

PLANNING COMMISSION
City and Borough of Juneau
Michael Satre, Chairman

REGULAR MEETING
March 11, 2014

I. ROLL CALL

Mike Satre, 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 7:00 pm.

Commissioners present: Mike Satre, Chairman; Dennis Watson, Vice Chairman; Karen Lawfer, Ben Haight, Bill Peters, Paul Voelckers, Dan Miller, Gordon Jackson

Commissioners absent: Nicole Grewe

A quorum was present

Staff present: Hal Hart, Planning Director; Travis Goddard, Planning Manager; Eric Feldt, Planner II; Sarah Bronstein, Planner I, Chrissy McNally, Planner I

II. APPROVAL OF MINUTES

- February 11, 2014 – Regular Planning Commission Meeting

MOTION: *by Mr. Miller, to approve the Regular Planning Commission meeting minutes of February 11, 2014, with any minor corrections by Commission members or by staff.*

The motion passed with no objections.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Juneau resident Gary Horton said he wanted to discuss with the Commission what would happen when Stikine Street was rebuilt. He said his actual concerns involved Scott Drive, which runs north and south of Stikine Street.

So that Mr. Horton's public testimony could be heard, item CSP2014 0001 was removed from the Consent Agenda and placed on the Regular Agenda.

IV. PLANNING COMMISSION LIAISON REPORT

Mr. Satre read some notes from Assembly Liaison Jerry Nankervis, who could not attend the meeting. The budget shortfall for the CBJ took up much of the Assembly’s meeting March 10, (2014). The final decision on the Harris appeal will be announced at the next Assembly meeting. The Transit Plan was forwarded to the Assembly for action. The upcoming cell tower ordinance was discussed, and the Spuhn Island cell tower investigation was concluded with no recommended action, and it was ultimately in compliance with Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) regulations.

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

VI. CONSENT AGENDA

USE2014 0002: A Conditional Use permit to expand the manufacturing, retail, and tasting areas of the Alaskan Brewery.
Applicant: Jensen Yorba Lott, Inc.
Location: 5429 Shaune Drive

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow for the expansion of the manufacturing, retail, and tasting areas once Borrow Street ROW is vacated.

USE2014 0003: Conditional Use for an outdoor seasonal restaurant in a landslide and avalanche zone.
Applicant: NorthWind Architects
Location: 406 S. Franklin Street

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use Permit. The permit would allow the development of an outdoor seasonal restaurant in a landslide and avalanche zone.

VAR2014 0004: Variance request to reduce the rear yard setback from 8 feet to 2 feet and the street side yard setback from 17 feet to 2 feet to build a 352 square foot garage.
Applicant: Stephen Lee
Location: 912 Second Street

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director’s analysis and findings and APPROVE the requested Variance, VAR2014 0014. The Variance permit would reduce the rear yard setback from 8 feet to 2 feet and the street side yard setback from 17 feet to 2 feet to

build a 352 square foot garage.

MOTION: *by Mr. Miller, to approve the Consent Agenda as read, and as modified, by pulling CSP2014 0001 and placing it on the Regular Agenda.*

There were no objections to the motion.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

VIII. UNFINISHED BUSINESS - None

IX. REGULAR AGENDA

CSP2014 0001: Review of Stikine Street drainage improvements for consistency with Title 49 and adopted plans.

Applicant: City and Borough of Juneau

Location: Stikine Street

Staff Recommendation

Staff recommends that the Planning Commission recommend that the Assembly approve the proposed project, as prescribed at CBJ 49.10.170(c).

Ms. Bronstein said the project is a City project applied for by the CBJ Engineering Department for drainage improvements and repaving of Stikine Street. She explained the project runs from the intersection of Scott Drive through Meadow Lane, and along a right-of-way drainage easement to the Mendenhall River from Meadow Lane.

The neighborhood is zoned D5, and the street is classified as a street other than an arterial or collector, said Ms. Bronstein. This project has been listed in the Capital Improvements Projects (CIP) List for 2014 for \$800,000. This is Phase I of an ongoing project to improve drainage along Meadow Lane and other neighborhood streets in the area, said Ms. Bronstein. Currently the entire neighborhood drains through a single, underground system and into an outfall pipe located along the easement. The first step in this process is to improve the main line and outfall pipe and then to go back and conduct improvements on the other neighborhood streets that feed into that system.

If approved, the construction for this project would occur this building season, or during the spring of 2015, said Ms. Bronstein. This phase of the project is estimated to take 60 days to completion from start to finish.

The street improvements include a cut-down to 9.5 inches below current grade, and the repaving of the street. The north side of Stikine Street would be treated with a curb and gutter

with a graded area for a future sidewalk, and the south side of the street would have a valley gutter.

The existing infrastructure has outlived its useful life and is in need of replacement, said Ms. Bronstein. The project is consistent with Title 49 and adopted plans and policies, and the staff recommends that the Commission recommend approval of the project to the Assembly, said Ms. Bronstein.

PUBLIC TESTIMONY

Mr. Gary Horton, a 40-year resident of Scott Drive, which intersects with Stikine Street, said he wanted the Commission to be aware of a four foot wide mud puddle which exists all along one side of Scott Drive. Mr. Horton said his main concern is that the City needs to include this type of work on its street repair projects in the area. He said he wanted to make sure the City addressed this problem when it undertook its street repair and maintenance. He said this drainage problem had existed on his street for all of the years he has lived there.

