

Minutes
Planning Commission
Committee of the Whole
CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
March 10, 2020

I. ROLL CALL

Nathaniel Dye, Acting Chairman, called the Committee of the Whole Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 5:09 p.m.

Commissioners present: Nathaniel Dye, Acting Vice Chairman; Paul Voelckers; Travis Arndt; Joshua Winchell; Weston Eiler; Ken Alper (joined at 5:27pm)

Commissioners absent: Michael LeVine, Chairman; Dan Hickok

Staff present: Jill Maclean, CDD Director; Allison Eddins, Planner; Alex Pierce, Planning Manager; Emily Wright, Law;

Assembly members: Greg Smith (joined at 5:57pm)

II. REGULAR AGENDA

AME2020 0001: Amending CBJ Land Use Code to create Mixed Use 3 (MU3) & Neighborhood Commercial (NC) Zoning Districts

Applicant: City and Borough of Juneau

Location: Auke Bay and Borough wide

Planner Allison Eddins gave a brief presentation of AME2020 0001 and explained the types and reasons for the new proposed zoning districts.

The MU3 zoning district is intended to place greater emphasis on the integration of small-scale commercial with residential at densities of thirty dwelling units per acre. The NC zoning district is intended to encourage the development of mixed-use neighborhoods that are compact and walkable with an emphasis on densities of up to fifteen dwelling units per acre with neighborhood scale commercial activity that is less intense than is currently allowed in other commercial and mixed-use districts.

Discussion and Questions for Staff:

Mr. Voelckers was concerned that an existing single-family home in the proposed zoning district, if it were to become MU3, would be considered nonconforming and what the ramifications would be if the homeowner were to refinance, reconstruct, or sell the home. Would lending institutions allow it to be financed? Ms. Maclean said currently, they would be allowed but lending institutions are able to change their rules and CBJ cannot control that.

Mr. Dye asked for an example of medium manufacturing in Juneau. Staff explained that Alaska Brewery may be medium manufacturing.

Mr. Eiler asked for explanation on the figures and the rationale CDD used in determining the standards for NC and MU3, specifically the reasoning for minimum density. Ms. Eddins explained the process and rationale used by the ad hoc committee. Ms. Maclean added the residents in the area had input as well and they wanted to encourage more of a village atmosphere as opposed to a downtown atmosphere. The minimum density is a new concept as a method of encouraging development in that area.

Mr. Alper liked the concept of making walkable neighborhoods but minimum density of three seems small. He asked why it is not larger. Ms. Eddins explained they arrived at three as a good number to start with and reminded the commissioners that this is a minimum.

Further discussion centered on the setback requirements and height limits described in the new districts.

Recess 6:11 pm until 6:18 pm

AME2015 0010: Rezone of approximately 105 acres (approximately 75 acres owned by CBJ) in Auke Bay from a mixture of residential and commercial districts to MU3 and NC and the creation of the Auke Bay Overlay District

Applicant: City and Borough of Juneau

Location: Auke Bay and Borough wide

Planner Eddins gave a presentation of AME2015 0010 and explained the steering committee process that created the Auke Bay Area Plan and she describe some of the current zoning in the area. The public process for this began in 2013 with a Steering Committee of 19 members. The process started and stalled over time due to turnover of staff and steering committee members.

The creation of this proposed overlay district is in compliance with Auke Bay Area Plan recommendations to implement the Plan through design standards and the development of

bonuses to promote the creation of a neighborhood feel in the area through the use of wayfinding, lighting, and multi-modal transportation in well-connected routes.

There was some discussion regarding the overlay and the bonus points. However, it was decided to carry the topic into the regular meeting in the interest of time.

III. **OTHER BUSINESS** - none

IV. **REPORT OF REGULAR AND SPECIAL COMMITTEES** - none

V. **ADJOURNMENT** – 6:57