

MINUTES

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

February 10, 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 7:01 pm.

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

Commissioners absent: Ben Haight

Staff present: Hal Hart, Planning Director; Beth McKibben, Senior Planner; Teri Camery, Senior Planner; Eric Feldt, Planner II; Jonathan Lange, Planner II; Chrissy McNally, Planner I; Allison Eddins, Planner I; Tim Felstead, Planner I; Robert Palmer, City Attorney; Greg Chaney, Lands and Resources Manager; Gary Gillette, Port Engineer

Chairman Satre announced that AME2015 0003; the proposed amendment to Title 49.45.410 to change signage enforcement fees, was removed from the agenda.

II. APPROVAL OF MINUTES

- January 13, 2015 – Regular Planning Commission Meeting

MOTION: *by Mr. Miller, to approve the January 13, 2015, Regular Planning Commission 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 the Assembly Finance Committee meeting is tomorrow night (February 11, 2015). The topic of discussion is the Tax Exemption Committee established by the Assembly.

The Assembly was briefed on the Draft Auke Bay Plan at last night's meeting, said Mr. Jones. It was received with very positive comments, he said.

The CIP (Capital Improvement Project) plan has been presented for the second time to the Public Works and Facilities Committee, said Mr. Jones. On Monday it was referred to the Finance Committee for final tweaking before passage by the Assembly.

The Remote Subdivision Ordinance which was before the Assembly, was referred back to the Lands Committee, said Mr. Jones.

A letter was received by the Assembly from Southeast Builders regarding a property tax exemption bill which may be introduced to the Legislature this session, said Mr. Jones.

At last night's Assembly Committee of the Whole meeting there was a fairly lengthy discussion on accessory apartments, said Mr. Jones. The Assembly is strongly in support of the ordinance in general, said Mr. Jones, but at his suggestion a new version of the ordinance will be put forth.

Mr. Jones said there are currently three instances in which the Director could make a decision on an accessory apartment; however if one of those conditions was not met, a Conditional Use permit was required. This contingency was whether or not the property was located on a sewer system, said Mr. Jones. An amendment was put forth for the Assembly to consider on this aspect of the ordinance, said Mr. Jones. If the property was not on a sewer system and there was an engineer's report stipulating the existing sewer system can handle an accessory apartment, then a Conditional Use permit would not be required, said Mr. Jones. This will be before the Assembly for a public hearing at the February 23, (2015) meeting, said Mr. Jones.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

Commissioner Grewe requested that CSP2014 0025 and USE 2014 0020 be pulled from the Consent Agenda and be placed under the Regular Agenda for purposes of discussion.

Commissioner Voelckers requested that CSP 2014 0023 be pulled from the Consent Agenda and placed under the Regular Agenda for purposes of discussion.

CSP2014 0024:	Review of North Scott Drive drainage improvements for consistency with Title 49 and adopted plans.
Applicant:	City and Borough of Juneau
Location:	North Scott Drive

Staff Recommendation

Staff recommends that the Planning Commission adopt the findings in this staff report and recommend to the Assembly that CSP2014 0024 is consistent with adopted local plans and policies, as required by CBJ 49.15.540 and AS 35.30.010.

VAR2014 0029: A variance to reduce the 20-foot front yard setback for an existing building.
Applicant: Kim & Ethel Smith
Location: 3112 Wildmeadow Lane

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and **APPROVE** the requested Variance, VAR2012 0029.

The Variance would allow for the reduction of a front yard setback from 20 feet for an existing garage and dwelling unit. This, in turn, enables an existing building to remain when a proposed subdivision of the current lot is completed.

MOTION: *by Mr. Miller, to approve items CSP2014 0024 and VAR2014 0029 on the amended Consent Agenda as read with staff's findings, analyses and recommendations.*

The motion was approved with no objection.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS

AME2014 0011: Amend Ordinance 2014-32 Wireless Communication Facilities for consistency with new Federal changes.
Applicant: City and Borough of Juneau
Location: Borough-wide

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings, and recommends that the Assembly approve this ordinance amendment.