QUESTIONS

Mr. Watson asked if Mr. Horton has had the opportunity to talk to anyone from Public Works regarding the project.

Mr. Voelckers reaffirmed with Mr. Horton that what he wanted were sufficient intake grades or catch basins to make sure that ponding cannot occur along the street.

Mr. Horton said that he was suggesting that the grade of Stikine Street be lowered to catch the water off of Scott Drive and the other streets which may have a similar problem.

Ms. Lawfer asked Mr. Horton to show on the wall map where the drainage puddles were located.

Mr. Satre said that hopefully addressing the drainage problems along Stikine would help alleviate the drainage problems experienced on the adjacent streets. He asked Ms. Bronstein about the ultimate project plan which includes the neighboring streets and where that is included in the CIP process.

Ms. Bronstein answered that she was not aware of the timing of the other phases of the project, but that Scott Drive was included in the list of neighborhood streets that will be receiving similar treatment to Stikine Street in future phases. She said the City is aware that the system is failing in this neighborhood, which is why funds have been allocated to begin the process to address it.

Mr. Satre said the CIP will be reviewed by the Planning Commission in one of its upcoming meetings, and that the Commission can make sure that its recommendation would be to make sure these improvements are addressed.

Mr. Watson said when city projects are scheduled for a neighborhood, that the project engineer meets with the neighbors to make sure they understand the project and its schedule. He said he felt it would be good if the City staff could broaden its scope when meeting with the affected neighbors to include those on the neighboring streets.

Ms. Bronstein said there was a neighborhood meeting regarding the project conducted by the Engineering Department.

Mr. Satre that said since the purpose of this project being presented to the Commission is so that the Commission can provide recommendations to the Assembly, the Commission could include a recommendation that funds be made available to address the drainage as they are doing this work.

MOTION: *by Mr. Miller, to approve CSP2014 0001 with staff's findings, analyses and recommendations, and to add the recommendation to review the drainage issues that are flowing into the new project, to assure that future projects will tie in and correct the drainage issues that exist today.*

The motion passed by unanimous consent.

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS** - None

XII. **DIRECTOR'S REPORT**

▪ **Master Plans**

Mr. Hart told the Commission there are currently two master plan processes occurring within the community; one is an RFP out from the CBJ from the community aviation representatives at the airport for an Airport Master Plan. They are considering changes to the master plan, and that process will begin shortly. Mr. Goddard will be the CDD liaison to that process. This will have a big impact on future economic development, said Mr. Hart. Future growth and safeness of the airport will be addressed in the master plan.

The small community of Juneau has the plane traffic for a city of 200,00 – 300,000, said Mr. Hart.

The second master plan underway is actually the implementation of a plan already adopted by the university, said Mr. Hart. Their first meeting was today, attended by Jonathan Lange of the CDD staff. The plan emphasizes a walkable campus, said Mr. Hart, and how plans enacted on campus intersect with the community, said Mr. Hart.

- **Pedersen Hill Rezone**

The sign went up today inviting public comment for the Pedersen Hill rezone, said Mr. Hart, which will be coming before the Commission. The University is very interested in that project, said Mr. Hart, because it is viewed as an affordable neighborhood close to the University for employees who could walk or ride their bikes to work.

Mr. Miller asked if the notice regarding Pedersen Hill was for City land.

Mr. Hart responded in the affirmative.

- **Retail Update**

There are currently fifteen different retail projects that are moving forward, said Mr. Hart. These projects include everything from a “grab-and-go” coffee shop to larger retail efforts, he added. This is a good increase over the retail projects initiated last year, said Mr. Hart.

- **Auke Bay Presentation**

Thursday night (March 13, 2014) Docks and Harbors will be giving a presentation on the next phase of development at Auke Bay, said Mr. Hart. This presentation was also given to the Auke Bay Steering Committee, said Mr. Hart.

- **Budget Cuts**

All departments within the CBJ are going to experience a 5% budget cut, said Mr. Hart. This may affect travel for the Commission, said Mr. Hart.

- **Economic Development**

There is a town meeting scheduled for April 5, 2014, for the Juneau economic development effort, said Mr. Hart.

Mr. Watson said that he had a brief conversation with Lands and Resources Manager Greg Chaney, who said an alternate entrance to the Pedersen Hill development is being considered, which should alleviate concerns of neighbors in the area.

- **Meetings**

The Auke Bay Steering Committee meets Wednesday night (March 12, 2014) to discuss both motorized and non-motorized transportation, said Mr. Hart. The CDD staff will continue to meet with Department of Transportation representatives on a quarterly basis to maintain communication on the relevant issues.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

AUKE BAY STEERING COMMITTEE

Mr. Jackson said the Auke Bay Steering committee is going full speed, with outstanding community attendance of 30 – 50 people for the meetings. Last week’s discussion centered on harbors, he said.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Ms. Lawfer said that tomorrow (March 12, 2014) there is an APA (American Planning Association) webinar. She said the ones that she has attended have been very informative and well worth attending. Tomorrow’s webinar is on subdivisions, she said.

Mr. Voelckers asked for a brief overview of the Haven House issue.

Mr. Hart said the only thing he can say about Haven House is that the issue still resides between attorneys for the two groups at this point. They will know more about the issue at the end of the week or early next week, he said. It is still an active appeal and they are working through the process, he added.

Mr. Goddard said the information forwarded to the Commission in its packets about Haven House should not have been forwarded, since this is an appeal case.

XV. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.