


MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: October 6, 2011

TO: Planning Commission

FROM: Dale Pernula, Director
Community Development 

SUBJECT: Planning Commission Priorities

With a relatively light agenda, this is a good time to begin reviewing accomplishments on prior goals set by the Commission and to establish new goals, both long-term and for the next year. The status of the long-term goals established by the Planning Commission in 2003 was last reviewed by the Planning Commission at its October 14, October 28, and November 11, 2008 meetings. Excerpts of the minutes from those meetings are attached; but much has been accomplished since that update which I can go over at the meeting. The attachments are listed below.

Attachments:

Attachment A - 2010 Assembly Goals (I marked some of the goals that are most relevant to the Planning Commission.)

Attachment B - 2003 Planning Commission Priority List

Attachment C - Memorandum dated July 23, 2002 regarding projects & priorities for 2002-2003

Attachment D - Excerpts of Planning Commission minutes from the following meetings:

- October 14, 2008
- October 28, 2008
- November 11, 2008

2010-2011 Assembly Goals

Top Ten Action Items

Support funding of a new state office building.	AK Comm/Lobbyist	Assy
Promote greater availability & affordability of day care for young working parents.	SSAB	HRC
Write a climate action plan and achieve Assembly adoption before the end of 2011.	JCOS	Manager
Actively promote Juneau as a world class climate research facility.	JCOS/JEDC	Assy
Continue to support fisheries development in Juneau through infrastructure development.	FDC / D&H	PWFC
Facilitate and support a non-profit led effort to address homelessness in Juneau.	AHC	HRC
Review the potential development of the AJ Mine.	Mayor Ad-Hoc	COW
Determine multi-year Assembly course of action for North Douglas Crossing	Lands	COW
Review options to manage and dispose of Juneau's solid waste.	JCOS	PWFC
Continue seawalk/waterfront improvements between the Douglas Bridge and the Rock Dump.	PWFC	COW

OVERALL GOAL: Preserve and improve local quality of life.

STRATEGY: Enhance the desirability of Juneau as a place to live by supporting a strong education system, making living affordable, promoting sustainable development and addressing social issues constructively.

Future Items of Interest	Advisory Committee	Assembly Committee
Encourage long range planning for school maintenance and repair in which projects are spread over time to stabilize the financial burden.	School Board	Finance
Support appropriate off road vehicle use.	PRAC	Lands
Facilitate development of rental housing in Juneau.	AHC	HRC
Support programs for positive youth development.	YAB	HRC
Oppose all acts of discrimination and bullying to create a strong and united community.	JHRC	HRC
Adopt a more proactive stance to assess and advocate for the social service needs of Juneau.	SSAB	HRC

OVERALL GOAL: Promote a healthy, growing economy.

STRATEGY: Develop a more vibrant and diversified Juneau economy by creating a supportive environment for business and government growth. This includes developing infrastructure, helpful land and permitting policies, and support for seafood, tourism, mining, forestry, recreation and the arts, the University, Alaska's capital, federal and state governments and new businesses.

Future Items of Interest	Advisory Committee	Assembly Committee
Promote Juneau as a federal scientific research center; support construction of a UAS/USFS joint research facility and expansion of the Lena Point fisheries campus.	AK Comm./JEDC/L obbyists	Assy
Pursue the creation of a healthy, <i>year round</i> downtown business environment and historic district.	DBA/Hist Pres	Lands / PWFC
Support and lobby for return to defined benefits.	Lobbyist	--
Revise CBJ Land Management Plan	PC	Lands
Decide North Douglas density and zoning in light of sewer extensions.	PC	Lands / PWFC
Decide density, zoning, and access to Peterson Hill and promote co-development.	UAS / JEDC / AHC	Lands / PWFC

OVERALL GOAL: Improve infrastructure and services to and within our community.

STRATEGY: Continue to maintain transportation and other infrastructure to encourage sustainable development.

Future Items of Interest	Advisory Committee	Assembly Committee
Maintain liaison with the RSWMA (Regional Solid Waste Management Authority).	Mgr/PWFC	COW
Advocate for improved access to / from and within Juneau by land, air, water and the internet.	--	PWFC
Urge State to design and fund Thane Road improvements.	Lobbyist	PWFC
Review Cordova Street Intersection issues.	--	PWFC
Establish a CIP for a year round North Douglas Road extension.	--	PWFC
Begin Master Plan for West Douglas.	PC	Lands
Pursue limited renovation of Aurora Harbor and DeHart's Marina.	D&H	COW
Assist the Docks and Harbors Board in dealing with Douglas Harbor shoaling.	D&H	PWFC
Identify long-term solution for snow storage.	Manager	PWFC
Review and determine improvements to the areawide bus transportation system including routes, schedules, bus stops, and bus shelters.	--	PWFC
Identify and take steps to address the top 5 pedestrian safety problems	--	PWFC/HRC

OVERALL GOAL: Improve Juneau as a regional center and as Alaska's Capital

STRATEGY: Enhance Juneau as a major regional center by improving the complete Juneau experience, improving access and regional relationships with other communities and by reinforcing Juneau's role as Alaska's Capital.

Future Items of Interest	Advisory Committee	Assembly Committee
Demonstrate commitment to Alaskan neighbors by remaining active in SE Conference, Alaska Municipal League, the Alaska Conference of Mayors, JEDC, the Alaska Committee, and neighboring Southeast communities.	--	Manager
Encourage activities to improve Juneau as an economic hub for Southeast Alaska.	COC/ JEDC / AK Committee	Finance
Review Sister City relationships.	Sister City Committee	HRC
Consider steps to enhance the Capitol complex.	AK Committee	COW
Assist in establishing a Lt. Governor Residence in Juneau	AK Committee	COW

OVERALL GOAL: Enhance the effectiveness of Juneau's local government.

STRATEGY: Strive to improve the city and borough's governance through periodic reviews by the Assembly, its boards and committees, city departments, and CBJ enterprise funds.

