

Minutes
Planning Commission
Special Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
June 22, 2021

I. ROLL CALL

Michael LeVine, 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 6:01 p.m.

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

Commissioners absent: Ken Alper; Dan Hickok

Staff present: Jill Maclean, CDD Director; Allison Eddins, CDD Planner; Sherri Layne, Law

Assembly members: None

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

MOTION: *by Mr. Dye to reorder the items on the agenda from AME2015 0010; AME2020 0001; AME2021 0006; AME2020-0002 to AME2020 0001; AME2020 0002, AME2015 0010; AME2021 0006 and for all items to be heard together.*

The motion passed with no objection.

III. APPROVAL OF MINUTES – None

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

Mr. LeVine gave a brief review of the rules for public participation and described the plan is to open testimony on all of the items together.

V. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None

VI. **ITEMS FOR RECONSIDERATION** – None

VII. **CONSENT AGENDA** – None

VIII. **UNFINISHED BUSINESS** – None

IX. **REGULAR AGENDA** – All items were presented by Planner Eddins

AME2020 0001: A text amendment proposing new zoning districts: Neighborhood Commercial, Mixed Use 3
Applicant: CBJ Community Development
Location: Juneau Borough-wide

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings, and make a recommendation to the Assembly to APPROVE the proposed text amendment to adopt the Neighborhood Commercial (NC) and Mixed Use 3 (MU3) zoning districts.

Commissioner questions

Mr. Winchell asked if this plan was taking into account population aging. Ms. Eddins answered it takes into consideration both the young population and aging in place.

AME2020 0002: Text amendment to add landscaping and vegetative cover purpose statements to CBJ Land Use Code
Applicant: CBJ Community Development
Location: Juneau Borough-wide

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings, and make a recommendation to the Assembly to APPROVE the proposed text amendment to add purpose statements for landscaping and vegetative cover to the CBJ Land Use Code.

Commissioner questions

Mr. Voelckers asked for explanation of the overlap of landscape and vegetative cover. Ms. Eddins said they do expect there to be overlap where one item could meet the requirements of the other.

AME2015 0010: A proposal to rezone a portion of the Auke Bay Center to Neighborhood Commercial, Mixed Use 3, and revision to landscape and vegetative standards.
Applicant: CBJ Community Development
Location: Auke Bay

Staff Recommendation

Staff recommends the Planning Commission ADOPT the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for a rezone proposal for the Auke Bay Center with the boundary adjustment to the NC zoning district to exclude the Tanner Terrace Subdivision and include UAS property along Glacier Highway.

Commissioner questions

Mr. Voelckers asked how the CDD would ensure the 'buffers' around the elementary school would be maintained and how the process would work if there were to be amendments or other proposed changes prior to it being heard by the assembly.

Mr. LeVine adjourned the meeting at 6:57 p.m. saying this would be continued as unfinished business at the regular meeting immediately following this special meeting.

~~**AME2021 0006:** A text amendment to revise Title 49 to create the Auke Bay Overlay District.
Applicant: CBJ Community Development
Location: Auke Bay~~

Staff Recommendation

~~Staff recommends the Planning Commission ADOPT the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for a text amend the CBJ Land Use Code to create the Auke Bay Overlay District with an amended boundary map that includes properties east of Auke Bay along the uphill side of Glacier Highway and removes the Tanner Terrace Subdivision.~~

~~Note that CBJ will not use a density bonus until water and waste water utilities can be upgraded.~~

X. **BOARD OF ADJUSTMENT** – None

XI. **OTHER BUSINESS** – None

XII. **STAFF REPORTS** – None

XIII. **COMMITTEE REPORTS** – None

XIV. **LIAISON REPORTS** – None

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.