

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
May 12, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:02 p.m.

Mr. Levine introduced H. Erik Pedersen as the new PC Commissioner and Ms. Wright administered the Oath of Office to Mr. Pedersen.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Ken Alper, Dan Hickok, Weston Eiler, Josh Winchell, H. Erik Pedersen

Commissioners absent: None

Staff present: Jill Maclean, CDD Director; Alix Pierce, CDD; Teri Camery, CDD; Laurel Christian, CDD; Emily Wright, Law

Assembly members: Greg Smith

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - None

III. APPROVAL OF MINUTES –

MOTION: *by Mr. Voelckers to approve minutes as amended*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA

USE2020 0004: A Conditional Use Permit to construct a marine float and allow up to 160 visitors per day at Sentinel Island Lighthouse
Applicant: Gastineau Channel Historical Society
Location: Sentinel Island

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow construction of a marine float and allow up to 160 visitors per day at Sentinel Island Lighthouse.

MOTION: *by Mr. Voelckers to accept staff's findings, analysis, and recommendations, and approve USE2020 0004.*

The motion passed with no objection.

USE2020 0006: Hidden Valley Explosive Storage
Applicant: SECON
Location: Hidden Valley, Lemon Creek

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow explosives storage in Hidden Valley, upper Lemon Creek, subject to the following conditions:

- 1) The permit shall be effective for ten years.
- 2) The applicant shall maintain approved ATF kingpins, locks and steel hoods on all storage containers/magazines regardless of ownership, mobility status, and the type of container.

MOTION: *by Mr. Voelckers to accept staff's findings, analysis and recommendations and approve USE2020 0006.*

The motion passed with no objection.

VII. UNFINISHED BUSINESS

VIII. REGULAR AGENDA

Prior to presentation of USE2020 0007, Mr. Voelckers declared a conflict of interest as his firm is the Applicant.

Recess: 7:14 to 7:16

USE2020 0007: Sealaska Heritage Institute Arts Instructional Building and Plaza
Applicant: MRV Architects
Location: 1 Sealaska Plaza

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the requested Conditional Use Permit. The permit would allow the development of a Sealaska Heritage Institute arts campus building and plaza.

The approval is subject to the following conditions:

1. Prior to commencement of work, a CBJ Right-of-Way Permit is required for any work being done in the public right-of-way.
2. Prior to issuance of a building permit, a Shared Use Parking Agreement must be approved by the Community Development Department, and must be recorded with the State Recorder's Office. The parking agreement must state that it may be nullified only when the Director has approved the nullification of the agreement on an instrument that is recorded with the State Recorder's Office.
3. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering Department.
4. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).
5. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
6. Prior to issuance of a building permit for the proposed structure, the applicant must submit a revised site plan showing all required parking that complies with the requirements of CBJ 49.40.
7. Prior to issuance of a temporary certificate of occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces.
8. Prior to the issuance of a temporary certificate of occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan, shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
9. Prior to the issuance of a temporary certificate of occupancy, one or more covered bicycle racks providing spaces for at least four (4) bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area.

Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

10. Access to the surface parking lot shall be limited to one (1) curb cut located on Front Street.

Staff Presentation

Questions for Staff:

Mr. Dye had questions regarding how the parking requirement was calculated and asked for clarification of whether the area was considered a loading zone or bus drop off and asked whether or not the average daily trip (ADT) calculation took tourism traffic into consideration. Ms. Christian explained the loading zone/bus drop off question would be better answered by the applicant but her understanding was it could function as both and she confirmed that the ADT calculation did not account for bus tourism. Rather, the general uses of the building (office, library, art manufacturing, and storage) were taken into consideration.

Mr. Winchell asked for clarification of the shared use parking mentioned in Condition #2. Ms. Christian explained that parking on the lot was shared with the Soboleff Building across the street from it.

Mr. Pedersen asked if the existing building was going to access via an easement or its own driveway and whether that was allowed in the comprehensive plan and land use code. He does not see it and asked where in code it is allowed. He noted that he does not see in code where the shared driveway is allowed. Ms. Wright said it is allowed in Title 49.65.735.

Mr. Alper had questions regarding the parking spaces and specifically asked if the surface parking would be available to public in evenings and weekends. Ms. Christian said that was a question for the applicant.

