

MINUTES

Regular Planning Commission Meeting CITY AND BOROUGH OF JUNEAU Mike Satre, Chairman

August 11, 2015

I. ROLL CALL

Mike Satre, 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 pm.

Commissioners present: Mike Satre, Chairman; Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine, Nicole Grewe, Matthew Bell, Paul Voelckers, Dan Miller

Commissioners absent: Ben Haight

Staff present: Hal Hart, Planning Director; Teri Camery, Senior Planner; Tim Felstead, Planner I

II. APPROVAL OF MINUTES

- July 14, 2015 – Regular Planning Commission Meeting Minutes

MOTION: *by Mr. Miller, to approve the minutes for the July 14, 2015, Regular Planning Commission meeting with any minor modifications by staff or Commission members.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT - None

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

CSP2015 0012: A City Project Review for a new park and sea walk extension.
Applicant: City and Borough of Juneau
Location: 1300 W. 9th Street

Based upon the proposed plan (identified in Attachments 1-8), and the findings and conclusions stated above, the Community Development Department Director recommends that the Planning Commission **RECOMMEND APPROVAL** to the Assembly for the request, which would allow development of a park and extended sea walk.

MOTION: *by Mr. Miller, to approve the Consent Agenda as read with staff's findings, analysis and recommendations.*

The motion was approved with no objection.

VII. **CONSIDERATION OF ORDINANCES AND RESOLUTIONS** - None

VIII. **UNFINISHED BUSINESS** - None

IX. **REGULAR AGENDA** - None

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS** - None

XII. **DIRECTOR'S REPORT**

Mr. Hart announced that the Assembly has approved the legislation which allows for more day care within the community.

The Auke Bay Plan is now complete, said Mr. Hart. They are now hearing from entirely different members of the community of about Auke Bay, he said. They have recently held two charrettes, said Mr. Hart, with many new people attending both charrettes, especially the second one. They are reviewing the plan with the new attendees, and filling them in on the process, said Mr. Hart.

The area serves a number of uses, said Mr. Hart, such as the harbor area, the University, and it also serves as a transportation hub. While there is a lot of institutional investment in the area, he feels sure that private investment will outstrip the institutional investment in Auke Bay, said Mr. Hart. It is a very attractive area for many people, he commented. There are more houses built in the area and 30 more units have been constructed, he said.

Retired people are investing in units in the area, said Mr. Hart, and they hope to have University students as well at their next charrette to represent that demographic, he said.

Mr. Hart spoke about the importance of developing a neighborhood center for the area, which according to one author could be comprised of a minimum of nine businesses or so, he said, serving 5,000 to 6,000 people. A store could serve as a neighborhood center, he said. Parking needs to be available, and that is currently a need which needs to be addressed, said Mr. Hart. They will come up with some recommendations on parking, said Mr. Hart, working with the community.

The Auke Bay Steering Committee will resume meeting regularly on August 25, (2015) said Mr. Hart. They will refine any parking recommendations into the form of draft code, he said, before the information is presented to the Commission.

Mixed use zoning needs to be available of various types for the waterfront, said Mr. Hart. He noted that it is estimated that the area can serve approximately 400 more families. The public was not interested in having big parking garages in the area, he said. The underlying theme for the area is that it is a naturally very beautiful area, and they would like to preserve that natural beauty, he said.

Mr. Hart said it is also important to make adjustments for the burgeoning retirement community as the area develops.

Commission Comments and Questions

Mr. Voelckers asked if the Department of Transportation and Public Facilities (DOT&PF) has a representative on the Steering Committee.

Mr. Hart responded that there is a representative from DOT&PF on the Steering Committee. He said that DOT&PF views the Auke Bay area as a rural area. As the code is developed for the Auke Bay area, there will be a lot of communication with DOT&PF regarding roads and parking, he said. Speed is still a number one community issue as well, he said.

Mr. Bell, Commission Liaison for the Auke Bay Steering Committee, said the staff has done a wonderful job conducting the charrettes that he has attended, and that the attendance to the charrettes has been diverse with each meeting.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

- July 2, 2015 Marijuana Committee Work Session Minutes

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

The meeting was adjourned at 7:27 p.m.