Mr. Feldt outlined the seven proposed changes in the Wireless Communication Facilities Ordinance for the Commission.

- 1) Collocation eligible facility request is an expedited 60 day process, said Mr. Feldt, replacing what was a 90 day process in the proposed ordinance. This is also not subject to yard setbacks, he noted.

- 2) There are two modifications to section 49.65.950 (b), said Mr. Feldt. One is concealment and the other is development of the conditions of the tower. For example, if the proposed modification to a tower does not meet the concealment requirements, it is a substantial change and is no longer an Eligible Facility's Request.
- 3) It states a stop in the "shot clock" time for the applicant to revise an application if it is previously deemed incomplete, said Mr. Feldt.
- 4) Any decisions by the Director of Wireless Communications Facilities must be made in writing and supported by substantial evidence, and postmarked prior to the shot clock deadline date, said Mr. Feldt.
- 5) Eligible Facilities Requests now follow the same exemption provided to collocation, because those requests are on existing towers previously approved by the CBJ.
- 6) An Eligible Facility Request would now be exempt from 49.65.960(b) because by definition, these requests are collocations or other forms of minor changes on existing towers.
- 7) The modifications add new definitions for:
 - ✓ Eligible Facilities Request
 - ✓ Eligible Support Structure
 - ✓ Transmission Equipment
 - ✓ Wireless Tower
 - ✓ WCF site

The modifications add revised definitions for:

- ✓ Base Station
- ✓ Collocation
- ✓ Tower/Wireless Tower
- ✓ Attached WCF

Commission Comments and Questions

Mr. Voelckers asked why on Page 6 of 12, on line four, the language regarding applications requiring a special use permit had been struck.

The language was struck to simplify how the ordinance was read, said Mr. Feldt.

Mr. Voelckers said he was raising the question for the staff because it appeared to him that striking out the language created a missing element.

Mr. Palmer said he did not feel that a missing element was created by striking out that language because the language that was stricken out is still carried out later in the code.

Mr. LeVine said the clause mentioned by Mr. Voelckers stood out to him as confusing as well. He said that at the bottom of Page 12, the language is also unclear regarding the approval of a facility request in writing by the Director.

Mr. Palmer said the CBJ Code states facility requests specifically have to be approved in writing by the Director, while federal law is less demanding on the subject, a recent Supreme Court decision stating that as long as a decision is in the minutes of a planning commission meeting, it does not need to be in writing by the director.

Mr. Levine added the language at the bottom of Page 3 of 12 was unnecessarily cumbersome regarding towers other than towers in the public right of way, specifically, "... by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet..." He said he felt it was intended to mean, "Fewer than 20 feet from the closest antenna array".

Mr. Palmer responded that this was not language they have at their discretion to change.

Motion: *by Mr. Watson, that AME2014 0011 be approved with staff's findings, analysis and recommendations, and moved for unanimous consent.*

The motion was approved by unanimous consent.

IX. REGULAR AGENDA

CSP2014 0023:	Dedicate a driveway and utility easement crossing a CBJ-owned fraction of Lot 1, USS 3559.
Applicant:	Lisa Machamer
Location:	North Douglas Highway

Staff Recommendation

It is the recommendation of the Community Development Department that the Planning Commission adopt the Director's Findings on the proposed project, and recommend that the Assembly approve an easement for access to Lot 5, USS 3559 across Lot 1, USS 3559, as described in the project application materials and drawings attached, with the following conditions:

1. That the CBJ Manager may revoke the rights-of-entry, if the applicants or their successors in interest have not constructed the driveways after five years from the date of issuance of the rights-of-entry. The CBJ Manager may extend the rights-of-entry, for good cause.
2. That the easements be revoked if the grantees do not use the driveway for a period of more than five years.

