Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
February 23, 2021

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held virtually via Zoom Webinar and telephonically, to order at 7:02 p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Deputy Clerk; Ken Alper; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent:

Staff present: Jill Maclean, CDD Director; Alix Pierce, CDD Planning Manager; Sherri Layne, LAW;

Assembly members: Loren Jones

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. Draft Minutes – January 26, 2021 Planning Commission Regular Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission Regular Meeting January 26, 2021 minutes.*

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION -Chairman LeVine explained the rules and procedures for conducting meetings and public participation via Zoom format.

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - none

VI. ITEMS FOR RECONSIDERATION- none

VII. CONSENT AGENDA- none

VIII. UNFINISHED BUSINESS- none

IX. REGULAR AGENDA

CSP2020 0007:	Review proposed Capital Improvement Program budget items for consistency with the Comprehensive Plan
Applicant:	City and Borough of Juneau
Location:	Borough-wide

Staff Recommendation

Staff recommends the Planning Commission report to the Assembly and its relevant committees that the CIP projects funded in Draft FY 2022, as listed in the attached Draft Resolution 2937 (Dated February 1, 2021), conform to the policies of the Comprehensive Plan.

If projects are added by Assembly sub-committees, the Planning Commission can consider updating their review prior to Assembly adoption of the FY 2022 CIP.

STAFF PRESENTATION – Ms. Pierce presented the Capital Improvement Program (CIP) budget items and explained the PC is required by Title 49 to review the CIP program.

QUESTIONS FOR STAFF

Mr. Voelckers asked, for clarity, if the CIP list and the Legislative Priority list were to be considered together or as separate items. Ms. Pierce confirmed they are separate items and the responsibility of the PC is to review the CIP items. Ms. Pierce explained she had included the Legislative priority list as an information item but the Engineering and Public Works Director suggested the PC could review and make recommendations on that list as well.

Mr. LeVine stated the PC is reviewing the one-year CIP plan at this point in time and the full 6-year CIP list would come before the PC again at another time.

APPLICANT PRESENTATION

John Bohan, CBJ Engineering, explained this year's submittal is a little different from prior years. In developing the CIP list this year, CDD reached out to individual departments with projects from adopted plans. The departments provided their projects to Mr. Bohan, as usual.

QUESTIONS FOR APPLICANT

Mr. Dye asked for a description of the difference between the unscheduled funding source projects and other projects.

Mr. Bohan explained those projects are not currently funded but included in the Plan as projects that are important and may be funded via grant or other outside funding or may become funded with CBJ funds at a later time.

Mr. Dye asked if projects listed on the unfunded list do not receive funding in the current year will roll to the following year list. Mr. Bohan answered in the affirmative using Airport CIP grant-funded projects as an example.

Mr. Voelckers asked how the determination is made which projects go forward and which are not budgeted. Mr. Bohan explained the voter approved temporary Sales Tax amounts fund particular classes of projects, bonds and enterprise funds fund other projects.

Mr. Hickok asked about the Centennial Hall (CH) and JACC expansion on the legislative plan, thinking it had been voted down. Mr. Bohan answered CH is in dire need of maintenance and repairs so they included it on the list in case funding becomes available. As for the combining of the JACC and CH, the Assembly has approved the transfer of $75,000 to investigate the feasibility of combining the JACC and CH.

Mr. Voelckers commented their purpose tonight is to review the CIP plan for compliance with the Comprehensive and Area Plans and he said he does not see many items that address the Area plans. He felt the record needs to show Lemon Creek is being underserved.

Mr. Bohan responded he understands Mr. Voelckers' concerns but we are in a difficult position with limited funding and unlimited number of CBJ facilities in dire need of repairs. Ms. Pierce added that Michele Elfers of Parks and Recreation had recently presented to the Public Works and Facilities Committee with a list of priorities and concerns regarding the Lemon Creek area.

Mr. Levine asked what is intended to be accomplished with the West Douglas extension project on the legislative priority list. He also asked how they came to the dollar amount and why it is not coupled with a request for a second crossing. Mr. Bohan explained the West Douglas project is to extend the Pioneer Road out toward Hilda Point. They are currently working with DOT for a second crossing study.

Mr. LeVine asked if this would be an appropriate place to add items such as EV charging stations and port electrification projects. Mr. Bohan said it could be. However, port electrification would be a Docks and Harbors project and they have already submitted their list. Mr. Bohan suggested the PC could include the suggestion in their letter.

Ms. Cole asked if there was a particular dollar amount goal for the plan. Mr. Bohan said there is not exactly a particular dollar amount but they did keep in mind funding limitations and what is considered attainable.

