

MINUTES

**REGULAR PLANNING COMMISSION MEETING**

City and Borough of Juneau

**Mike Satre, Chairman**

August 12, 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 7:07 pm.

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

**Commissioners absent:** Mike Satre, Chairman; Nicole Grewe

**Staff present:** Hal Hart, Planning Director; Travis Goddard, Planning Manager; Teri Camery, Senior Planner; Eric Feldt, Planner II; Jonathan Lange, Planner I; Sara Bronstein, Planner I

**II. APPROVAL OF MINUTES**

- July 8, 2014 – Regular Planning Commission Meeting

**MOTION:** *by Mr. Miller, to approve the minutes of the Planning Commission Regular Meeting of July 8, 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**

During the Assembly meeting last night which was August 11, (2014), the Assembly passed a resolution which was for the State of Alaska Department of Environmental Conservation Salmon Creek filtration. This was designated as the number one local state funding priority for fiscal year 2015. That was for a \$3 million grant, said Mr. Nankervis. This is to improve our chances to get the grant to increase our water supply in town, explained Mr. Nankervis.

The Assembly passed an ordinance last night amending Title 20 of the CBJ Code which is to provide regulation of secondhand dealers, said Mr. Nankervis. On July 21, an ordinance passed

creating an empowered board to manage and operate the two swimming pools as a ballot proposal which will be seen later this fall, said Mr. Nankervis. The Assembly appropriated \$3.1 million as personal funding for the Statter Harbor launch ramp. That is federal grant money funneled through the Alaska Department of Fish and Game, said Mr. Nankervis. That project is slated to start this fall, he said. It is anticipated to be completed the spring of 2016, he said.

On Monday, August 18, (2014) at 4:30 p.m. in the Assembly chambers, the Assembly will hear the Zenk versus the Planning Commission appeal. That is the appeal regarding the Landscape Alaska decision, said Mr. Nankervis.

**V. RECONSIDERATION OF THE FOLLOWING ITEMS - None**

**VI. CONSENT AGENDA**

CSP2014 0015: State consistency permit for DOT/PF to install road block gates along Thane Road for increased avalanche safety.  
Applicant: State of Alaska  
Location: Thane Road

**Staff Recommendation**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested State Consistency Permit. The permit would allow the development of two road block gates along Thane Road for increased avalanche safety.

CSP2014 0016: Local concurrency review for resurfacing the Lawson Creek Bridge.  
Applicant: State of Alaska  
Location: Lawson Creek Bridge

**Staff Recommendation**

Staff recommends that the Planning Commission find CSP2014 0016, the resurfacing of Lawson Creek Bridge and replacement of guardrails, consistent with Title 49 and adopted plans therein.

MLG2014 0001: Summary approval of the proposed expansion of Tailings Disposal Facility under CBJ's mining ordinance.  
Applicant: Hecla Greens Creek Mining, Co.  
Location: Admiralty Island, Greens Creek Mine

**Staff Recommendation**

Based on an analysis of the proposed change in mining operations with regard to the standards in CBJ 49.65.155(b)(2)(A), the Director recommends that Summary Approval should be granted.

VAR2014 0014: A Variance request to allow construction of a single family home within the 330 foot required setback for an eagle's nest.

Applicant: Thomas and Kimberly Lawson Revocable Alaska Community Property Trust

Location: 16105 Point Lena Loop Way

### **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 allow for construction of a single family home within the 330 foot required setback for an eagle's nest.

**MOTION:** *by Mr. Miller, to approve the Consent Agenda as read, with staff's findings, analysis, recommendations and conditions.*

The motion was approved by unanimous consent.

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

VIII. **UNFINISHED BUSINESS** - None

IX. **REGULAR AGENDA** - None

X. **BOARD OF ADJUSTMENT** - None

XI. **OTHER BUSINESS**

- Street Vacation Discussion

Discussion on Street Vacation was delayed for a later meeting.

- Review of Steering Committee Applications: Karla Hart, Alice Taff - One Open Seat

Mr. Hart recommended that both applicants be placed on the Auke Bay Steering Committee. He said at the meetings they are building tomorrow's leaders and encouraging a community network, and that by appointing both individuals as members of the Steering Committee, they would continue to encourage this participation.

Mr. Voelckers stated that Ms. Hart said she was applying for the Steering Committee because there had been a lack of quorum at some of the meetings.

The problems seem to be consistency of members and the season, stated Mr. Hart. The numbers have dwindled with the summer season, he said. And also the various members seem to cycle through from meeting to meeting, he said. Mr. Hart said he would like to see the committee continue after its report is submitted to the Planning Commission on October 21.

Mr. Watson said that it was his understanding that the Steering Committee was established under the authorization of the Assembly.

Mr. Hart said that it was his understanding that it was established under the auspices of the Planning Commission.

**MOTION:** *by Mr. Peters, to approve both candidates for the Auke Bay Steering Committee.*

The motion was approved by unanimous consent.

## **XII. DIRECTOR'S REPORT**

### *Auke Bay Update*

The charrette process was characterized by the donation of time from five architects from the community of Juneau who donated their time to develop a charrette to develop the bare-bones for a type of model for Auke Bay. It will remain a working bay, said Mr. Hart, and it will preserve the bypass model. Someday the community will get back its road along the waterfront. The community will allow room for new growth and development, said Mr. Hart. Parking and walking currently does not overlap well, said Mr. Hart, so that is the current goal, he said. The preservation of scenic vistas is also a goal, he said.

### *Auke Bay Steering Committee/Commission Meeting*

All of the elements of the Auke Bay Plan should be together by the third week in September, said Mr. Hart. He said he would like to get the Steering Committee together with the Commission for the reading of that draft, but he is not sure of the logistics at this point.

Mr. Jackson suggested that the Auke Bay Steering Committee morph into a neighborhood association as a way to continue its meetings and contributions to the community of Auke Bay. He said it is already set in ordinance.

Mr. Watson said it is probably the best organized meeting processes that he has witnessed since he has been on the Commission.

### *Downtown*

Mr. Hart said he was to look for investors in the downtown area. He has focused on Alaska for the past few days. He has especially received feedback from developers on Ship Creek in Anchorage.

Basic development questions focus on what can be done to make the downtown area more attractive to potential developers, said Mr. Hart. One basic suggestion is to use the historic district for the 20 percent tax credit. A tax abatement program would be another possibility that could be considered, said Mr. Hart, which had been used in Anchorage. Another related consideration is a tax deferral program, but the current return on the investment is not optimal at this time, said Mr. Hart.

Mr. Hart said the financial institutions suggested to have an accurate land use analysis in the Comprehensive Plan so the most buildable land could be accurately targeted. This would be the land with sewer and water already installed.

Mr. Voelckers asked what type of construction the tax credit in an historic district was for.

Mr. Hart answered that it was reconstruction of a building to its original character. He stated there is a ten percent and 20 percent program available.

**XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES - None**

**XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS**

Mr. Voelckers said that he would like to meet with the Commission to discuss the Juneau Economic Development Plan in more detail prior to having JEDC back to go over the plan together.

The Commission was in agreement with this.

Commissioner Watson asked about the process of the Comprehensive Plan this time around. He also expressed some concern about the progress of the Title 49 Committee.

**XV. ADJOURNMENT**

The meeting was adjourned at 7:53 p.m.