3. That the easements be revoked if the grantees' property is served by a dedicated, constructed CBJ street.
4. That the CBJ reserves the right to utilize portions of the driveway alignment for a dedicated CBJ street.
5. That the easement be used to serve single family or duplex residences on the grantees' properties. No commercial use is allowed.
6. Utilities such as electric, telephone, cable, water, and sewer lines may be located in the easement corridor.
7. The easement is not exclusive. The CBJ may grant other overlapping easements.
8. The grantees of the easements are responsible for construction and maintenance of any improvements.
9. The CBJ reserves the right of public pedestrian access along the easement.
10. The grantees may gate the driveway to control vehicular access.
11. The grantees shall provide as-built surveys of the driveways once constructed.
12. The grantees may be required to relocate the driveways to a new location upon direction of the Assembly in accordance with CBJ 53.09.300(i).
13. The grantees shall obtain all authorizations and permits necessary to construct the driveway.

Mr. Voelckers said he requested that this item be pulled from the Consent Agenda because he had comments about the routing of the access road. He said there was the possibility that in the future this parcel of land could be developed. The driveway angles over and intersects the lot in the middle of the parcel, said Mr. Voelckers. The rest of the entire peninsula is City land, said Mr. Voelckers. Mr. Voelckers suggested the routing be changed so that the lot was intercepted at the corner, so that the road could be logically extended in the future.

Mr. Cheney clarified that the CBJ Lands Department is the actual applicant on this application. He said while the particular alignment may look odd on paper there is a reason for it and that is because the land is extremely swampy.

MOTION: *by Mr. Watson, that CSP2014 0023 be approved with staff's findings and recommendations, and that the motion be approved by unanimous consent.*

The motion was approved by unanimous consent

CSP2014 0025

& USE2014 0020: City/State Project review to allow boat maintenance and repair, structures and parking at the Auke Bay Loading Facility and a Conditional Use Permit modification to allow boat repair and maintenance, structures and parking at the Auke Bay Loading Facility

Applicant: City and Borough of Juneau

Location: 13575 Glacier Highway

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit and recommend approval of the City Project Review to the Assembly, which would allow 1) boat repair and maintenance; and 2) structures and parking at the Auke Bay Loading Facility (ABLF).

Ms. Grewe said she had requested this item be pulled from the Consent Agenda because there was articulate written public comment regarding the expansion of the facility.

Ms. Camery provided a brief overview of the project. She said there are two areas in the code which address noise issues. The first area of the code is the Disturbing the Peace section of the code. The other section of the code is regarding performance standards, said Ms. Camery, which is very specific for industrial activities.

Ms. Grewe said she had a problem with the fact that just because this was a Conditional Use permit required for an expansion of what is already existing, that the possible impact to the public was being glossed over. She added she was looking for some solid reasons as to why the Commission should approve this Conditional Use permit.

Ms. Camery responded that the staff report does address es impacts to the public through a review of traffic and noise impacts from boat maintenance and repair. A detailed description is included in the staff report as to what those activities look like, said Ms. Camery. It was concluded that this would not result in any additional traffic of any significant amount, nor ~~with~~ would the number of boats using the facility be increased, said Ms. Camery. The boat maintenance and repair would either be contracted out or performed by the boat owners themselves, she said. Lighting was also evaluated, she said.

Mr. Gillette told the Commission as people have been using this area for storage of their vessels, they have subsequently been asking for permission to repair their vessels in this area. They want to allow people to be able to perform repairs on their boats, said Mr. Gillette. He said this will not be a boat-building facility. Generally the repairs involve sanding and painting of the inside and outside of the boats and repair to the engines, he said.

One option is to enable people to perform repairs on their own boats, and another option is to move the repair facility currently located at Statter Harbor to this location, he said.

The concerns mentioned by the staff were environmental concerns regarding how waste streams would be handled, he said. Those concerns are addressed in the report, he said. A DEC (Department of Environmental Conservation) multi-sector permit is also required, he said.

