

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
March 27, 2018

I. ROLL CALL

Paul Voelckers, Vice 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 7:00 p.m.

Commissioners present: Paul Voelckers, Vice Chairman; Nathaniel Dye, Dan Miller, Percy Frisby, Dan Hickok, Andrew Campbell

Commissioners absent: Ben Haight, Chairman, Michael LeVine, Carl Greene

Staff present: Rob Steedle, CDD Director; Beth McKibben, Planning Manager; Jill Maclean, Senior Planner; Robert Palmer, Assistant Municipal Attorney; Carl Uchytel, Port Director

Assembly members:

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

III. APPROVAL OF MINUTES

MOTION: *by Mr. Dye, to approve the February 27, 2018 Regular Planning Commission meeting minutes with any minor alterations by staff or Commission member.*

The motion passed with no objection.

IV. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Doug Arends told the Commission that he lives across from the proposed new Capital Grind coffee stand located on Glacier Avenue near 11th Street. Has said he has concerns about its location. His house is on the property line adjacent to the coffee stand. Mr. Arends told the Commission he has lived at this location for around fifteen years. He said the road is a busy spot with a snow berm in the middle during the winter making it difficult for cars to navigate. The alley itself is not maintained, and he told the Commission he has a tough time in getting with

his Toyota Rav IV. The parking is based upon vehicles that are ten feet in length. He said he believed that even a Volkswagen Beetle is about fourteen feet in length. Mr. Arends told the Commission he felt that he has legitimate concerns, and that a drive-through makes no sense using an alley as an access point.

Staff Comments

Mr. Steedle told the Commission that the applicant for the drive-through coffee stand has applied for a building permit. Since this is considered a minor development, it can be approved administratively. He said that the staff has not yet reviewed the parking circulation pattern.

V. ITEMS FOR RECONSIDERATION - None

VI. CONSENT AGENDA

USE2018 0002, a Conditional Use Permit to allow an encroachment of approximately eight feet into the rear yard setback, was pulled from the Consent Agenda and placed under the *Regular Agenda*.

Vice Chairman Voelckers and Commission member Miller recused themselves, citing possible conflicts of interest.

Mr. Dye took over the gavel for this item.

VII. UNFINISHED BUSINESS - None

VIII. REGULAR AGENDA

USE2018 0002: A Conditional Use Permit to allow an encroachment of approximately 8 feet into the rear yard setback in a General Commercial zone

Applicant: Building Pros Inc.

Location: Airport Blvd

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow an encroachment of approximately 8 feet into the rear yard setback of a property that abuts CBJ-owned lands. The approval is subject to the following conditions:

1. A minimum four-foot-high fence must be installed along the rear property lines to prevent future encroachments onto the abutting CBJ-owned land.

IX. BOARD OF ADJUSTMENT - None

X. OTHER BUSINESS

A. Juneau Downtown Harbors Uplands Master Plan

Mr. Uchytel gave the Commission a presentation on two plans that were recently approved by the Docks and Harbors Board: development from Bridge Park to Norway Point, and a preliminary design plan for Marine Park to Taku Dock.

Mr. Uchytel told the Commission they would like to replace the 50-year-old infrastructure downtown and to make the two harbors world-class. Their goal is to make the harbor areas vibrant and something for the entire community to embrace and want to visit. Egan expressway limits the amount of uplands for expansion, said Mr. Uchytel. Their vision is to have a harbor system where people can come and recreate and visit for economic development such as restaurants, he said.

The fishing industry provides the greatest number of jobs in Juneau second only to government employment, said Mr. Uchytel. They would like to expand at the yacht club area and at Aurora harbor to improve facilities for the fishing industry, he said. They also want to draw the community to the harbors with restaurants, coffee bars and other waterfront friendly businesses, he said.

They would like to expand the Marine services yard at Norway Point, he said. They would like to bring a huge lift to Norway Point and expand the area with fill for a marine services yard, which would include a new float and a transient float which would pair nicely with the yacht club, he said.

Commission Comments and Questions

Mr. Voelckers asked if there has yet been communication with the Army Corps of Engineers regarding plans for fill.

