

MINUTES

Regular Planning Commission Meeting City and Borough of Juneau **Mike Satre, Chairman**

June 24, 2014

I. ROLL CALL

Dennis Watson, Vice 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: Dennis Watson, Vice Chairman; Bill Peters, Ben Haight, Nicole Grewe, Gordon Jackson, Dan Miller, Paul Voelckers

Commissioners absent: Michael Satre, Chairman; Karen Lawfer

Staff present: Travis Goddard, Planning Manager; Jonathan Lange, Planner I; Sarah Bronstein, Planner I

II. APPROVAL OF MINUTES

- May 27, 2014 – Planning Commission Committee of the Whole Meeting
- May 27, 2014 – Planning Commission Regular Meeting

MOTION: *by Mr. Miller, to approve the minutes of the Planning Commission Committee of the Whole Meeting of May 27, 2014, and the Planning Commission Regular Meeting of May 27, 2014, with any minor modifications by any Commission members or by staff.*

The motion by Mr. Miller was approved by unanimous consent.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

IV. PLANNING COMMISSION LIAISON REPORT - None

V. RECONSIDERATION OF THE FOLLOWING ITEMS - None

I. CONSENT AGENDA

AAP2014 0005: A Conditional Use Permit for an accessory apartment on a lot not served by city sewer.
Applicant: Michael Meersman & Angela Lessard
Location: 19600 Beardsley Way

Staff Recommendation

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Accessory Apartment permit. The permit would allow the conversion of an existing single family dwelling to an accessory apartment with the construction of a larger single family residence, on a lot not served by city sewer.

CSP2014 0011: Installation by DOT&PF of additional street light at the intersection of Back Loop Road and Montana Creek Road.
Applicant: State of Alaska
Location: Montana Creek Road

Staff Recommendation

Based upon the proposed project (identified as Attachments A, B, and C), and the findings and conclusions stated above, the Community Development Department staff and Director RECOMMENDS the Planning Commission APPROVE the request with the following conditions. Staff recommends that the Planning Commission recommend that the Assembly approve the proposed project, as prescribed at CBJ 49.10.170(c).

MOTION: *by Mr. Miller, to approve the Consent Agenda with staff's findings, analysis and recommendations, with the exception of USE2014 0009 which he requested be moved to the Regular Agenda.*

The motion passed by unanimous consent.

VII. **CONSIDERATION OF ORDINANCES AND RESOLUTIONS** - None

VIII. **UNFINISHED BUSINESS** - None

IX. **REGULAR AGENDA**

USE2014 0009: A Conditional use permit for a 36 modular condo development on Bresee Street in the Mendenhall Valley
Applicant: Constellation Development LLC
Location: Bresee Street

Staff Recommendation

1. Prior to fill in the wetlands for proposed Buildings C and D, the applicant will be required to obtain a Grading and Drainage permit through the General Engineering department.

Prior to Grading and Drainage permit approval the applicant must obtain an approved Army Corps permit for placement of fill within the category wetlands on their property.

2. The applicant shall place wheel stops behind buildings C and D, at or near the top of fill slope, to prevent snow from being pushed past the snow storage area and into the wetlands.

Mr. Lange explained to the Commission that the 36 modular condominium development which is proposed is located in the East Mendenhall Valley. The conditional use permit for the project is for approximately 2.4 acres. The lot is zoned D15. The proposed project is located north of the Church of Nazarene, and South of Lakeside condominiums.

The proposed development is for six buildings, each with six two-bedroom units within them for a total of 36 units approximately 33 feet tall. Parking will be located within the center of the three-story buildings, said Mr. Lange, paved with pervious concrete, supposedly allowing for less runoff into the wetlands area. The plan shows the required 66 parking spaces said Mr. Lange, with four handicap accessible parking spaces.

The property does contain wetlands, said Mr. Lange. The applicant has applied to the Army Corps of Engineers to fill a portion of those wetlands, said Mr. Lange.