They do not anticipate much of an increase in the noise level, said Mr. Gillette, in addition to the existing level which already includes the pulling of boats, washing, and placement in storage. The loudest anticipated noise would be from power washers, said Mr. Gillette. The

anticipated noise generated from the power washers would be less than that allowed by CBJ code for nighttime use, said Mr. Gillette.

Ms. Grewe said it appeared to her that the original permit was for owners to work on the vessels that they owned. She said Mr. Gillette had mentioned the possibility of increased commercial activity at this location. She asked if this was encouraging work of private owners on boats or a commercial boat yard atmosphere, and questioned the subsequent impact on residents in the surrounding neighborhood.

Mr. Gillette said one of the intentions is to move the Auke Bay boat yard which consists of commercial boat repair and maintenance to this location.

Mr. Voelckers asked if there is specific use language in place defining the activity of the boat yard.

Mr. Gillette responded that he did not think there was language defining specific activities which would be allowed or precluded within the boat yard.

Mr. Watson asked if it would be realistic to assign basic hours of operation to the facility.

Mr. Gillette said he would hate to put constraints on the hours of operation of the facility especially in the summer, since fishermen often had a short time to repair boats before heading back out to fish. He said he saw the only potential problem being noise, which was controlled by ordinance.

Commercial boat user Bob Janes spoke in favor of the Conditional Use permit. He said he was also on the Harbor Board, although not speaking in that capacity. Due to the increased use of the Auke Bay area, it is important to move the facility, said Mr. Janes.

MOTION: *by Mr. Watson, to approve CSP2014 0025 & USE2014 0020 with staff's findings and recommendations, and to ask for unanimous consent.*

The motion was approved by unanimous consent.

USE2015 0001: Conditional Use to allow 56 housing units plus office and clinic space to be developed in a GC zone.

Applicant: MRV Architects

Location: 1944 Allen Court

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 the development of 56

housing units plus office and clinic space in a General Commercial zone. The approval is subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, a minimum of 10% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.
2. The vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans
3. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d)

Due to a conflict Commissioner Voelckers left the Commission panel for consideration of USE2015 0001 and VAR2015 0001.

Mr. LeVine noted that prior to his seat on the Commission he had sat on the board of directors for the Glory Hole. He said he checked with the Law Department, and was assured this does not cause any conflict with his consideration of the items before the Commission this evening.

Ms. McKibben explained the request for the Conditional Use permit by MRV Architects in conjunction with the Glory Hole, is to allow 56 single room occupancy multi-family units with office and clinic space, and a request to reduce required parking from 105 to 37 parking spaces. The proposed project is located on Allen Court off of Jenkin Drive in the Lemon Creek commercial area, said Ms. McKibben. The property is owned by Tlingit and Haida Regional Housing Authority, which intends to retain the ownership of the land, said Ms. McKibben. The land is zoned General Commercial with city water and sewer, said Ms. McKibben.

The housing is intended for the chronically homeless, said Ms. McKibben, and comes with a 20 year deed restriction which is the requirement for the grant funding sought by the applicant. The project is proposed in two phases, said Ms. McKibben. The applicant is currently only seeking funding for Phase 1 which consists of the housing units, and Front Street Clinic, said Ms. McKibben. Each housing unit is 250 square feet, and includes a full bath and kitchen, she said. The Front Street Clinic will utilize 2,100 square feet, said Ms. McKibben. In addition there is 400 square feet of office space which would be used to manage the residential portion of the building, she said. There is also a kitchen and dining area accessory to the residential use, she said.

Phase II, located on the first floor, is all office space, noted Ms. McKibben. It is envisioned this

office space would be utilized for social service agencies, she said. Access to the residential portion of the building would be through one controlled entrance, said Ms. McKibben.

A conditional use permit is required because the request is for more than 12 units of housing, said Ms. McKibben. All of the uses proposed by the applicant are allowed in the General Commercial zoning district, said Ms. McKibben.

All of the setbacks, heights, and vegetative cover requirements would be met, said Ms. McKibben. The building will be staffed 24 hours a day, and there will be a director and a special projects coordinator, said Ms. McKibben. There will be a van available with a half-time driver, she added, to provide transportation services for the residents. There will also be two housing specialists available per shift, she said.

