

Minutes
Planning Commission
Special Meeting
CITY AND BOROUGH OF JUNEAU
Nathaniel Dye, Acting Chairman
July 13, 2021

I. ROLL CALL

Nathaniel Dye, Acting Chairman, called the Special Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held virtually via Zoom Webinar and telephonically, to order at 6:32 P.M.

Commissioners present: All Commissioners present via video conferencing –Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Deputy Clerk; Ken Alper; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Commissioners absent: Michael LeVine, Chairman

Staff present: Jill Maclean, CDD Director; Alexandra Pierce, CDD Planning Manager; Sherri Layne, Law

Assembly members: Loren Jones

MOTION: *by Mr. Voelckers to suspend regular meeting protocols and adopt COVID Protocols.*

The motion passed with no objection.

MOTION: *by Mr. Voelckers to adopt Special Covid Protocols for the time period of June 30 through August 23, 2021.*

The motion passed with no objection.

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

III. APPROVAL OF MINUTES – None

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Mr. Dye explained the procedures for participating via Zoom

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

VI. ITEMS FOR RECONSIDERATION – None

VII. CONSENT AGENDA – None

VIII. UNFINISHED BUSINESS – None

IX. REGULAR AGENDA

AME2021 0007: Proposed text amendment to CBJ Land Use Code Title 49 to remove the lot depth requirement for all new lots regardless of zoning district
Applicant: City & Borough of Juneau
Location: Borough-wide

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend the Assembly **ADOPT** the proposed text amendment to remove lot depth requirements.

STAFF PRESENTATION – Alix Pierce, CDD Planner, presented the proposed amendment to Title 49.

COMMISSIONER COMMENTS & QUESTIONS

Mr. Voelckers commented about the table showing revised panhandle depths and suggested rounding the numbers. Ms. Pierce thought there were likely no major issues with slightly adjusting the numbers but preferred to defer to Director Maclean.

Mr. Arndt commented he thought the lot depths were going to be set to 300 feet. Ms. Pierce and Ms. Maclean remembered the discussion and were amenable to changing it if the commissioners preferred.

Mr. Pedersen thought “street side” was to be added to the section dealing with yard setbacks on substandard lots. Ms. Maclean agreed with Mr. Pedersen.

Mr. Arndt asked if they would need to consult with the Fire Department before going forward with a panhandle depth length to 300 feet. Ms. Maclean was comfortable adding it to the land use code saying the Fire Department would review the permits as they came in.

MOTION: *by Mr. Winchell to accept staff’s findings, analysis and recommendations and approve AME2021 0007.*

MOTION TO AMEND: *by Mr. Arndt to change section 49.15.423 (A)(1)(c) to read “the panhandle portion of the lot shall not be longer than 300 feet” and to delete the corresponding table.*

The motion to amend passed with no objection.

MOTION TO AMEND: *by Mr. Pedersen to change page 5 line 15 to add Street Side to read “corresponding side, street side, or setbacks may be reduced”*

The motion to amend passed with no objection.

The amended motion passed with no objection.

- X. **BOARD OF ADJUSTMENT** – None
- XI. **OTHER BUSINESS**
 - A. Amended Rules of Order Regarding COVID-19 for 2021
- XII. **STAFF REPORTS** – None
- XIII. **COMMITTEE REPORTS** – None
- XIV. **LIAISON REPORTS** – Mr. Jones reported several ordinances proposed by the PC have been introduced and are moving through procedures of the Assembly.
- XV. **CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None
- XVI. **PLANNING COMMISSION COMMENTS AND QUESTIONS** – None
- XVII. **EXECUTIVE SESSION** – None
- XVIII. **ADJOURNMENT** – 6:57 P.M.