Mr. Uchytel said that has not transpired at this time, but that they are also exploring using the little rock dump for a marine services yard. That area is located off Thane Road just past the rock dump. This would be about a \$31 million project, said Mr. Uchytel. They were unsuccessful in their application for a TIGER grant last year, he said. However, this year, the money destined for TIGER grant allocations has been tripled, he noted.

The *Transportation Investment Generating Economic Recovery*, or TIGER Discretionary Grant program, provides an opportunity for the DOT to invest in road, rail, transit and port projects that promise to achieve national objectives. Since 2009, Congress has dedicated over \$5.6

billion for nine rounds of TIGER funds to fund projects that have a significant impact on the nation, a region or a metropolitan area.

The area at Norway Point is not of biological significance, and therefore obtaining a fill permit from the Army Corps of Engineers should be feasible, said Mr. Uchytel.

They have no money, said Mr. Uchytel, they have a vision, and at this time they are chasing grants from which to fund the projects.

Mr. Frisby asked if the current TIGER grant application will be reviewed again or if they have to reapply for the grant.

They have to reapply for the grant, said Mr. Uchytel. The point of these plans is to think big thoughts, and come up with new ideas that will really move the community forward with economic opportunities, said Mr. Uchytel.

Going through this public process, said Mr. Uchytel, they heard a lot of public comment about access, and perhaps an access road that would link the two harbors, he said, which would help with traffic on Egan Road. They also would like a pedestrian path which would link the two harbors, he said. Pedestrian access and the provision of amenities and uses for the public are big items which they are keeping in mind when going over these plans, he said.

Mr. Frisby asked what the proposed distance would be between the proposed float and crane.

Mr. Uchytel said he would guess it was about 100 feet.

They think there is great potential at Harris harbor because of its proximity to the flats area and Whale Park, said Mr. Uchytel. They would like to reposition the harbor grid and arrange it so that there can be commercial development extending towards the harbor, he said.

Mr. Dye said on the last CSP they did for Auke Bay Harbor that they had quite a bit of public testimony expressing concern about the proposed restaurant space on top of the ground floor building as competing with the private sector. He asked if Mr. Uchytel had experienced any negative feedback about the City competing with the private sector regarding the proposed commercial areas within the harbor.

Mr. Uchytel said he suspects the way they would handle possible negative feedback from the public is that waterfront space would be leased to developers, and that it would have to meet certain architectural design features, so the area could have a cohesive design.

Mr. Steedle reminded the Commission that any particular projects coming out of this proposed development would be coming back to the Planning Commission for review. The public would also have the opportunity to comment at those times as well, he said.

Mr. Hickok asked if Hoonah and Wrangle developed their haul-outs via TIGER grants. There are other funding sources available to those communities, said Mr. Uchytel. They have not obtained TIGER grants, he said.

In answer to a question from Mr. Frisby, Mr. Uchytel said that \$25 million is the largest amount which can be obtained via a TIGER grant without matching funds.

Mr. Uchytel said the next phase for Aurora harbor will involve hopefully state harbor grant money. They did receive \$1.5 million from the one percent sales tax which they can use, he said. They were successful in obtaining about \$5 million for the Auke Bay loading facility, said Mr. Uchytel.

Mr. Voelckers asked if Mr. Uchytel has assumed that it is not appropriate to use a portion of the passenger fee funds for Aurora and Harris harbors.

Mr. Uchytel said as a general rule he has assumed that it is not appropriate to use a portion of the passenger fee funds for Aurora and Harris harbors. He added that the City Manager has put forward a marine passenger fee request of \$150,000 to conduct a cruise ship analysis. He said he believes those funds will be available after July. He said that would be applicable because some of these small cruise ships do pay in to the marine passenger fee. He said he is going to investigate to see if there can be a marriage with the next phase of Aurora harbor using head tax.

Mr. Hickok asked if there is actually a need for the float plane dock that has not been used for years.

Mr. Uchytel said that DOT operates that float dock and it still possesses the title to it. He said the justification for its continued existence is that it can be used as an alternative to the airport floatplane pond should it be frozen over.