It was determined that a traffic impact analysis was not required, said Ms. McKibben. The calculation of required parking spaces for the 56 residential units would be 70 parking spaces, she said. The applicant is asking for the parking variance because the population served as a non-driving population, said Ms. McKibben.

The applicant is suggesting that they meet all of the required parking for the office space and that two of the parking spaces would be dedicated for residential use, said Ms. McKibben.

Mr. Miller asked if the 37 parking spaces take into account possible visitors to residents.

Ms. McKibben stated she believed those two spaces that are designated as residential would be for visitors.

Applicant

Mariya Lovishchuk, Executive Director for the Glory Hole, said the operating plan will be consistent with other Housing First facilities. She repeated Ms. McKibben to state there will be staffing available 24 hours a day. As a result of the neighborhood meeting held in January, they increased the hours of the van driver from half-time to full-time, she said. They did consider visitor parking when they considered the parking plan, said Ms. Lovishchuk, and the residents of the facility will not have cars nor will they drive them, she said.

Sherri Von Wolf, of MRV Architects, summarized the presentation given by Ms. McKibben.

Public Comment

Pam Watts, Executive Director of JAHMI, (Juneau Alliance for Mental Health, Inc.) said her experience also includes 10 years as clinical director and executive director of the Juneau Recovery Hospital, now known as Rain Forest Recovery Center. She said she has also spent four years as the executive director on the State Advisory Board on Alcoholism and Drug Abuse. She said in the past her training had indicated that the only way to recover from alcoholism was

through abstinence. Therefore, she said when she first heard about this Housing First model about 14 years ago, she did not view it in a favorable light.

Ms. Watts said she has not been able to ignore the statistics that have indicated this model can work and help with costs to the community, public safety and emergency services. As she has subsequently been able to visit working programs outside of the state, she has become even more convinced of the efficacy of these programs, she said. People are allowed to drink within this housing model, she said, but they were only allowed to drink within their rooms and not allowed to bring in people from outside, she said. People that come into the housing establish new friendships and are not reluctant to leave the outside environment from which they come, she said.

Mr. LeVine asked about the potential for sharing parking with Tlingit and Haida located on the adjoining property.

Ms. Lovishchuk said the meaning of that was the parking pattern would be similar.

Mr. Watson asked when they anticipated the project to begin.

Ms. Lovishchuk said they are applying for the AHFC (Alaska Housing Finance Corporation) special-needs housing grant with a deadline of March 31, (2015). If they are awarded the grant, they plan on beginning construction for Phase 1 of the project August of this year, said Ms. Lovishchuk.

Norton Gregory, Housing Manager for Tlingit and Haida Regional Housing Authority, said he has also been a member of the Juneau Affordable Housing Commission for the past five years. He said in January he visited a Housing First project in Seattle. He said he did not notice any unruly or undesirable behavior on the part of the tenants, and that the grounds were clean and well managed.

He said the proposed building is something he is comfortable residing next to in his place of work at Tlingit and Haida. He said both the Juneau Affordable Housing Commission and the Tlingit and Haida Regional Housing Authority support this project.

Chamber of Commerce representative Lance Stevens spoke against the project location. He said he does understand there is a need in the community for compassionate care of fellow community members, but that there were concerns about the proposed location for the project.

They were concerned about lack of resident and public safety, said Mr. Stevens. There are no public walkways and a lot of commercial traffic in the area, said Mr. Stevens. The lighting is also poor for pedestrians, he added. He also expressed the concern that the housing in the future could serve populations of people that would be driving.

Juneau resident Merry Ellefson said that she was fully in support of this Housing First project. She said she has spent the last three years studying homelessness in Juneau and that nothing solves homelessness like a home.

