

Auke Bay Implementation Ad Hoc Committee

January 8th, 2018

1:30 PM

Large Conference Room

4th Floor, 250 S Franklin Street

Staff Members Present:

Rob Steedle, Community Development Director

Beth McKibben, Planning Manager

Teri Camery, Planner III

Allison Eddins, Planner II

Bhagavati Braun, Administrative Assistant

Commissioners present

Paul Voelckers,

Ben Haight

Dan Hickok

Nathaniel Dye

Dan Miller

- I. Roll Call**
- II. Approval of Agenda**
- III. Approval of Minutes**
- IV. Public Participation on Non-Agenda Items**
- V. Items for action**
 - a. Committee Purpose Review**

Mr. Voelckers, the maker of the motion to create this subcommittee, stated his purpose for making said motion. The Auke Bay Area Plan speaks of possibly creating new zoning and a village center area near the harbor. The committee was created to help move these ideas into implementation.

Mr. Steedle pointed out the two parts to that would be:

1. Creating new zoning districts with qualities that align with the plan.
2. Negotiating with property owners for potential land trades or purchases to create the grid-like development suggested in the plan.

Item two above would work best beyond the Community Development Department with assistance from the City Manager, Lands Department and others, as well as support from the Assembly. CDD is more equipped to manage item one above.

Mr. Miller and Mr. Voelckers advocated for this committee to be an advocate for item two above.

Ms. Eddins asked if land swaps were the only option for achieving item two above. Mr. Steedle answered that they are not, and land swaps are often difficult to achieve. Ms. Eddins suggested the idea of tax incentives as well. Mr. Steedle answered her that there has been talk about tax incentives recently, but the city has no working model for tax incentives in this area. If tax incentives were to be pursued new ordinances would have to be passed to allow this first.

Mr. Steedle asked Mr. Voelckers which properties he thought would be ready for creating the grid.

Mr. Voelckers handed out some documents and pointed at properties that included Lot A, USS 2391 (both East and West halves) through to the fire station at Lot 2, Kirkevold subdivision.

Mr. Hickok and Mr. Haight both pointed to the plan's desire for walkability and safety. Mr. Hickok also pointed out that traffic in and out of the Auke Bay School around pick up and drop off times is very difficult. Mr. Miller suggested if new streets created a traffic pattern that would assist in creating a

traffic loop it may help access to the school. He opined that the school would probably be averse to any further constraints on their access.

Mr. Voelckers pointed out that land owners may be interested in land swaps because they may gain more from having street frontage, than they would lose. Mr. Hickok suggested that land owners may need to be approached, they may not think of these ideas on their own, but could be ultimately interested.

Mr. Miller suggested we look to the Engineering Department to look at the feasibility of new roads in the area, once that is done we could explore this idea more, then decide on next steps. General agreement was indicated by Committee members.

Mr. Dye suggested that the group couple that with making changes to Title 49 in the meantime. He suggested that it may be beneficial to have an Assembly liaison to this process, and also to the area plan steering committees so there is a broader understanding of the process, and to help have early buy-in. The area plan tells us the outcomes the community voiced, not how to get there. Mr. Voelckers agreed, stating that there had been some confusion about the implementation of the Auke Bay Area Plan after the AME2017 0013 was heard at the December 12th, 2017 Planning Commission meeting.

Mr. Steedle reiterated the two purposes of this committee (items 1 and 2 above) and stated that the department would begin looking into where roads could be considered.

b. Review draft standards developed to date

Ms. McKibben introduced the draft standards. Mr. Feldt and Mr. Lange had been working on these standards, the "Concepts from draft Auke Bay implementation ordinance" document was theirs and was in front of T49 committee in July 2016. The concept consisted of two zoning districts, one on the waterfront, and one on the land side of the highway. Ms. McKibben continued to outline some of the details in the packet.

She expanded on some zones suggested stating that the Comprehensive Plan calls for a Traditional Town Center (TTC) zone, and there are a lot of similarities between the current Comprehensive Plan definition of TTC and what is desired in Auke Bay. It may be a good idea to create a TTC zoning district that applies to the whole borough, and then have an overlay district or other qualifier for the Auke Bay area. This would be a two pronged approach with one larger change and some special accommodations for an area like Auke Bay.

There was general agreement with this idea.

c. Consider alternative approaches

This was covered in the previous item.

VI. Set Next Meeting Date and Time

Mr. Miller reiterated the points that should be topics in the next meeting: information about exploring street construction feasibility, a draft or summary of the above TTC hybrid idea, and suggested staff integrate Comprehensive Plan maps into the discussion, focusing primarily on the Auke Bay area, but also at other areas that are designated TTC. He also encouraged committee members to look at the implementing information at the back of the Auke Bay Area Plan.

Wednesday, January 31st at 1:30 PM was agreed upon.

VII. Adjournment

Meeting was adjourned at 2:30 PM.