Future Items of Interest	Advisory Committee	Assembly Committee
Review CBJ debt load.	Manager	Finance
Explore "Circuit Breaker" option for capping property taxes based on income to protect working families.		Finance
Adopt noise ordinance.	PC	Assy
Review and further develop policy for sales tax budget reserve.	Manager	Finance
Bring CBJ's employee collective bargaining practices into harmony with State and Federal practices.	Manager	HRC
Review board and City policies and procedures to identify ways to foster better communications with the public.	Manager	HRC
Review performance measurement standards for CBJ.	Manager	Finance
Prepare schedule for review of Assembly-adopted plans.	Manager	Assy
Request Law Dept. prepare enhanced conflict of interest policy for annual reporting by board and commission members of employment and non-profit involvements.	Law	HRC
Assist the Bartlett Regional Hospital Board in overcoming administrative challenges at the hospital.	BRH	COW
Review Assembly relationship with enterprise boards.	--	COW

2003 Planning Commission Priority List

In 2002 Juneau's Planning Commission developed a preliminary listing of planning projects and priorities. More than 50 projects were cited for consideration. Commissioners reviewed and refined this list at the February 11th and February 25th, 2003 meetings. Commissioners selected priority projects at the February 25th, 2003 meeting. The listing below ranks projects in four sub-categories: Environment, Growth-Map Land Use and Zoning Classifications, Transportation, and Code Issues/Development Standards.

Environment

1. Create wetland mitigation bank
2. Identification and categorization of sensitive habitat areas (wetlands, anadromous streams, riparian areas)

Growth-Map Land Use and Zoning Classifications

1. Identification of commercial/industrial lands, diversification of economic development
2. New growth areas

Transportation

1. Implementation of parking plan
2. Second Gastineau Channel crossing

Code Issues /Development Standards

1. Code simplification (with emphasis on making JCMP, WMP and habitat standards clear)
2. Update/Review zoning code development standards

DATE: July 23, 2002

TO: Planning Commission

FROM: Dale Pernula, Director
Community Development Department

SUBJECT: Projects and priorities for 2002-2003

At the July 1, 2002 meeting of the Assembly Lands Committee the possibility of a joint meeting of the Planning Commission with the Assembly was discussed. Possible agenda items include a review of public hearing procedures, ex parte contact, developing findings of fact and other legal requirements, and possibly conducting a joint goal setting session. Regardless of whether a joint goal setting meeting actually transpires, I think it is important for the Planning Commission to establish a list of potential projects, then further define, refine and prioritize them. Following is a list of potential projects for discussion purposes. Feel free to edit and expand the list of projects at the meeting.

1. Identification of commercial/ industrial lands
2. Designation of residential land for development purposes.
3. Impacts of development on:
 - Wetlands
 - Anadromous streams
 - Flood plains
 - Riparian areas
4. Work with the Lands Department on their land disposal programs
 - Incorporate Planned Unit Development concepts into planning and development of property
 - Consideration of Urban Service Boundaries and New Growth Areas in land disposal
5. Waterfront revitalization
6. Specific plans:
 - Auke Bay
 - Downtown
7. Recreation opportunities (with the Parks & Recreation Department)
 - Indoor recreation
 - Neighborhood Parks
8. Revisions to zoning code:
 - Review of development standards
 - Landscaping buffers
 - Transportation issues
 - Mixed uses

- Housing/ seasonal influxes
- Open space zoning
- 9. Pedestrian amenities
- 10. Economic development - diversification
 - Land use planning and business development
 - Port facilities
- 11. Transportation Planning
 - Transit oriented development
- 12. New growth areas:
 - West Douglas
 - Out the road
- 13. Comprehensive Planning - Identification and Categorization of sensitive habitat areas
- 14. Eagle nesting regulations
- 15. Improvement of implementation and follow up
- 16. Code simplification
 - Wetlands
 - Conditional Use permit process
- 17. Involvement with various departments at early stage of projects
- 18. Implementation of Wetland Mitigation Bank
- 19. Development Standards:
 - Transportation
 - Lighting
 - Garbage
 - Landscaping
 - Hazard areas
- 20. Vegetative Cover
- 21. Code Corrections
- 22. Establish public process in the Capital Improvement Project process
- 23. Revive Pederson Hill Development Plan
- 24. Second Gastineau Channel crossing
- 25. Implementation of Parking Plan
- 26. Improve enforcement of conditions of conditional and allowable use permits
 - Regular staff reports to Planning Commission
 - Public outreach and education
- 27. Sustainability indicators

Public Testimony - None

Staff recommendation: that the Planning Commission adopt the Director's analysis and findings and grant the requested Allowable Use permit. The permit would allow the development of a 16-unit multi-family building. The approval is subject to the following conditions (including revisions per Ms. McKibben's memorandum, dated October 13, which were incorporated):

1. Prior to issuance of a building permit, Lots 15, 16, 17, and 18, Block A, Commercial Park Subdivision must be consolidated to create one large lot in order to meet the density restrictions of the GC district.
2. A 4-foot high fence will be provided along the property line parallel to the street, from the western edge of the driveway to the western property line, to discourage direct access to the street. This fence is to be in place prior to the issuance of a Certificate of Occupancy.
3. A parking plan for the full development of Lots 15, 16, 17 and 18 shall be submitted and approved prior to the issuance of a building permit. The revised parking plan will show a total of 42 parking spaces, two of which will be ADA accessible, and one van accessible. Loading areas for the storage facilities will also be identified.
4. A landscape plan showing at least 4,888 square feet of vegetative cover shall be submitted and approved prior to the issuance of a building permit.
5. The chain link fence along the western property line bordering Lot 15 may be replaced with a minimum 6-foot high, solid wood fence. Alternatively, the existing chain link fence may be modified to remove the barb wire and have sight obscuring slats inserted into the chain link to provide visual screening. One of the fence modifications must be completed prior to the issuance of a Certificate of Occupancy.
6. A lighting plan shall be reviewed and approved prior to the issuance of any building permits.

MOTION: by Ms. Waterman, that the Planning Commission adopts the Director's analysis and findings and grants the requested Allowable Use permit, USE2008-00050. The permit allows the development of a 16-unit multi-family building. The approval is subject to the conditions as modified per staff's memorandum, dated October 13, 2008, which were incorporated.

