

MINUTES
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Ben Haight, Chairman
October 10, 2017

I. ROLL CALL

Ben Haight, 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 7:03 p.m.

Commissioners present: Ben Haight, Chairman; Paul Voelckers, Vice Chairman; Michael LeVine, Nathaniel Dye, Dan Miller, Dan Hickok, Kirsten Shelton

Commissioners absent: Percy Frisby, Carl Greene

Staff present: Rob Steedle, CDD Director; Laura Boyce, Senior Planner; Jill Maclean, Senior Planner; Greg Chaney, Lands and Resources Manager; Dan Bleidorn, Deputy Lands and Resources Manager; Rachel Friedlander, Lands and Resources Specialist; Robert Palmer, Assistant Municipal Attorney

Assembly members: Debbie White

II. APPROVAL OF MINUTES

September 12, 2017 Draft Minutes - Regular Planning Commission Minutes

MOTION: *by Mr. LeVine, to approve the September 12, 2017, regular Planning Commission meeting minutes with any minor modifications by Commission member or staff.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

IV. PLANNING COMMISSION LIAISON REPORT

Assembly Liaison to the Planning Commission Debbie White thanked the Commission for its hard work and service to the community. She said it is one of the most hard working boards serving the community of Juneau under the Assembly.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA - None

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

SMP2017 0001: A Modification to the Pederson Hill Subdivision Preliminary Plat
Applicant: City and Borough of Juneau
Location: Pederson Hill

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and approve the modification to the preliminary plat for Pederson Hill Subdivision. This approval would allow the applicant to submit the final plat application.

Ms. Maclean told the Commission this item is before them again in order to divide the project into three phases; 1A, 1B, and 1C. This way, she explained, the project it is more financially viable for the City. Alternate access would be through the Christ Evangelical Church parking lot, rather than using the equestrian trail as previously intended, she said.

For this development, the lighting plan has been submitted and the fish passage issue has been addressed, said Ms. Maclean. She said there have been no comments received by the Habitat Division of Fish and Game, with a few comments received by the Wildlife Division.

In addition, there have been two comments received from property abutters, said Ms. Maclean. Those comments include the opinion that it would be better for the City to proceed with this project in stages, and concern was expressed about the intersection of Karl Reishus Boulevard and Meadow Lane, she noted. Residents on Frank Maier Drive have requested that as few trees as possible be cut on the southernmost lot which borders the equestrian trail.

The Alaska Department of Fish and Game Wildlife Division has suggested that the development implement bear-proof trash cans, to help mitigate unwanted interactions between bears and humans in this area.

Almost all of the 11 conditions for the project have been met, except for Condition 7, which states that prior to recording the plat, the applicant place a permanent, protected status on Phase 1A Lot 9, and Phase 1B Lot 7.

Applicant (CBJ Lands Division)

Mr. Chaney told the Commission that they have planned for wildlife corridors, but that they can't cover the land the City does not own. He added that the numbering of lots has changed. They propose this development be implemented in three stages to make this as cost effective as possible for the City, said Mr. Chaney. He added that Phase 1 will be the "bones" of the project, in which sewer, water and cable will be brought in.

Emergency vehicles can use the Evangelical Church road if needed in an emergency. There is a hammerhead turnaround constructed in Phase 1, so emergency vehicles can turn around. They have created a loop through the development, so there will be no dead-end road in both phases, said Mr. Chaney.

There are 86 residential lots not including Lot 19, said Mr. Chaney. They do not intend on making Lot 19 available for residential use for some time, he added. Lot 1 will be one of the last lots to be developed, because it is in Phase 3 and is very large, he added. They do have the intention that Lot 1 eventually be developed, said Mr. Chaney.

Commission Comments and Questions

Mr. Voelckers asked Mr. Chaney if he could elaborate more on Lot 19, since it has a private lot next to it on the south side.

Mr. Chaney replied that it will be difficult for the subdivision to be viewed from that private lot due to the line of trees.

Mr. Dye asked if lots six – eight have a street-side setback or a standard setback.

Ms. Maclean responded that those lots will have an alley setback.

MOTION: *by Mr. LeVine, to approve staff's findings, analysis and recommendations and approve SMP2017 0001*

The motion passed with no objection.

X. BOARD OF ADJUSTMENT - None

XI. OTHER BUSINESS - None

XII. DIRECTOR'S REPORT

Commission members Miller, Hickok and Greene will be travelling to Anchorage for the state-wide planning meeting, said Mr. Steedle.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Mr. Voelckers reported that the Rules Committee is working on coming up with amended rules for Commission meetings. They want to make sure that materials the Commission is to review are ready a week prior to the meetings, said Mr. Voelckers. He said in consultation with the Municipal Assistant Attorney, that they may find it most expedient to start fresh and identify a cleaner model from which to fabricate the rules. He said early November would be the earliest they could bring this before the Commission.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Voelckers asked when variances will be back before the Commission for review..

Mr. Steedle said they hope to have it before the Commission in November for a public hearing.

XV. ADJOURNMENT

The meeting was adjourned at 7:39 p.m.