Juneau resident Michael Patterson spoke in favor of the project. He said he has walked up and down the road for the proposed project many times and has never encountered the big vehicles mentioned by Mr. Stevens or experienced lack of space in which to walk. He said he has grown up with a lot of people who subsequently died on the streets, who would have benefited from this type of housing.

Carlton Hein said he is one of the Emergency medical doctors at Bartlett Regional Hospital, and also Vice President for the Board of Front Street Clinic. Our community spends an inordinate amount of money on a small amount of people without really helping them, said Dr. Hein. Having a place to live is really the first step in beginning to change these behaviors, he said. Sometimes people just stay drunk because it is easier than dealing with the pain of being out in the rain in the cold, he said. If there are some pedestrian issues for the area of the project they are solvable problems and not a reason to cancel the project, he said. The chance of anyone who qualifies for this housing having a car is just not likely, said Dr. Hein. If their circumstances improved to the point where they had a car, they would be on the path to move out of the housing, he said.

Ricardo Worl, President and CEO for Tlingit and Haida Regional Housing Authority, said the idea to contribute their land for this project was not taken lightly. It is their contention that the concerns of traffic and public safety are outweighed by the significant cost savings to the community and the improvement of the image and public safety of the town area, which represents the capital of Alaska. Does Juneau as a community want to continue to ignore the needs of its homeless, said Mr. Worl.

Bryce Johnson, Chief of the Juneau Police Department, said the Police Department would not be supporting this project if it was just moving the problem from one area to another. Currently up to 50 percent of the Police Department is tied up handling inebriates at Bartlett Regional Hospital, said Chief Johnson. Under Title 47, the Juneau Police Department has a duty to take individuals who are not able to care for themselves to their homes, and if they do not have a home, they need to transport them to Rain Forest Recovery or to the hospital, said Chief Johnson. An officer has to sit with an individual while they are at Bartlett Regional Hospital which amounts to hours, said Chief Johnson. With half of the officers taken off the street, protection for the community is severely affected, he said. With this housing in place for this population, they anticipate more officers being freed to serve the community, and if they do need to transport an inebriated individual, they will have a place to transport them to, said Chief Johnson.

The project itself will be well lit, said Ms. Lovishchuk, and it will have security cameras. The site was chosen with great care and its selection also enables the budget to work, and puts it in contention for the grant funding which they seek, said Ms. Lovishchuk.

Chairman Satre asked if there was a way a time limit could be placed upon the variance.

Mr. Palmer said the approval could be conditioned so the application would have to come back for review within a set period of time. The other option would be to pin the variance to the deed restriction so that when the deed restriction lapsed the variance would have to come back to the Commission, said Mr. Palmer.

MOTION: *by Mr. Miller, to approve USE2015 0001 with staff's findings, analysis, and recommendations.*

Speaking in favor the motion, Mr. Miller said the few problems that might exist with the location are far outweighed by the benefits of the program and the location itself. Mr. Miller said he has actually worked in the area for several years, and is very familiar with the location, and while there may be some pedestrian issues to resolve, that they can be overcome. He said he would later consider putting pedestrian improvements on the CIP (Capital Improvement Projects) for this area.

Mr. Watson said he also supported the motion. He said he hoped the Assembly would take action to see that public transportation went up that road.

Chairman Satre said the Lemon Creek Area Plan is on the two to five year priority list of the Assembly, where pedestrian pathways and bus services for the area could be considered.

The motion passed with no objection.

Chairman Satre adjourned as the Planning Commission and reconvened as the Board of Adjustment to take action on VAR2015 0001.

X. BOARD OF ADJUSTMENT

VAR2015 0001:	A variance to reduce the parking requirements.
Applicant:	MRV Architects
Location:	1944 Allen Court

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR2015 0001. The Variance permit would allow for the reduction in required parking spaces from 105 to 37 for 56 units of permanent supportive housing for the chronically homeless and 7,200 square feet of clinic/office space.

MOTION: *by Mr. Watson, to approve VAR2015 0001 with the condition that within one year of expiration of the deed restriction for vulnerable, low income residents, this variance is required to return to the Planning Commission for continued approval, and asked for unanimous consent.*

The motion passed by unanimous consent.