COMMISSION COMMENTS

Mr. Haight asked why in the plans a picture of Building C was included without Building D.

Mr. Lange responded that the initial proposal was for 30 units which did not include the additional six units of Building D.

Mr. Haight asked if that drawing had any meaning in the packet at this time.

Mr. Lange responded that various drawings showed various aspects of the project such as topography.

Mr. Miller suggested that the wording regarding the snow storage area be revised to reflect that the snow is as actually going to be stored more at the top of the slope rather than actually between buildings C and D.

Mr. Goddard commented that he felt it was a good thing that the original proposal of the applicant showing five buildings instead of six was still in the packet in case he was not granted his permit request from the Army Corps of Engineers. Then he would still have his five building proposal available.

APPLICANT

Travis Arndt, the applicant, said his project will be nice units, reasonably priced, in an area which is just about perfect for the project, and it should relieve Juneau's housing crisis. He said

the next door neighbors are condominiums, they are close to the school, with good access to public transportation.

COMMISSION COMMENTS

Mr. Jackson asked if there have been adequate provisions for children play areas in the project.

Mr. Arndt answered that his project has made no provisions for play areas for children. He said he felt Glacier School was the closest play area for children that was available. He added that since the size of the units was set at two-bedrooms, that he did not foresee large families moving into his condominium units.

PUBLIC COMMENT

Neighbor Alexia Kiefer spoke against the project. She said she was against filling in a portion of the wetlands which is the home to numerous species of birds and wildlife. She also cited her concern with increased traffic, and added that people already used Bresee Street as overflow parking when they had friends visiting their homes. Ms. Kiefer said she was worried that the project would become an eyesore to the area, resulting in decreased property values and possibly increased crime in the area. She recommended a smaller development where the filling in of wetlands was not required.

Mr. Haight asked which streets in the area had sidewalks.

Ms. Kiefer said that Tongass Street has sidewalks. She added that Tongass is a very busy road which is why families tend to use Bresee Street instead.

Neighbor Kevin Millay said he was in favor of the development but that he was concerned about the traffic generated by the development on Bresee Street.

Dan Wiese, Pastor of the Nazarene Church, said that while he is not opposed to the development, that he does have concerns about the additional traffic generated by the development. He said that Bresee Street is not designed to be a through street, and that there are often cars parked on the street which causes problems because it is not created to be a true two lane street with parking. In addition, said Pastor Wiese, there is a lot of foot, bicycle and skateboard traffic on that street as well.

Pastor Wiese also voiced the concern that any existing tree barrier between the properties will disappear once the project is constructed. He also shared the concern of the other neighbors on the impact of the wetlands should they be filled in.

Mr. Haight asked if there was additional room with available parking on Bresee Street for on-street parking.

Pastor Wiese stated that the road is not designed for on street-parking.

Mr. Watson asked if the church has adequate parking for its parishioners.

Pastor Wiese said they needed to put a sign up saying there is no through traffic on the Bresee Street side.

Lakeside Condominium resident Sarah Midkiff said she is concerned the proposed development may devalue her own property. She said she also has concerns about filling in the wetlands and about increased traffic in the area. She asked the Commission to consider a scaled-down version of two story buildings instead of three stories, permitting elimination of one of the units where invasion of the wetlands would not be involved.

APPLICANT RESPONSE

Mr. Arndt said the project has been reviewed by the Wetlands Review Board. He added the traffic counts have been reviewed, and that they are well below where traffic would be an issue. There have been no comments from the Community Development Department (CDD) or Police Department that traffic would be a safety problem, said Mr. Arndt.

Mr. Voelckers asked if there have been any requirements for plantings or vegetative covers for the project.

Mr. Arndt stated that the slope behind the buildings would be vegetated, and that is the only vegetation requirement that he is aware of at this point.

Mr. Peters asked if the project would be considering covenants for the storage of things like recreational vehicles.

Mr. Arndt said they are not that far along with the project, but that a Condominium Association would be formed and that items such as the storage of recreational vehicles would definitely be considered.