There being no objection, it was so ordered.

X. **BOARD OF ADJUSTMENT**- None

XI. **OTHER BUSINESS** - None

XII. **DIRECTOR'S REPORT**

Review of PC List of Priorities

Mr. Pernula said he would report on the list of PC priorities that includes related documents which were provided to the PC as follows:

1. Minutes of the February 27, 2007 where the last review was completed
2. October 7, 2007 Assembly Goals most relevant to the PC activities

3. 2003 PC Priority List

Environment

a. Create wetland mitigation bank

Mr. Pernula explained that CDD was only able to issue permits on Category C & D wetlands. However, in the 1980s when A, B & C wetlands were first categorized, this provided the CDD permit issuing ability. But even though the CDD has issued many permits since then, over the past seven years there were only two permits that provided the ability to utilize the wetland mitigation bank process. He explained that only a portion of CBJ wetlands that have mapped Category A, B, or C wetlands, which is the northern portion of Douglas Island and the Mendenhall Valley areas that are already developed. Additionally, the Corps, who are involved with in the wetland mitigation bank process has changed their rules, so they are providing training the end October 2008, which Teri Camery plans on attending. Therefore, he questions how this might affect the CBJ process, including whether a method could be provided in which they are able to incorporate Category A & B wetlands into the bank, either directly with CDD issuing permits, or in conjunction with the Corps. He explained that if the Corps is able to issue Category A & B permits, the CDD staff would be able to offer mitigation through the bank, which could have positive results from its implementation. For example, the case of the Nancy Street Pond that could be utilized by the bank, whereby developers would be allowed to purchase credits, and then the CDD could utilize the funds it receives to create other wetlands elsewhere in the borough for future mitigation. Unless there are wetlands that could be appropriately developed, he does not believe much of a result would be derived by establishing a bank. Mr. Rue asked if the CDD staff determined a method to value potential wetland credits. Mr. Pernula replied that this has been discussed, but has not yet been determined, which might be part of the rules that the Corps is contemplating revising. Mr. Rue stated that further mapping could result in additional wetlands being made available. Mr. Pernula agreed, stating that this was completed several years ago, noting that some of the boundaries were changed; whereby, they found non-existent wetlands in some areas, and more extensive wetlands in other areas than were originally thought, which was conducted in conjunction with the Comp Plan mapping.

b. Identification and categorization of sensitive habitat areas (wetlands, anadromous streams, riparian areas)

Mr. Pernula stated that the CBJ, once again, hired Paul Adamus, along with Koren Bosworth, which consisted of a wetlands delineation team to conduct on-site identification of wetlands and to evaluate each of the identified wetlands for suitability for protection or for potential buildable sites, utilizing the Juneau Wetlands Management Plan (JWMP) methodology. The team began to conduct field work in September 2006 and CBJ staff accompanied them to each of the sites, and the CBJ GIS team provided GIS maps and assisted in the GPS delineation of the wetland areas of the parcels. The team planner conducted a site and neighborhood compatibility analysis of each site to assist in the evaluation of the parcel's suitability for housing, industry and resource protection uses. He noted that they found that wetlands were much more extensive and deeper on the benches north of the Juneau-Douglas Bridge and Fish Creek Road, versus the earlier mapping. He noted that they were hoping to locate more upland, but they did not, although there are a few smaller areas that could be developed on the bench. Other areas that are not quite as extensive are located at the south end of the Mendenhall Peninsula (with a large portion being designated as park land in the past) so they pushed the developable land further to the south to expand it to encompass relatively dry land. Although sewer service has not yet been installed in

this area, he believes it should provide for future developable land. Another area is located on Peterson Hill which contains some wetlands, but they are not quite as large as was previously thought. Mr. Rue asked if this area contains Category C and/or D wetlands. Mr. Pernula replied that he believes the area consists of A & B wetlands. Ms. Waterman asked if it might be appropriate to list such projects in the Capital Improvement Program (CIP) to be considered in the upcoming cycle. Mr. Pernula replied that he instead contemplated such projects being implemented via a long-range program, e.g., the Comp Plan review process, which was quite expensive. He explained that in doing this, the wetland areas owned by CBJ were identified if they found them to be uplands, which were mapped. Therefore, this information needs to be integrated into the existing information, but they also need to identify further areas, perhaps in phases, and then program funding over a period of years. Mr. Watson stated that the wetlands identified on Douglas Island were located where the bench road is designated to cross, which might potentially impact previous considerations. Mr. Pernula agreed, although he did not believe wetlands were identified down the middle of the proposed bench road where the alignments are currently depicted, and instead, he believes the wetlands are located along side or down on the lip of the bench road area.

Growth-Map Land Use and Zoning Classifications

a. Identification of commercial/industrial lands, diversification of economic development

Mr. Pernula stated that a couple of years ago the PC started working on this, although minimal developable land was identified at that time. However, there are locations that will exist in the future: One area is the existing old CBJ Rock Quarry located near Home Depot, and the other is behind the Lemon Creek Correction Center where the new CBJ Rock Quarry is located. Moreover, the Comp Plan designations included a new industrial zone that does not permit commercial activities. A few minor areas such as this were also designated near the end of Industrial Boulevard that does not yet have a lot of commercial uses, so they were attempting to maintain this type of land exclusively for industrial purposes. However, he explained that doing so does not solve the issue of providing additional land for commercial purposes; therefore, the lack of commercial-use land is what forced many commercial uses onto industrial land. He stated that perhaps the best area in the long run for industrial uses is in the West Douglas area.

Ms. Snow said the Alaskan Brewing Company is seeking alternative industrial-zoned land to expand operations, stating that she believes the old CBJ Rock Quarry is being vacated, but is not large enough to suit their purposes. Mr. Pernula replied that he believes that the Alaskan Brewing Company requires a minimum of 20 acres, and although this might be sufficient land area now, it might not be in the future. Ms. Snow said she understands that this area was re-reviewed as to its size, and was found to be less than 20 acres. Mr. Pernula said that is possible; however, he understands that the Alaskan Brewing Company is very interested in extending the road to West Douglas and supports building a Second Gastineau Channel Crossing in order to construct a plant. Ms. Snow explained that she is concerned that this local establishment might become discouraged, whereby they could potentially begin looking elsewhere to expand.