Applicant Presentation

Russell King, Sealaska Heritage Institute (Applicant), briefly presented a PowerPoint of their proposal to the Commission during which he explained to the Commission their preference for there to be two access points to the surface parking lot rather than limiting it to the one entrance/exit point mentioned in the Staff report. Mr. King also explained the intent is that the lot will continue to be available for public parking after hours and on the weekends.

Questions for Applicant

Russell King, Chris Gilberto, Lee Kazinger, and Spencer Stekoll all spoke on behalf of the Applicant.

Commissioners had questions regarding access to the lot and the applicant's preference for a second access and the availability of the parking lot to the public after hours and on the weekends.

The Applicant felt restricting the lot to a single entrance/exit point would cause congestion. CDD Staff explained that the proposed access from Main Street was problematic considering the amount of pedestrian and vehicular traffic already there with multiple crosswalks, the shoppers' lot, and the bus transit center across the street.

Mr. Arndt asked if the lot would be available to public in evenings or weekends. The Applicant explained that is the intent but they would not want that to be a condition of the USE permit as they may need the flexibility to close the lot for special events and after-hours activities.

Public Testimony – None

Continued Applicant Discussion –

Mr. Dye asked about the traffic pattern on the ramp for the parking garage. The applicant answered it is intended as a one-way ramp, right hand turn only in from main and right hand turn only out from main.

Questions/Discussion with Staff -

Commissioner questions for staff revolved around Condition #10 limiting access to the parking lot to a single access point on Front Street and noted the applicant's desire for a second access point on the Main Street side of the lot. Staff explained the limit is due to safety concerns and existing code restrictions to accesses onto arterial streets. Main Street is considered an arterial street that already experiences much vehicle and pedestrian traffic including and in addition to the two crosswalks nearby. Ms. Maclean cited the Comprehensive Plan and added that the Downtown Transit Center and shoppers parking lot are also right there and adding another access point would compound the congestion there.

MOTION: *by Mr. Dye to accept staff's findings, analysis, and recommendations, and approve USE2020 0007.*

Mr. Arndt asked whether they needed to add a condition allowing the applicant to use the shared driveway to the parking garages. Staff explained that it is on the site plan and, therefore, a condition is not needed.

MOTION: *by Mr. Winchell to amend Mr. Dye's motion by striking Condition #10.*

Mr. Eiler spoke to support Mr. Winchell's motion. Mr. Dye and Mr. Alper spoke against the motion citing the congestion already in that area as was pointed out by staff.

Roll Call Vote on Mr. Winchell's proposed Amendment:

Yes: Winchell, Eiler

No: Alper, Hickok, Pedersen, Arndt, Dye, Levine

The Amendment fails

Vote on the main motion:

The motion passed with no objection.

IX. BOARD OF ADJUSTMENT None

X. OTHER BUSINESS

Mr. LeVine welcomed Mr. Pedersen and assigned him to the Title 49 committee.

There is a vacancy for liaison with the Juneau Commission on Sustainability. Members interested in being the liaison can contact Mr. LeVine.

XI. STAFF REPORTS

- Ms. Maclean reported this is the last meeting in this format. Future meetings will be in Zoom webinar format
- Downtown Juneau Alternative Development Overlay District can be moved to the Commission at the next Committee of the Whole meeting
- FEMA Flood map requires small revisions but they are hoping to have it before the Commission at the June 9th or June 23rd meetings
- July 14th agenda will include a complex conditional use permit
- The RFP has been issued for the Comprehensive Plan
- Ms. Maclean reminded members to watch their emails as the committee meetings are back up and running
- Ms. Wright added there will be an appeal and possible executive session in June

The members discussed when to hold the next Committee of the Whole (COW). It was decided that Mr. LeVine and Mr. Dye would work with Staff to determine the date of the next COW.

XII. COMMITTEE REPORTS - None

XIII. LIAISON REPORTS

- Mr. Smith reported recent Assembly activities and welcomed Mr. Pedersen to the Commission
- Assembly Finance Committee is working on Budget
- Assembly met with Dr. Zink and discussed Coronavirus

- Looking to schedule a joint PC/Assembly meeting in the near future

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS- Mr. LeVine reminded members that they are not to discuss the case that is being appealed with each other or anybody.

XVI. EXECUTIVE SESSION- None

XVII. ADJOURNMENT - 8:48 pm