Mr. Watson asked how far to the property line the applicant would vegetate the property.

Mr. Arndt responded they would vegetate all the way to the property line.

Mr. Haight said it was interesting to note that the front yard setback was from the Mendenhall Loop Road, and yet the entrance to the property was from Bresee Street. He asked how that came about.

Mr. Lange said since the wetlands took up the Mendenhall Loop portion of the property the applicant proposed to have the entrance be on the Bresee Street portion of the property and have the front yard setback on the wetlands portion of the property which meets the Code.

Mr. Haight said that the proposed development shows 151 average daily trips generated by this development. He said combined with the existing daily trips, it could be over 300 daily trips.

Mr. Haight said he sees it as getting to the point where CBJ is going to need to rebuild the street to accommodate the additional traffic flow.

In answer to a question from Mr. Miller, Mr. Lange explained that a project generating traffic of 250 trips and below generated no Traffic Impact Analysis, between 250 - 500 trips a day, the Director has the discretion to dictate whether a Traffic Impact Analysis is required or not, and above 500 trips generated a day, a Traffic Impact Analysis is required.

Mr. Miller clarified that the idea is if the trips generated by the project are less than 250 trips a day, then it is assumed that the road system is capable of handling the additional traffic.

Mr. Goddard responded that he felt that was a fair assumption, but that he could not answer if that was a correct assumption. He stated that was a question that would better be answered by the engineering department.

Mr. Jackson expressed his continuing concern about the lack of play areas for children in the area. He added the area is heavily used by children going back and forth to baseball games and that the lack of sidewalks was also a concern.

Mr. Voelckers asked how long this area has been zoned D15.

Mr. Lange said that he could not really say, but that he thought the area had been zoned D15 for a while.

Mr. Voelckers said there may be some secondary issues with the capacity of the roads and sidewalks in the area but that the applicant seemed to meet the D15 requirements.

Mr. Watson said that he wanted to note that there are two exits in and out of Lakeside Condominiums. He said for that reason it makes it more difficult to evaluate traffic studies.

MOTION: *by Mr. Miller, to approve USE2014 0009 with staff's findings, analysis, and recommendations as proposed in the packets, and that the applicant shall place wheel stops behind buildings C and D to prevent the snow from being pushed behind the snow storage area.*

Mr. Miller spoke in favor of the motion, stating that about an acre of the lot was unbuildable because of wetlands, and that the builder was doing the best that he could because of density to meet those challenges. Mr. Miller added that this was typical of building on land in Juneau, and that this is why housing was at such a premium in this community.

The motion passed by unanimous consent

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS** - None

XII. DIRECTOR'S REPORT

ECONOMIC DEVELOPMENT PLAN HOUSING DRAFT

Mr. Goddard reported that yesterday at the Assembly meeting, there was a quick presentation by the consultants for the Economic Development Plan. The executive summary for the housing draft has been posted on the CBJ website on the Assembly agenda page and is available for viewing, said Mr. Goddard.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Mr. Haight reported that the Subdivision Review Committee met this evening, and that a draft is currently in the Law Department and to be available July 10, (2014). They will begin their meetings July 17, with a subsequent meeting July 31. This evening they performed an overview of the provisions. They plan on consolidating all of the subdivision elements into Chapter 17, said Mr. Haight. They plan on meeting Thursday nights from 6 to 9 p.m. They will bring this back to the Commission for a final viewing in August, and to the Assembly Committee of the Whole in September.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Watson asked Ms. Grewe how the Appeal is progressing. (An appeal of the second Director's Decision regarding the operation of Haven House, a not for profit organization that wants to use an existing house in a D5 zone for transitional housing for women coming out of prison.)

Ms. Grewe responded that first they will consider whether the neighborhood association has standing to appeal. She said next they would consider the merits of the appeal.

XV. ADJOURNMENT

The meeting was adjourned at 8:16 p.m.