Ms. Waterman said the Fee-In-Lieu of Parking program might open up opportunities at the Rock Dump; therefore, while lamenting the fact that there is minimal flat, dry land available in Juneau, it is important to keep in mind that there might be opportunities for underutilized properties

being redeveloped. Considering that the CBJ is consolidating the Public Works facilities, she said the area of the City Shop located on the channel-side might not be considered a prime area for industrial use. However, this area could potentially be a location where the CBJ might contemplate a land exchange, which could bring industrial types uses under the CBJ umbrella. Mr. Pernula agreed that the Rock Dump area is a great example, although much of the land is tied up with agreements to provide parking for retail establishments on South Franklin, but they now have an opportunity to get out of these agreements, which could possibly open the area up for future development.

b. New Growth areas

Mr. Pernula explained that the new chapters of the West Douglas Conceptual Plan (WDCP) were adopted by the Assembly. Therefore, the CDD staff has been working with the WDCP group in their attempt to obtain funding for the Second Gastineau Channel Crossing, for the extension of the road, and the development of this area. He said it has been very costly, and is a long-term project, and is probably in their primary new growth area. He stated that another new growth area that remains in the Comp Plan is Echo Cove.

Transportation

a. Implementation of parking plan.

Mr. Pernula said the AWTP has many parking recommendations, some of which are being implemented. For example, "Establishing the need and desire for a residential parking zone," stating that he believes many of the recommendations tend to directly relate to management. He referred to the previous presentation made to the PC by Benjamin Lyman a year ago about not having the cheapest, and instead, free parking where it is the most valuable. However, he believes this might be inverted, and perhaps provide less expensive parking in the Parking Garage, with more expensive parking allocated where there is the greatest demand, which are management concepts, noting that a residential parking zone might also be feasible once the Parking Garage is implemented. In addition, several bicycle racks at key locations have been completed. They have also identified steps needed to expand transit service, which still needs to be implemented. Although all of these priorities listed have not been completed, he explained that many items listed are either long term or management priorities.

b. Second Gastineau Channel Crossing

Mr. Pernula stated that staff diligently worked to complete this project, stating that a few years ago he worked with a group who began the process of conducting an EIS, which is nearing the midpoint of being completed; however, the necessary funding is not available to finish doing so, but they are continuing to work on it.

Code Issues/Development Standards

a. Code simplification (with emphasis on making JCMP, JWMP and habitat standards clear)

Regarding code simplification, which is an ongoing process, he said staff digitized the zoning maps so they are much clearer and easier to utilize, and they were adopted by the Assembly. In addition, a new traffic section of Title 49 has been drafted, noting that it previously stated that if an intersection was created with a LOS D or less, the project was prohibited, which has been

considerably revised by dropping the LOS to F, which includes mitigation, and clarification when a Traffic Impact Analysis is warranted.

b. Update/Review zoning code development standards

Mr. Pernula stated that these changes are fairly important in relation to other code changes that staff would be proposing in the future, not necessarily simplification, but other code provisions which were adopted that allow for new options include: Cottage Housing; Bungalow lots; reduction of lot width for panhandle lots; reduction of some of the setback requirements, particularly in the mixed-use zones; and the D-10 single-family zone.

4) Long list of PC Projects and Priorities

Mr. Pernula noted that staff completed a draft of the Improvement section of Title 49 that is now divided into other areas of the Code, which makes it much easier to utilize. He said staff developed a draft of the subdivision regulations, which consisted of substantial revisions that will be reviewed by CDD this week, and then by the Title 49 Review Committee fairly soon.

He said there were revisions made to the Subdivision Ordinance, and explained that right now, rather than having specific criteria on which to weigh a subdivision, they simply state that it is a Conditional Use permit (CUP). The intention is to expand the number of lots that could be reviewed by staff, without the need for a public hearing and PC review.

He said a project that staff would be working on, after the subdivision regulations, is revising the Table of Permissible Uses (TPU). Over the years, staff found that there were times when an Allowable Use permit was presented to the PC, people appeared before the PC at a public hearing and provided a lot of public testimony; whereby, the PC readily approved many cases in which this process frustrated not only the PC, but the public as well. Furthermore, this process tends to delay projects up to four to six weeks because it involves staff developing a report that is reviewed by the Commission, scheduling public hearings, with more than 90% to 95% of the cases being automatically approved by the PC. He noted that staff will more than likely incorporate the same conditions that have been permitted time and again, so they would automatically list relevant permitted uses. However, regarding permits that CDD receives concerns on, staff might consider these as being CUPs, so these permits would be presented to the Commission.

He said the current Historic District Design Standards are fairly vague, e.g., "The preferred material is wood." While staff enforces this standard, it has proven to be somewhat difficult. He explained that if "The preferred material is wood," the question is whether or not plastic is just as good for instance. He believes the new design standards are much better, which also proposes a Historic District Design Review Board. However, in doing so, a member of the Assembly stated that he does not want to have a dual review process where a developer would need to appear before the Historic District Design Review Board and the PC. Therefore, staff needs to be careful in dealing with the TPU and the Historic District Design Standards while reviewing cases to ensure a dual review processes do not take place. Ms. Gladziszewski asked staff to expound on the remaining tasks needed to be completed to update Title 49. Mr. Pernula replied that aside from the three major tasks mentioned, there are other sections that require modification, such as the standards for variances, and the non-conforming use provisions that are difficult to

understand and implement. Ms. Gladziszewski asked if Tim Maguire is working on this project. Mr. Pernula replied that Mr. Maguire continues to work on the Improvement provisions, and is done with the subdivision regulations, except the review process. Additionally, he said the TPU is currently being reviewed by other staff members.

Future Projects

1. Assembly-adopted Transit Development Plan (TDP)

Mr. Pernula explained that the TDP provides several options in which to move forward. He said the CDD and Capital Transit will each assign a staff member to begin working with the Manager's Office to review budgetary issues, along with exploring efficient routes in relation to implementing the TDP, including providing recommendations to the Assembly, which would probably be for the next budget cycle.