AME2013 0012: Planning Commission review and recommendation to the
Assembly of the Draft Auke Bay Area Plan.
Applicant: City and Borough of Juneau
Location: Borough-wide

Staff Recommendation

Staff recommends the Planning Commission forward the Draft Auke Bay Area Plan to the Assembly with a recommendation of adoption.

Mr. Feldt said the Auke Bay Area Plan was presented to the Assembly Committee of the Whole last night (February 9, 2015). It was well received, and will be in front of the Assembly on February 23, (2015) when it will be scheduled for final action on March 16, (2015). The staff is working on an implementation plan to initiate the rezoning process with the Auke Bay Steering Committee which will also include building heights, setbacks, massing and streetscapes, said Mr. Feldt.

Mr. LeVine asked Mr. Feldt if in his view the changes to the Plan between now and its submission to the Assembly are relatively minor and do not warrant further consideration by the Commission.

Mr. Feldt said this assessment was correct.

Mr. Voelckers said on Page 53 of the plan regarding implementation that he was curious if there was a timeline in place.

Mr. Hart said the next task undertaken by the Committee will be formulation of a timeline for implementation of the plan. If he has a staff in place he said he would like to see the process beginning in March. Without staff funding they would work at a committee level, said Mr. Hart.

Their goal is to keep the process simple, he said. They would like to have the completed implementation strategy back to the Commission by June or July, said Mr. Hart.

Mr. Watson stated his concern is that the nature of the steep hillsides in the area be taken into consideration with the 55 foot height limit. He added he was disappointed that comments from the Docks and Harbors Department [did include any long term plans of the Auke Bay harbor congestion and break water](#) were not included in the Plan.

Dr. Lawrence Lee Oldaker read some of his thoughts to the Commission on future

implementation of the plan, and asked that the Commission approve the Plan and assist in its implementation.

MOTION: *by Mr. Peters, that AME2013 0012, the Draft Auke Bay Area Plan, be forwarded to the Assembly for adoption.*

The motion passed with no objection.

XI. OTHER BUSINESS

Wetlands Review Board Annual Report

Ms. Camery noted this report was taken to the Assembly Human Resources Committee at last Monday's meeting. Ms. Wright was reappointed to the Wetlands Review Board, said Ms. Camery. She said the most critical item addressed by the Board was ongoing review of the Juneau Wetland Management Update. The Board has done excellent work ensuring the scientific integrity of the project, said Ms. Camery.

Mr. Watson asked when the completed mapping would be presented to the Commission. The stream mapping should be before the Commission this fall, said Ms. Camery. The preliminary draft of the Juneau Wetland Management Plan Update should also be submitted to the Commission in the fall, said Ms. Camery. The grant expires in June, 2016, she said.

XII. DIRECTOR'S REPORT - None

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Lands Committee

Mr. Peters reported that the Lands Committee met last night (February 9, 2015) and that there is continued discussion on the zoning for Hidden Valley.

Wetland Review Board

At their meeting they had an update on the Juneau Wetland Management Plan, said Mr. Miller. The contractor performed 345 assessments in 2014, said Mr. Miller. Only 20 assessments remain, he said. At this time it appears they may even be under-budget, said Mr. Miller.

Public Works and Facilities

Mr. Watson said they had an excellent presentation by Mr. Carroll of DOT at their meeting. They have 25 road project plans, said Mr. Watson, and are looking at the possibility of more roundabouts on Stephen Richards and on the Back Loop Road.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Voelckers verified that a joint meeting with the Assembly was scheduled for March 10, (2015).

Chairman Satre said he wanted to make the comment that when items are pulled from the Consent Agenda that the Commission should feel no sense of urgency to rush through those items. He said he wanted to ascertain that the same due diligence was granted those items as any others on the Agenda.

XV. ADJOURNMENT

The meeting was adjourned at 9:52 p.m.