

MINUTES

PLANNING COMMISSION Regular Meeting City and Borough of Juneau **Mike Satre, Chairman**

February 24, 2015

I. ROLL CALL

Dennis Watson, 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 7:01 pm.

Commissioners present: Dennis Watson, Vice Chairman; Bill Peters, Michael LeVine (telephonically), Ben Haight, Nicole Grewe (telephonically), Gordon Jackson, Dan Miller

Commissioners absent: Mike Satre, Chairman; Paul Voelckers

Staff present: Hal Hart, Planning Director; Beth McKibben, Senior Planner; Jonathan Lange, Planner I

II. APPROVAL OF MINUTES

- January 27, 2015 – Regular Planning Commission Meeting
- January 27, 2015 – Planning Commission Committee of the Whole Meeting

MOTION: *by Mr. Miller, to approve the January 27, 2015, Regular Planning Commission meeting minutes and the January 27, 2015, Planning Commission Committee of the Whole meeting minutes with any minor modifications by any Commission members or by staff.*

The motion was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT

Assembly Liaison Loren Jones reported that at last night's Assembly meeting the Juneau Economic Development Plan was adopted as part of the Comprehensive Plan. There will be subsequent meetings with various groups on how to actually implement the Plan, said Mr. Jones.

The ordinance has been introduced to approve the Auke Bay Plan which will be on the agenda for the March 16, (2015) Assembly meeting, as well as the cell phone ordinance which was introduced, said Mr. Jones.

The Assembly also approved the ordinance for accessory apartments, said Mr. Jones, with one amendment reducing parking requirements for accessory apartments to only one required parking space regardless of the number of bedrooms.

The Assembly passed an amendment last night on the North Douglas rezone, reinstating D5 zoning in the area. That amendment will be up for a public hearing on March 16, (2015), with a hearing on the final ordinance slated for the meeting after that, said Mr. Jones.

The Assembly was informed by the City Attorney last night said Mr. Jones, that the City could restore Gastineau Apartments through the imminent domain process in conjunction with the Alaska Housing Finance Corporation. However, said Mr. Jones, engineer reports indicate that the building is not salvageable. Therefore, said Mr. Jones, it is not financially feasible to find an investor for the project. Estimates indicate \$900,000 to over one million dollars just to get the building down to its foundation, said Mr. Jones. The property is only assessed at \$800,000, he added.

The Assembly will conduct a joint meeting with the Planning Commission on March 10, (2015), said Mr. Jones.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

SMF2015 0001: A Plat Amendment review for ANDSOH Subdivision, a Major Subdivision with 9 lots.
Applicant: John Armstrong
Location: 2767 Sherwood Lane

Due to a conflict Mr. Miller stepped down from participation in the above agenda item.

Staff recommends that the Planning Commission adopt the Director's analysis and findings and **APPROVE** the requested Plat Amendment. Staff further recommends that the approval be subject to the following conditions:

1. Prior to recording of the proposed Plat Amendment, the Access and Utility Easement for

- Lots 5, 7, 8, and 9 must be moved south to 50 feet from the anadromous stream.
2. Prior to grading or paving of access easements the applicant will contact Community Development Staff to flag the required habitat setback.

MOTION: *by Mr. Peters, to approve Consent Agenda Item SMF2015 0001 with staff's findings, analysis and recommendations.*

The motion was approved by unanimous consent.

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

Implementation of the Auke Bay Plan

Mr. Hart said he and staff members met with City budget staff today and part of the discussion centered on implementation of the Auke Bay Plan. They discussed ongoing projects in Auke Bay such as the 13 unit condominium project, and the seven unit residential post office project, said Mr. Hart.

Under discussion were regulatory changes in store for the area once the plan is adopted, said Mr. Hart. They want to simplify the regulations and reduce the total number of zones for the area, said Mr. Hart. One of the big tenants of development for the core area is to make it walkable, said Mr. Hart.

They would like to begin these changes as soon as the Plan is approved by the Assembly, said Mr. Hart. They would like to complete this work by June, he said.

Builders Forum

The permit numbers for the year are down, said Mr. Hart. He attributed this in part to the uncertainty created by the dramatic decreases in the state budget.

Subdivision Process Update

It is key on the current draft to stipulate they are clear on the policy choices, said Mr. Hart. They want a builder to be able to look at the code and have the expectations made very clear, said Mr. Hart. It is not currently as clear as they would like it to be, said Mr. Hart. They will

continue to work with the legal department to clarify that, he said, looking at both policy and housekeeping changes.

Downtown Revitalization

Mr. Hart pointed out that the owner of the Gastineau Apartments still has the option to talk to developers about the property.

On September 26, (2015) a flotilla will be arriving, said Mr. Hart. There is also an art process going on for the harbor improvement, said Mr. Hart, and the ongoing whale art project for downtown. SeaAlaska is applying for a \$3 million arts grant for Juneau in conjunction with other agencies, said Mr. Hart. This ties in with one of the economic goals, which is to improve the arts community for the downtown area, said Mr. Hart.

The Willoughby parking area is continuing to proceed, said Mr. Hart. The Downtown Improvement Group (DIG) continues to meet every Friday morning, said Mr. Hart.

The Downtown Business Association (DBA) meets regularly in its effort to continue to improve the downtown area, said Mr. Hart.

There is also a project involved with the walkability of the downtown area, said Mr. Hart.

Mr. Hart said he feels the missing element is a central means of communication among these groups and projects. If this information was centralized it would be extremely helpful, he noted.

Commission Comments and Questions

Mr. Haight added there was a continuation of the sea walk, that there was an RFP out for the Willoughby Performing Arts Center, the new library is under construction in the Valley, and the renovation of the Fish and Game building continues in Douglas. Mr. Haight said the Department of Transportation (DOT) maintains a list of its ongoing projects on its website and that perhaps something of that nature may be helpful for the City. He said the question is where to put such a list which would involve integration of City departments.

Ms. McKibben said there is a Title 49 Committee meeting scheduled for March 17, (2015), and that a Subdivision Review Committee lunch meeting is scheduled for March 19, (2015), and that the consultants for the Housing Action Plan will be in town March 9, (2015), to meet with the Affordable Housing Commission.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES - None

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

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