2. Implementation of the Comp Plan

Mr. Pernula said he has requested that Mr. Lyman begin working on policies and implementing actions of the Comp Plan. He prefers that area plans first be reviewed for Auke Bay, as this area encompasses many land use changes. The proposed Comp Plan, which he hopes the Assembly adopts on October 20, 2008, shows a large amount of marine/mixed-use areas that were formerly commercially zoned, which according to its designation would have the same types of uses, but with a much higher density allowed for residential-use areas. He explained that what this entails for the Auke Bay area may be different than what is required for the south Douglas area that also has a similar designation along its waterfront. Therefore, staff intends to continue to schedule neighborhood meetings, particularly in Auke Bay. Also, UAS requested higher densities to be provided further north along the Mendenhall Back Loop Road, so they also intend to include UAS in the discussions before the CDD contemplates rezoning the Auke Bay area. Ms. Waterman said she believes that nuances of the Comp Plan are going to be the new overlay districts. Mr. Pernula replied that there are two major overlay districts: one is the Affordable Housing Overlay District, which could be applied where a developer demonstrates that they would provide housing for incomes below a certain level; and the other is the Transit-Oriented Corridor Overlay District for transit-oriented development type of housing, which would be best once they are further along in implementing the TDP, but there might be existing locations in Juneau where an excess capacity could be utilized for this overlay. However, he stated that if they increase densities and reduce the off-street parking requirements, they are required to provide public transit in such areas. Ms. Gladziszewski stated that given what has happened with the recent avalanche, the community has an increased awareness in energy costs; therefore, some of the sustainability and energy efficiency aspects should be provided priority while the interest is peaked in terms of the Energy and Sustainability chapters of the Comp Plan. Mr. Bruce asked staff to contemplate 'Methane Hill' as well in terms of possibly utilizing it to generate some type of power.

3. Area Wide Transportation Plan

Mr. Pernula stated that the AWTP has been in place nearly eight years, which is a major project that he believes needs to be reviewed. He said the past review was funded in part by the Alaska State Department of Transportation (DOT), which would need to be again. He explained that within the next few months, DOT would begin prioritizing the next Statewide Transportation

Improvement Plan list, which encompasses 2010 through 2016, stating that it is important to include as many local transportation projects as possible.

Mr. Bruce stated the PC was previously provided with a fairly extensive priority list, which the Commission reduced down rather quickly in order of importance. Therefore, when staff addresses future priority items, he believes this would probably be an appropriate process to utilize as well, stating that such a process allows community values to be reflected in terms of projects that are most important. Mr. Pernula offered to provide the PC a list of potential projects that the Commission would be able to prioritize, which he will pull from the implementing actions of the Comp Plan. Additionally, once the PC completes prioritizing the list, he would like to report it directly to the Assembly. He explained that he would then have a list of priority goals of the Assembly and the PC, which allows him to set priorities for CDD staff. Mr. Bruce stated that this might be a great opportunity to schedule an Assembly/PC Committee of the Whole (COW) work session to open the discussion should one group favor a project at the expense of another. Ms. Gladziszewski said she prefers that this type of meeting be held fairly soon before the upcoming the election and they might instead contemplate holding a joint retreat of the PC/Assembly COW, as opposed to a work session.

Ms. Waterman asked about the status of the new Noise Ordinance, and if it is on the PC priority list. Mr. Pernula replied that it is on 'his' priority list, explaining that he completed a draft ordinance, and then hired a consultant to review it, whereby the consultant made some changes, which was forwarded to the CBJ Attorney to review a while back. Ms. Waterman asked what role CDD staff has regarding moving forward with the CBJ Solid Waste Management Study. Mr. Pernula replied that the CDD staff has not been involved with this study.

Upcoming meetings

Mr. Pernula said the next regular PC meeting is scheduled to be held on October 28, noting that there are only two cases on the existing Agenda. However, the PC might also hear USE2008-00012 which was continued tonight, if the requested information is provided. He said a following PC meeting is scheduled for November 11, on a CBJ Holiday, Veteran's Day. Ms. Waterman and Ms. Gladziszewski stated that they would be out of town for this meeting, and Mr. Rue said he might not be able to attend as well. Mr. Pernula said another PC meeting is scheduled to be held on November 25, 2008. Mr. Bruce stated that he would be out of town for this meeting.

Mr. Miller asked the status regarding the proposed cellular telephone towers case. Mr. Pernula replied that Eric Feldt requested additional information from the applicant, which has not yet been received.

Mr. Rue asked the status of the new four-way stop at the Stephen Richards/Riverside Drive intersection, to which several Commissioners replied that it is working quite well.

Ms. Snow asked the status of the Comp Plan. Mr. Pernula replied that the Assembly held a hearing on the Comp Plan and they had several questions, so the body referred the plan to the Assembly/COW, whereby three meetings were held. In particular, they requested information regarding the Montana Creek corridor, and he assumes that the Assembly might take final action

XII. DIRECTOR'S REPORT

Review of PC List of Priorities

Existing projects

Mr. Pernula stated that although the Comp Plan and the Transit Development Plan (TDP) are nearly complete, there are still many remaining projects that are currently being worked on. The main project is the Title 49 update, which consists of Improvement Provisions. Staff completed a draft which was reviewed by the Title 49 Committee, and it was provided to the CBJ Attorney, so the next step will be for the PC to schedule a public hearing.

Staff continues to work on the Subdivision Regulations. The first draft was completed a couple of weeks ago which has been reviewed by a couple of consultants and the CBJ Engineering Department (CED) staff. The draft is currently being reviewed by the CBJ Community Development Department (CDD) staff. The next step is to present it to the Title 49 Committee, and then it will need to be presented with the Title 49 update to the Assembly at the same time.

The Table of Permissible Uses (TPU) is a central focus of Title 49, as it establishes which uses are permitted in each zoning district and defines the process required to permit each use. Staff was provided direction to vary the minor/major development threshold by zone, and to possibly eliminate Allowable Uses.