COMMISSIONER DISCUSSION

Mr. Voelckers commented on the process that one of the things the commission has seen a lot is there are a lot of earnest projects to spend money on but he is concerned that often projects that have community support do not make the list.

Mr. Arndt suggested including a bullet list of their ideas in the letter they send to the assembly.

Mr. Dye suggested bifurcating the CIP and Legislative priority lists.

The Commission identified the following items for the 2022 CIP List:

- Mr. Hickok suggested prioritizing infrastructure projects.
- Mr. Voelckers noted the unscheduled funding list included a boiler renovation for $900,000 under Juneau School District. He suggested recommending looking at alternative fuel sources. He also asked how the North Douglas Boat Launch project made the list and what the public process is like for this. It was suggested that dock electrification was a higher priority.
- Mr. LeVine reiterated Mr. Voelckers' concerns regarding Lemon Creek area plan and suggested including them.
- Ms. Cole noted the $12 million public safety radio system project. This is a large ticket project on the unscheduled list. The plan states the existing system is not within safety standards and is beyond its useful life. Ms. Cole expressed concern that something considered unsafe would not be a funded priority project.
- Mr. Dye comment noted the street reconstruction projects do not seem evenly distributed throughout the borough.

  Mr. LeVine summarized the commission concerns as:

  1. Infrastructure
  2. Alternative fuel sources for the boiler
  3. Emphasis on Lemon Creek
  4. Radio infrastructure

5. Borough-wide emphasis on street improvement projects

The Commission then discussed and identified the following items for the Legislative priority list:

Mr. Dye suggested prioritizing the New City Hall saying it is a top priority and would revitalize downtown. Mr. LeVine suggested not prioritizing projects as it is not intended to be prioritized. Rather, it is just a list available for different funding sources.

Mr. LeVine spoke against the project to extend the West Douglas Pioneer Road and suggested it be removed from the letter. Mr. Winchell spoke to disagree with Mr. LeVine. He feels that the backside of the island will become important when tourism comes back. Mr. Hickok agreed, in part, with both Mr. LeVine and Mr. Winchell. However, he felt the second crossing is more of a priority at the moment. Mr. Voelckers agreed with Mr. Hickok.

MOTION: *by Mr. Dye to ~~accept staff's findings, analysis and recommendations and approve CSP2020 0007~~. convene CIP Committee and write a letter incorporating the comments provided by the PC tonight to the assembly in advance of the March 1 deadline.*

The motion passed with no objection.

X. BOARD OF ADJUSTMENT- none

XI. OTHER BUSINESS - none

XII. STAFF REPORTS

Ms. Maclean thanked Commissioners who attended the training at the state conference and reported:

- Department of Engineering and Public Works will meet Thursday, January 25th at 6:00 pm to discuss the Calhoun project
- Blueprint Steering Committee is also meeting Thursday, January 25th at 6:00 pm
- March 1 Assembly meeting will discuss the Downtown Housing Tax abatement ordinance
- Lands Housing and Economic Development Committee will meet March 15th
- Title 49 Committee will not meet again until April 1st
- March 8th is the appeal hearing for Willy Appeal 5:30 pm
- Blueprint Area plan is nearing completion in the next couple of months
- South Douglas/West Juneau steering committee is going well

Mr. Voelckers asked how building permit numbers are in comparison to prior years. Ms. Maclean said we are at about the same number but not the same value of projects. This year, there have been more small household projects and fewer large construction projects.

XIII. COMMITTEE REPORTS

Mr. Dye reported Title 49 met last week and reviewed parking code improvements.

Mr. Voelckers reported the Governance Committee met and discussed phone and video meeting protocols.

Mr. Voelckers reported as Liaison to the Assembly Public Works and Facilities Committee that they discussed the CIP Plan and area flooding.

Mr. Dye reported Blueprint met and is moving along. The Blueprint website has not been updated recently. Ms. Pierce said she will update it.

Mr. Pedersen reported the Douglas West Juneau Steering committee met on the 16th and organized the board.

XIV. LIAISON REPORTS

Deputy Mayor Jones reported the Centennial Hall expansion project has two sources of money. They are the voter approved 1% Sales Tax and a bond package. The assembly decided that with the bond package, there would be maintenance and repair of current infrastructure only. That is why there are no new projects, parks or buildings on that list.

The next assembly meeting will be March 1. On April 1, the Assembly will receive the budget from the Manager's office and will meet weekly until that is finalized in May.

Mr. Voelckers asked for clarification regarding the radio tower project in the unfunded category noting it has been considered obsolete for several years. Mr. Jones said the Assembly has sought state and federal funds for that. It is a large ticket item and they are also looking at alternatives such as computer aided dispatch.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - none

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS - none

XVII. EXECUTIVE SESSION- none

XVIII. ADJOURNMENT - 8:33 pm