Mr. Hickok asked if dredging out Gastineau channel would make downtown more appealing.

Mr. Uchytel said he would love to do that. He said it would never be approved by the Army Corps of Engineers.

Mr. Uchytel said the projects he has been discussing would cost about \$100 million. He said it is a lot of money, but that you can't do anything without a plan, which he feels has been well rounded out. A lot of the community has asked for upgraded and expanded services for the

fishing industry, and other groups have advocated for a marine services yard, and others have spoken in favor of expanded commercial opportunities in the Harris boat harbor area. There are not even showers available in the downtown harbor areas, he said. There will be two new heated unisex bathrooms with one shower available in the Harris harbor area, he said. Those should be constructed this summer.

Marine Park to Taku Dock Urban Design Plan

The private property owners and Docks and Harbors worked together to incorporate the archipelago property into the plan's design concepts. The Docks and Harbors Board adopted the plan on January 25, 2018. The Assembly recently approved the appropriation of funds to begin the design process for a bus staging area that the plan proposes.

The plan's primary goals are:

- Create a bus staging lot with stalls for be permit loading
- Construct a covered waiting area and public restroom facilities for the staging lot
- Construct a new visitor's kiosk along the north side of the library
- Consider a sea walk expansion
- Realign the deck staircase on the north side of the library with the crosswalk
- Deck over CBJ property to create space for public restrooms and a USS Juneau Memorial

The project and uses that are proposed in the Marine Park to Taku Dock Master Plan generally conform to Title 49 and adopted plans. Specific projects will be evaluated through the appropriate permitting process.

The archipelago lot is the focus of this plan, said Mr. Uchytel. Other aspects of the urban design plan include decking over the City property that is north of Tracy's Crab Shack on South Franklin Street for restroom facilities. Some other public use such as a memorial could also be located in that area, he said. This would include some sort of waterfront attraction, said Mr. Uchytel. One of the ideas was to move the City Museum down to the waterfront, he said.

Morris Communications owns some of the land in this area and would like to sell some of it to the City and Borough of Juneau for a staging area, said Mr. Uchytel.

Mr. Voelckers asked how this proposed development would affect the traffic pattern which is already cramped on South Franklin Street. He said there has already been concern that South Franklin is at its maximum capacity as it is. He said additional buses added to the area may be problematic.

They are looking at 1.3 million passengers next year, said Mr. Uchytel. He said those visitors will be coming whether Juneau is ready or not. Since 2011 the City has made improvements to South Franklin which have greatly improved the transportation on the street, he said. While

there have not been any traffic studies, said Mr. Uchytel, they have consulted with DOT about a possible frontage road which would basically go through the library parking lot, he said.

XI. STAFF REPORTS

No Planning Commission Meeting April 10, 2018

The staff has no cases which need to be presented to the Planning Commission so there will be no Planning Commission meeting on April 10, (2018) said Mr. Steedle.

Open House

On Wednesday, April 4, (2018) the open house for flood map revisions will be held at DZ Middle School from 6:00 p.m. – 8:00 p.m., said Ms. McKibben.

Accessory Apartment Grant Program

The accessory apartment grant program was funded, said Ms. McKibben. It will be a \$6,000 grant for 12 homes, she said.

Two weeks ago there was a meeting for the Historic and Cultural Preservation Plan, said Ms. McKibben.

XII. COMMITTEE REPORTS

Title 49 Committee

Mr. Dye reported that the committee discussed canopy walls and sub-streets.

Auke Bay Ad Hoc Committee

Mr. Dye reported that the committee is forging ahead and that they did receive some input from a member of the original Auke Bay Steering Committee.

Mr. Voelckers added they have not made any progress as of yet with land owners in the area.

XIII. LIAISON REPORTS

Mr. Voelckers reported that Beth Weldon, the Assembly Liaison to the Planning Commission, could not make it to the meeting as she has suffered a fracture in her ankle.

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

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS – None

VI. EXECUTIVE SESSION - None

XVII. ADJOURNMENT

The meeting was adjourned at 8:15 p.m.