The Historic District Design Standards (HDDS) were reviewed and approved by the PC. The standards are in line for codification by the CBJ Attorney which ties in with the TPU update because it includes a recommendation that a Historic Design Review Board (HDRB) be established. He noted that an Assembly member specifically stated that a dual review process should not take place by both the PC and the HDRB if it is created. Therefore, if such a board is appointed, staff will need to minimize potential dual reviews from occurring.

The Standardization of Conditions consisted of a systematic review of all conditions attached to PC permits and has been completed, along with some consolidation, simplification, and review for enforceability of conditions.

Staff is working on the distribution of a customer survey, which taken place in the past. He explained that staff is currently working with the League of Women Voters, and they intend to conduct a survey of users of the CDD Permit Center over the past couple of years. He believes the results of the survey should assist in identifying improvements that need to be made.

Recommended Comp Plan Implementation Action (IA) Priorities

He stated the following IAs are of the greatest importance to the PC based on what staff was able to glean during the update process:

"4.3.IA2 Amend the Land Use Code to provide for an Affordable Housing Overlay District (AHOD) as a zoning map amendment that could lie upon any parcel located within the Urban Service Area. The AHOD would allow higher densities than the underlying zoning

designation and may adjust development standards, where appropriate, for projects that include housing affordable to low-income households—Below Market Rate (BMR) units."

And;

"4.3.IA3 Designate suitable land within one-quarter mile distance from public transit routes from Auke Bay to Downtown Juneau as a Transit-Oriented Corridor (TOC) overlay zoning district within which medium- to high-density housing in wholly residential or mixed use developments and with lesser parking requirements would be allowed."

He believes these IAs should be completed in concert with implementation of the TDP. He explained that if parking is reduced, it increases density, so there is an assumption that people will either walk and/or utilize public transit more, which has proven to work in infill areas.

He said the PC should consider developing neighborhood plans, most importantly for Auke Bay because this is where the Comp Plan is proposing many land use designation revisions. He explained that the plan is to create a Marine/Mixed Use (M/MU) zone, including a review of the provisions of the Mixed Use 2 zone in the periphery of Downtown Juneau and possibly the community of Douglas.

Commission discussion

Mr. Miller asked staff when they contemplate that the newly-adopted Comp Plan will be finalized. Mr. Pernula replied that the plan should be effective within three weeks. He explained that CDD staff has been working to ensure that all the revisions are incorporated before it goes to print, although he believes the electronic version has already been fully updated and posted on the CBJ website.

Mr. Miller referred to 4.3.IA2 (listed above) stating that 80% to 100% of the medium-income households are the most difficult to provide housing for because this income level does not fit within the BRM unit threshold. He noted that he previously requested revisions to several other affordable housing IAs that were incorporated. Additionally, he requests that revisions be made to the inclusionary zoning study as being the first priority. Mr. Pernula clarified that 4.3.IA2 did not necessarily pertain to inclusionary zoning, explaining that many comments he heard was if affordable housing sites were on CBJ-owned property and in the Disposal Unit that these might be acceptable for inclusionary zoning. Conversely, he also heard some negative comments regarding imposing inclusionary zoning on privately-owned property. However, there is a difference if there is an exchange for allowing higher densities, as this could potentially provide for additional affordable units.

Ms. Snow referred to the following Policy and IAs relating to protecting and defining industrial lands:

"POLICY 10.7 IT IS THE POLICY OF THE CBJ TO DESIGNATE ON LAND USE AND ZONING MAPS, AND TO PROVIDE SERVICES TO SUFFICIENT VACANT LAND WITHIN THE URBAN SERVICE AREA APPROPRIATELY LOCATED TO ACCOMMODATE FUTURE COMMERCIAL AND INDUSTRIAL USES.

10.7.IA1 Maintain and improve design review procedures to ensure that proposals for commercial (retail, office and institutional) development are evaluated with regard to site design, building placement, parking, landscaping, exterior lighting, screening and buffers, signage and other factors related to surrounding properties, land uses and public facilities."

And;

"10.7.IA2 Identify and protect from land use conflicts potential sites for light industrial and heavy industrial uses."

She stressed that due to the shortage of industrial land in Juneau, these are very important guidelines that the PC needs to continue to focus on. She explained that if land is not available for new businesses, or to allow existing businesses to expand, there might no longer be a need for additional housing. Therefore, if developable industrial land is not made available in the future, more jobs would not be forthcoming, which might create an abundance of affordable housing. For example, the PC recently allowed boat condominiums to be constructed on industrial land on Industrial Boulevard; therefore, the Commission should keep appropriate uses within specific zoning designations in mind when future cases are presented to the PC. Mr. Bruce noted that the boat condominium project was already substantially built out at the time the PC approved this last case.

Ms. Waterman said she wished to address portions of the Comp Plan as being priorities of the PC, and also for the CDD staff begin working on the following:

- The other overlay corridors called out in the Comp Plan are just as important as the TOCs. Therefore, she asked that these other corridors be well-defined so that clear definitions are made ready for the PC to utilize for whatever the zoning topics might entail.
- Staff needs to provide concise definitions regarding what types of development are allowed in the MM/U for Auke Bay and Douglas pertaining to Heavy-Industrial and/or Commercial-Light Industrial zoned areas, which the PC is able to utilize. For example, the concept that Heavy-Industrial zoned land is just that, so the PC will not issue a CUP for any other types of development in this zone.
- Provide an analysis of affordable housing in inclusionary zoning, which is considered as being important by the PC. Specifically, the aspect that includes manufactured homes, so staff needs to derive a system for where new and/or replacement manufactured home parks/subdivisions will be allowed.

Additionally, the following plans are important to the PC, so they should also be added as being priority items on the Capital Improvement Program (CIP) list:

- A full update of the Comp Plan in 10 years (2018). She said the Comp Plan is sufficiently important; therefore, it needs to be removed from the daily tasks of the CDD staff, and instead, is called out so it gets due attention and is accordingly funded through the CIP process.
- An update of the Juneau Wetlands Management Plan, and the associated work, i.e., GIS mapping, the mitigation bank, and identification functional analysis on specified streams on CBJ property as outlined in 7.1.IA1.
- An update of the Area Wide Transportation Plan (AWTP), including the associated work that is warranted.

