Nankervis called the meeting to order at 6:30 p.m. in the Assembly Chambers.

Assemblymembers Present: Mary Becker, Rob Edwardson, Maria Gladziszewski, Norton Gregory, Loren Jones, Jesse Kiehl, Ken Koelsch, Jerry Nankervis, and Beth Weldon.

Assemblymembers Absent: None.

Planning Commission Members Present: Andrew Campbell, Nathaniel Dye, Carl Greene, Ben Haight, Dan Hickok, Mike Levine, Paul Voelkers.

Planning Commission Members Absent: Percy Frisby, Dan Miller.

Staff present: Rorie Watt, City Manager; Amy Mead, Municipal Attorney, Mila Cosgrove, Deputy City Manager; Laurie Sica, Municipal Clerk; Robert Palmer, Assistant Attorney; Beth McKibben, Planning Manager; Laura Boyce, Senior Planner; Jill McLean, Senior Planner; Tim Felstad, Planner, Allison Eddins, Planner; Nate Watts, Code Compliance Officer.

II. APPROVAL OF AGENDA

Hearing no objection, the agenda was approved as presented.

III. APPROVAL OF MINUTES

A. January 31, 2018 Committee of the Whole Meeting

Hearing no objection, the minutes of the January 31, 2018 COW meeting were approved with minor corrections.

IV. AGENDA TOPICS

A. Assembly and Planning Commission - Joint Discussion

Chair Nankervis welcomed the Planning Commission members and introductions were made around the table.

Ben Haight, Chair of the Planning Commission, acknowledged and listed each Planning Commissioner's office and / or service as a participant or liaison to a variety of other boards, commissions, or subcommittees to the Planning Commission, acknowledging the time they give to the community.

Mr. Haight wanted to reviewed the Planning Commission's accomplishments, projects they are currently working on and projects they are looking forward to. In 2017, the Planning Commission:

- Reviewed 21 Conditional Use Permits - 8 of which were for marijuana operations

- Recommended 3 rezones for approval (Honsinger, Catholic Diocese block, Front Street, Douglas)
- Denied 2 rezones (Duran's Mendenhall Loop D-5 to D-10, Schmidt's Auke Bay D-10 to LC)
- Reviewed Pederson Hill Subdivision twice
- Approve 1 Variance (Tyler Rental)
- Denied 2 Variances (Cinderella House)
- Recommended approval of 11 CBJ project and 1 State project (Egan)
- Approved 1 Alternative Development Overlay District permit
- Recommended Code Amendments to Assembly for:
 - Parking Waivers
 - Wireless Communication Plan
 - Alternative Development Overlay District
 - Eagles
 - Panhandle Subdivisions
 - Essential Public Facilities
 - Recommended Lemon Creek Plan for approval
- Reviewed 1 Flood Zone Exception (Statter)
- Reviewed 1 Wireless Communication Towner (Lemon Creek)
- Met as Title 49 Committee 12 times to consider code changes
- Met 4 times as PC COW to work on projects

Mr. Haight said code amendments in progress include the following topics:

- Street Reconstruction Waiver
- Variances
- Auke Bay zoning/incentives
- Streamside Buffers
- Nonconformities
- Accessory Apartments
- Tiny Homes
- Waste Management
- Downtown residential zoning
- Canopies
- Urban Agriculture
- City State Project Review
- Process for Amending the Comprehensive Plan
- Privately Maintained Access in a Right of Way within the Urban Service Area

Mr. Haight said future planning efforts will include:

- Downtown Plan
- Comprehensive Plan
- Wetlands Management Plan update
- Historic Preservation Plan

Mr. Levine said the Planning Commission also revised the Rules of Procedure to better address submission of public comment and to provide time limits for public testimony.

Mr. Nankervis asked if this was a normal workload. Mr. Voelker said it has been a little slower in the permitting but they are staying busy with code amendments and planning. Ms. McKibben said that there have been several changes to the code to allow approval by department staff through a building permit, such as accessory apartments, childcare homes, and the major subdivision is 13 lots or more now instead of 4, so fewer permit applications are being reviewed by the Planning Commission. Some reduction in applications can be attributed to the economy.

Topics of discussion between the Assembly and the Planning Commission at this meeting included a discussion of variances, the need for a street grid system in Auke Bay, viewplanes and tree planting, non-conforming uses, the sunset date on the overlay districts, urban agriculture and farm animals and FEMA mapping.

There was discussion about the processing of City/State Project reviews, and concern about providing comment at a timely point in the design process, rather than once the plans are complete.

The Assembly and Planning Commission members discussed the Comprehensive Plan, and whether a "review" or an "update" was needed, the process to do the work, and the staffing required to do the work, in light of the full workload of the Planning Commission.

Mr. Nankervis suggested that the City Manager, the planning staff and the Planning Commission discuss and return a proposal to the Assembly regarding whether a "review" or an "update" is needed (an update being a more thorough re-write of the plan), and what the process might be, whether it is done "in-house" or contracted out, and a timeline.

Mr. Haight referenced the downtown plan memo from Ms. McKibben, and encouraged the Assembly to read and offer comments. This review includes the historic and culture preservation plan. In addition, the PC will be reviewing mining code updates, streamside buffers, code changes on tiny homes, and the overlay district sunset dates. They will address the code for canopies, rights of way in urban service area and signs, which are all topics on the back burner.

Mr. Nankervis said the other goals that came out of the retreat were to increase affordable workforce housing through identifying and implementing strategies from the Housing Action Plan, area plans - Downtown, then Douglas, finish development of Pederson Hill and begin the disposal process, in addition to the comprehensive plan. All were important to the Assembly.

Mr. Nankervis, on behalf of the Assembly, thanked the Planning Commissioner for their diligent work.

V. ADJOURNMENT

There being no further business to come before the committee, the meeting was adjourned at 7:58 p.m.

Submitted by Laurie Sica, Municipal Clerk