

Planning Commission Ad Hoc Auke Bay Implementation Committee

Monday, January 31, 2018
1:30-2:30 PM
Marine View Building
4th Floor Large Conference Room

Agenda

I. Roll Call

Committee Members

Dan Miller, Chair
Paul Voelckers
Dan Hickok
Ben Haight

CDD Staff Members

Rob Steedle – Community Development Director
Allison Eddins – Planner
Beth McKibben – Planning Manager
Brenwynne Grigg – Administrative Officer
Bhagavati Braun – Administrative Assistant

CBJ Staff Members

Rob Palmer, Law
Alan Steffert, Engineering

II. Approval of Agenda

III. Approval of Minutes

- A. January 8th 2018 Draft minutes**
Passed with unanimous approval

IV. Public Participation on Non-Agenda Items

V. Items for Action

A. Potential Road and Pedestrian Routes

Mr. Steffert presented the drawings he had drawn up for the Committee regarding new streets in the Auke Bay area (Lot 3B1 of USS3820). He used the CBJ LIDAR to represent the ground and laid out two collector roads, up the existing ROW on Sporting Meadows Road and another near the fire station with a cross road at the top. He superimposed other 60 foot ROWs that connected to the collector streets and separated them by lot lines, all conceptual. This layout would allow for 7,000 square foot lots. He stated that this construction is feasible. He also

spoke a bit about the potential drainage and sewer in the area and presented a few alternatives, seen as red lines on the concept drawing, though those streets were labeled impracticable because they wouldn't lead to much developable land.

Mr. Steedle asked if the street construction would require the acquisition of private property for ROWs. Mr. Steffert replied that they would. He looked at using CBJ land on the other side of the fire station for that access, but there is a stream there so he didn't pursue that option. Other options were also impracticable generally because of steep slopes. Some other accesses would add access, but not add much benefit through opening up buildable land.

Mr. Voelckers asked if all the land opened up in this drawing was CBJ property. Mr. Steffert affirmed that he had focused on that CBJ parcel.

Mr. Voelckers gave some background on Auke Bay plan, changing focus to the Squires Rest area (Lots A, and B-B of USS2391). Mr. Voelckers would like to look at that area with a finer grain, the possible creation of small streets that would be on private property in the area, more closely associated with what's already on the street. Mr. Haight added that they were interested in creating a haven from the highway with pedestrian safety in mind. Mr. Steffert stated that he could mock up roads wherever the Committee wanted to see them, asking if the Committee wanted to mock up streets on private land. Mr. Voelckers affirmed that they wanted to look at streets on private land; the committee is interested in creating a workable plan to start a conversation. Mr. Miller voiced the potential benefit of redirecting the school drop-off and pick up.

Ms. McKibben posed the idea of pedestrian easements as opposed to streets; currently there are constraints on creating roads, another way to achieve circulation and a walkable community could be pedestrian easements in addition to streets. Mr. Haight stated that in laying this out the Committee could look at and consider all of these options. Mr. Miller agreed and added that it will be important that these suggestions benefit to the property owners. Mr. Voelckers volunteered to mock up an example to give specific guidance to Mr. Steffert.

B. Traditional Town Center and Auke Bay Area Zoning

Ms. Eddins opened the discussion about a Traditional Town Center (TTC) zoning district asking the Committee how they want to move ahead. Options include different approaches to zoning such as traditional zoning, or form based zoning, other options include having overlay districts to get specific wants without creating many similar zoning districts.

Some concern was voiced over creating separate zones for the water side and the land side of the highway, as is proposed in the Auke Bay Area Plan. Staff gave some background on some methods that could be used to meet the plans aspirations including overlays, and special use regulations which could address view panes in addition to other zoning concerns.

Looking at the chart that was provided as part of the packet Mr. Haight suggested that everything not-marine related under the "Auke Bay TTC Standards" column in the "Allowed outright" row could be in the general TTC zone.

Mr. Miller addressed the Committee asking if they agreed with the current idea. Are overlays the way we want to move forward? Mr. Voelckers stated his support for the idea of overlays.

Ms. McKibben added that there is no right or wrong, but it seems easier to create an overlay or special use district to keep from having a huge range of zoning districts. This may be more strategic and widely used.

Mr. Steedle suggested that Staff present the Committee with pros and cons of multiple zoning districts, vs one with overlays at a future meeting. He asked the Committee if the uses in the chart were right. Some commissioners voiced concern about why certain uses such as a funeral home were allowed in the Auke Bay TTC but no other TTCs. Ms. Eddins clarified that the items in the Auke Bay TTC column were pulled from the Auke Bay Area Plan. Mr. Palmer clarified that the Auke Bay Area Plan recommendations are not legally binding, though they are recommended. Ms. McKibben added that the public would have a chance to weigh in on whatever is proposed by the Committee.

Mr. Voelckers stated his preference for general uses to live in all TTCs or none, more specific uses, such as marine uses, could apply to Auke Bay in particular. Ms. McKibben also suggested some uses could be allowed with a Conditional Use permit and some allowed outright.

Mr. Miller asked Staff to provide the Committee with some detail about how these different ideas would look in code, multiple zones, or one TTC zone with multiple overlays. Mr. Palmer stated that the Law Department would work with CDD to figure those details out. He stated that the mechanics of it are less important than the content that the Committee wants. He asked the Committee to consider if there were specific uses that they want or don't want in Auke Bay, if they want different specifics based on the water or side of the highway, etc. Once the Committee has made these decisions Staff can figure out how to best integrate it into code.

Mr. Haight suggested the Committee review the table provided by Staff as their homework and return to the committee with thoughts about it at the next meeting. Ms. Eddins asked that Committee members think about including caps on square footage for uses like retail and offices, maybe have a Conditional Use Permit requirement for oversized uses to help create a walkable neighborhood feel.

A general consensus was met that the next meeting would focus on the street mock-up that Mr. Steffert would make, then focusing on uses, and finally looking at dimensional standards. Mr. Miller added that he would like to hear more about having one TTC zone with overlays and make a decision on it before moving on to dimensional standards. Ms. McKibben noted that it will also be good to look at architectural design standards articulated in the Auke Bay Area Plan, as well as signage as part of this process.

VI. Set Next Meeting Date and Time

Two future meetings were scheduled for one hour each:

2/22 at 1:30

3/15 at 1:30

VII. Adjournment