Mr. Pernula noted that the AWTP will probably be mostly funded by DOT, as it has been in the past, so the CDD staff will work closely with DOT personnel during the update process.

Ms. Waterman said the PC and the CDD staff needs to focus on prioritizing the following in relation to transportation:

- Implementation of the Transit Development Plan (TDP) is a priority. Concurrently, with the opening of the new Parking Garage, a "Parking Management Plan" should also be implemented, primarily for Downtown Juneau; however, the entire community would benefit from such a plan as well.

She stated that several IAs call for ordinances in the Comp Plan, as follows:

- The new Noise Ordinance is a priority of the PC, and she requested that the CDD staff inform the Assembly so it moves forward.
- An ordinance to annually adopt the Alaska Department of Fish & Game's Anadromous Inventory and post it on the CBJ website. She said this would be very beneficial to the Commission, and should be considered a priority so the PC is working with current information while reviewing cases.
- She explained that Mr. Watson previously requested rules to be provided by staff for transport and storage of explosives which were incorporated into an IA. In addition, she believes this might be considered as being a priority by other Commissioners.

She asked staff if the Assembly adopted the HDDS. Mr. Pernula said the HDDS were recommended for adoption by the PC to the Assembly, but this has not yet been completed. He explained that the Assembly first wanted to finalize the TDP and the Comp Plan, and then figure out exactly the method in which the HDDS should move forward. He said this entails whether they were going to codify the HDDS and adopt the standards as part of Title 49, or just adopt it as a plan, and then codify portions of it. Even though this process has not been worked out yet, he believes the Assembly is aware of its importance.

Ms. Waterman said she drafted a list pertaining to updating Title 49, which she provided to staff. She requested that Tim Maguire review the list, and then potentially cross-reference items to determine whether they should be included in the Provisions Improvement package.

She also made a list to improve Title 19, which she provided to staff as well.

Further, there were revisions recommended by the PC for the Land Use Maps of the Comp Plan, and one was the Flood Zone designation; however, she does not know whether this has been done. Mr. Pernula explained that FEMA hired a consultant to re-map most of the floodplains along the streams and shorelines. Mr. Chaney added that re-mapping the shorelines is somewhat more difficult for FEMA to complete, as they are utilizing a new model that has not been applied before. He stated that FEMA informed staff that a draft might be forthcoming this spring, noting that this might entail a lengthy adoption process as well.

Ms. Waterman said the final item is the following Policy outlined in the Comp Plan:

"POLICY 18.2 IT IS THE POLICY OF THE CBJ FOR THE PLANNING COMMISSION TO UNDERTAKE A GENERAL REVIEW OF THE COMPREHENSIVE PLAN ONCE EVERY TWO YEARS, AND TO MAKE RECOMMENDATIONS TO THE ASSEMBLY TO AMEND IT AS NECESSARY TO REFLECT CHANGING CONDITIONS AND NEEDS AND TO CONSIDER AND ENACT AMENDMENTS TO THE PLAN AND LAND USE MAPS, INCLUDING AMENDMENTS TO THE URBAN

SERVICE AREA BOUNDARY, AT ANY TIME THE PLANNING COMMISSION AND ASSEMBLY DETERMINE THAT AMENDMENTS ARE NEEDED."

She explained that she believes the PC should make it a priority to review the Comp Plan once every two years, and then to fully update it every 10 years, noting that these both are to be funded via the CIP list. Mr. Pernula said that the past update entailed nearly a 3-year process. Ms. Waterman agreed, stating that it was adopted in 1996, although it should have been re-updated in 2000, so the last update was essentially eight years late. She thanked staff for their work on updating the newly-approved Comp Plan, and also for providing the PC the opportunity to interact on prioritization of the IAs.

Ms. Waterman noted two of the new IAs were already accomplished in the Comp Plan, and one is as follows:

"7.3.IA1 Amend the Comprehensive Plan Land Use Map for Subarea 3 to designate a Stream Protection Corridor (SC) along both sides of the banks of Montana Creek where it is shown on the 1995 Land Use Maps as Recreational Service Park (RS), Conservation Area (CA) and Resource Development (RD). This Stream Protection Corridor would remain the same width and breadth in the portions designated in the 1995 Plan as RS and CA, and would be expanded to include the lands within 500 feet of each side of the banks within the area designated RD in the 1995 Plan. The designation of the area SC around the shooting ranges should not adversely affect the existing operations of the outdoor shooting range, the indoor shooting range, or the archery shooting range."

Mr. Pernula added that another IA that was completed in relation to Montana Creek is the following:

"7.3.IA7 Give high priority to public acquisition of open space/natural areas and/or public recreation easements to the stream corridor of Pederson Hill Creek (aka "Casa Del Sol Creek") to add to the recent public acquisition of stream corridors of Montana Creek and the west side of the Mendenhall River."

Ms. Snow referred to the following Policy and its related IAs in terms of maintaining Juneau as the State Capital, including working with the State and Federal agencies on expansions:

"POLICY 5.2. IT IS THE POLICY OF THE CBJ, THROUGH A COOPERATIVE EFFORT WITH THE STATE OF ALASKA, TO PLAN FOR AND SUPPORT DEVELOPMENT OF AN ATTRACTIVE SETTING, FACILITIES, AND OTHER SERVICES TO ENHANCE THE STATE CAPITAL AND TO STRIVE TO PROVIDE AN ATMOSPHERE CONDUCIVE TO GOOD LEADERSHIP IN THE STATE, ACCESSIBLE TO AND SUPPORTIVE OF ALL PEOPLE OF THE STATE OF ALASKA.

5.2.IA2 Work collaboratively with, and request that Federal agencies coordinate their plans for expansion or modification of Federal facilities in the downtown area with CBJ and State plans for the Capitol complex."

And;

"5.2.IA4 Seek ways and means to encourage housing for legislative personnel, such as high-density housing along transit corridors, SRO dwellings Downtown, and extended-stay hotels or other lodging in the Downtown and around the airport, provided that this does not result in the net loss of year-round rental housing."

