

Minutes
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
March 10, 2020

I. ROLL CALL

Nathaniel Dye, Acting 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 7:05 p.m.

Commissioners present: Nathaniel Dye, Acting Chairman; Paul Voelckers; Travis Arndt; Joshua Winchell; Weston Eiler; Ken Alper

Commissioners absent: Michael Levine, Chairman; Dan Hickok

Staff present: Jill Maclean, CDD Director; Allison Eddins, Planner; Emily Wright, Law; Scott Ciambor, CBJ Housing Officer

Assembly members: Greg Smith

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

- A. January 28, 2020 Draft Minutes, Regular Planning Commission
- B. February 4, 2020 Draft Minutes, Special Planning Commission

MOTION: by Mr. Voelckers to approve the January 28 and February 4, 2020 Planning Commission Regular and Special Meeting minutes with noted correction to January 28 minutes and any staff corrections or commissioner comments.

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - none

V. ITEMS FOR RECONSIDERATION - none

VI. CONSENT AGENDA - none

VII. UNFINISHED BUSINESS - none

VIII. REGULAR AGENDA

USE2020 0002: A Conditional Use Permit for an accessory apartment on an undersized lot
Applicant: Andrew Heist
Location: 407 Irwin St

PWP2020 0001: Parking waiver for one parking space for an accessory apartment related to USE2020 0002
Applicant: Andrew Heist
Location: 407 Irwin St

Ms. Maclean asked the Commission for a continuance until the March 24 regular meeting.

MOTION: by Mr. Eiler to grant a continuance of USE2020 0002 and PWP2020 0001 until the March 24 Regular Meeting.

The motion passed with no objection.

IX. BOARD OF ADJUSTMENT - none

X. OTHER BUSINESS

Presentation on Upstairs Downtown Project

Scott Ciambor, CBJ Housing Officer, presented the current status of the Upstairs Downtown Project explaining the project priorities and goals and introducing the new page on the Juneau.org website that has been built to illustrate and explain the status of potential housing downtown.

Currently, there are about 181 units in the subject area with about 1.8 persons per household as compared to the average of 2.6 elsewhere. Population data came from different sources but relied heavily on 2010 Census Data.

The website includes information on which properties are locally owned, which are privately or publicly owned, when they were built, how many people live in them, and barriers to improving or adding more units. Regulatory considerations and barriers to developing housing in the area include avalanche zones, flood zones, parking requirements, historic districts, and zoning.

Mr. Voelckers thought the study was to quantify an inventory of how many unoccupied apartments are out there that could be utilized. Mr. Ciambor said that it was part of the project and they are still working on that.

Mr. Alper asked how to find the website. Mr. Ciambor said it will be accessed through the CDD webpage and there will be live in the next day or two.

Mr. Ciambor invited the Commission to please send any questions, concerns, suggestions to himself or CDD staff.

Continuation of Auke Bay Rezone and Overlay District discussion from COW

Mr. Alper had questions about the parking requirements. Ms. Eddins answered that there are a lot of variables concerning parking. For example, requiring more parking can mean there is not room to build enough units affordably but on the other hand allowing too little parking can be a detriment as well. Mr. Dye added when the committee was developing this rezone and overlay, they took into consideration how adding units by adding height and other factors could affect parking requirements.

Mr. Winchell commented that when planning the parking, if the parking availability is too limited then he can see people overusing the CBJ parking areas and using the parking permits as permanent parking spaces thereby making the parking situation even worse.

XI. STAFF REPORTS

Ms. Maclean reminded the commissioners to return the surveys regarding training topics and the poll regarding training date/time preferences.

- The next Planning Commission COW is scheduled for March 24 at 5pm
- There will be a joint meeting with the Assembly on March 31 at 6pm
- Downtown Juneau ADOD Zoning and Downtown Douglas ADOD are getting close to completion
- The HRC committee is meeting to interview Planning Commission applicants on April 30
- The Assembly COW has tasked CDD and the Planning Commission to review and revise parking regulations and the Fee in Lieu

Mr. Dye asked for commission input on whether to start future COW meetings at 5:00 or 5:30.

XII. COMMITTEE REPORTS - none

XIII. LIAISON REPORTS

Assembly Liaison Greg Smith gave a brief update on Assembly activities.

- Housing has been a big topic
- Parks & Rec is in the process of moving the Thane campground closer to town near the AELP facility with the intent being to shelter homeless.
- The Assembly COW have seen Mr. Ciambor's Upstairs Downtown presentation

- There are negotiations in progress regarding land to extend the seawalk
- The Assembly has been discussing parking
- The Museum project to occupy the archipelago lot has been 'slowed' as they are looking for community feedback
- Coronavirus and the Westerdam have been the focus this last week

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

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Voelckers asked if the Archipelago appeal period has passed yet. Ms. Maclean answered that it has.

Mr. Alper asked if living in an area where the resident would not need a car would mean it is 'affordable'. Mr. Ciambor explained the definition(s) of 'affordable' is(are) based on income level.

XVI. EXECUTIVE SESSION - none

XVII. ADJOURNMENT – 822 pm