Mr. Pernula offered to compile a list of the PC's recommended list of priorities of the Comp Plan Policies and IAs, and then present it to the PC at the next meeting.

Upcoming meetings

Mr. Pernula stated that the next PC meeting is scheduled to be held on November 11, 2008.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEE

Ms. Waterman informed the PC that the Arts Committee for the Transit Center will soon provide a call out for artists within the next couple of weeks.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

MOTION: *by Ms. Snow, to adjourn the meeting.*

There being no objection, it was so ordered, and the meeting adjourned at 8:29 p.m.

XII. DIRECTOR'S REPORT

Mr. Pernula provided a handout on the Title 49 Update regarding the status of projects to the PC. He explained that the yard setback amendments, electronic zoning maps, parking standard amendments, Fee-in-Lieu of Parking program modifications, Cottage Housing element, changes to the Code to allow canopies in the Mixed-Use zones, revising the requirements in the Table of Dimensional Standards, and adding traffic and access provisions to the Code are nearly complete, or have been completed.

There are four major provisions of the Code that staff is currently working on. The first includes Improvement Provisions that were reviewed by the Title 49 Committee, and the CBJ Law Department is now placing this into an ordinance format. Once this ordinance is reformatted, a public hearing will be held by the PC, and then it will be forwarded to the Assembly. The second is the Subdivision Regulations that Tim Maguire is working on that was recently reviewed by CDD staff, and he feels the regulations now make more sense and will be easier to utilize. He said the largest change is that there will be major subdivisions, up to 10 to 12 lots, where staff will not be required to appear before the PC, so it will be one less step in the permitting process for developers. The third is the HDDS, which were already reviewed by the PC, although he wishes to hold off presenting these to the Assembly until the Table of Permissible Uses (TPUs) are complete. He noted that an Assembly member stated that future historic designs should not be presented to both the HDRB and the PC. However, he believes the HDDS, and the request for the HDRB, might be more palatable to the Assembly after staff is finished incorporating the TPUs. He explained that the reason why certain historic design projects were previously presented to the PC in the past was because some of the developers were required to obtain parking variances. However, there is now a Fee-in-Lieu of Parking program that allows an option to reduce the likelihood of permits for the Historic District being presented to the PC. The fourth is that he is attempting to reduce the number of Allowable Use permits (AUPs). He explained that Mr. Chaney presented an idea to him in terms of establishing a new threshold when developers obtain a Conditional Use permit (CUP), and that these should vary by zone. He said staff expects to present this for review to the Title 49 Committee fairly soon. Mr. Bruce said he believes this is a good idea, stating that one of the first permits he reviewed when he began serving on the PC was for the apartments off of Gasteau Avenue. He explained that the Commission added many conditions to the permit that were all tossed out because it was an AUP. He said this case was a colossal waste of time; therefore, this was a situation where such a review was obviously pointless. Mr. Pernula said that staff intends to specifically review what permits are required for each use in each zone, which will soon be provided to the PC in the form of a recommendation. He explained that they are also recommending changes to some of the panhandle lots, public works facilities, the Seawalk Ordinance, and bungalow lots. Specifically, he stated that two major changes are in relation to the Overlay District and the Transient-Oriented Corridor as they review affordable housing.

Mr. Watson said that over the years he received comments from local contractors who stated that the HDDS adds an additional permit review process, including the existing numerous roadblocks that they believe are unnecessary, which he tends to agree with. Therefore, he asked staff the method in which the HDRB might be formed if it is approved, and if it will be required to report directly to the Assembly. Mr. Pernula replied that the past Design Review Board (DRB), before

it was abolished, consisted of permits being reviewed for the entire community. However, the HDRB will solely focus on the Historic District. He feels that the HDDS are more complete and will provide sufficient guidance, versus the previous version which was rather vague. Mr. Bruce added that before the DRB was abolished, the board appeared to review cases rather arbitrarily and capriciously in terms of which standards were applied and when. However, the PC has thoroughly reviewed the new HDDS, which are straight forward, so the developers will know what design standards are required to be met before constructing or renovating any historic building. Therefore, he feels these standards are appropriate to preserve the Historic District in Downtown Juneau. Mr. Chaney explained that staff still has work to complete beforehand if the HDRB is constituted, so there is plenty of time to have concerns of the Commission vetted.

Upcoming meetings

Mr. Pernula stated that the next PC meeting is scheduled to be held on November 25, 2008.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEE

Ms. Snow reported that the Lands Committee recently met and heard an update on the proposed Seawalk project from Taku Smokeries to Franklin Dock. She explained that there are several issues that the Harbor Board is attempting to resolve. The first issue is the Forklift Crossing. The second issue is the establishment of a right-of-way in the Public Loading Zone, which consists of two options. The committee discussed the Lemon Flats Second Access, and she explained that a Vanderbilt Creek wetlands delineation scoping is being completed in order to move this project forward.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Watson stated that at the request of PC Chair he volunteered to serve on the Public Works & Facilities Committee (PW&FC) at the last PC meeting. However, he has not attended the past two meetings because he was not provided notice. Ms. Snow said she also serves on the PW&FC, noting that she was generally only provided meeting packets, not notices. However, she is no longer even receiving packets. Mr. Pernula stated that typically these meetings are held the 2nd and 4th Monday of each month, and offered to ensure that staff is notified of these concerns, including that Mr. Watson has been officially appointed by the PC Chair to serve as a member of the PW&FC.

Mr. Watson asked the status of the proposed development of the Subport property. Mr. Pernula replied that he recently heard a radio report stating that the Alaska Mental Health Trust Authority (AMHTA) is asking the State Department of Labor, the Alaska Department of Fish & Game, and the State Department of Public Safety to lease office space prior to construction of the buildings. Mr. Bruce added that all of the structures are contemplated to be Class A buildings. Mr. Watson stated that the State Department of Administration is very involved in these negotiations with the AMHTA as well.

XV. ADJOURNMENT

MOTION: *by Mr. Miller, to adjourn the Planning Commission meeting.*