

MINUTES

REGULAR PLANNING COMMISSION MEETING

City and Borough of Juneau

Mike Satre, Chairman

September 23, 2014

7:00 p.m.

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 (telephonically); Karen Lawfer, Bill Peters, Ben Haight, Nicole Grewe, Gordon Jackson

Commissioners absent: Dan Miller, Paul Voelckers

Staff present: Hal Hart, Planning Director; Travis Goddard, Planning Manager; Beth McKibben, Senior Planner; Jonathan Lange, Planner II

Chairman Satre made a minor change to the agenda after obtaining the consent of the Commission. The item listed on the Regular Agenda; Use 2014 0013, and the corresponding item listed under the Board of Adjustment; Variance 2014 0019, were moved under the Consent Agenda.

II. APPROVAL OF MINUTES

- August 21, 2014 – Special Planning Commission Meeting
- August 26, 2014 – Regular Planning Commission Meeting

MOTION: *by Ms. Grewe, to approve the August 21, 2014, Special Planning Commission Meeting and the August 26, 2014, Regular Planning Commission Meeting with any minor modifications by any Commission members or by staff.*

The motion by Ms. Grewe was approved with no objection.

III. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Ms. Ruth Baumgartner stated that it came to her attention when reviewing the minutes of the February 11, (2014) Planning Commission meeting that somebody, a staff member or a Commissioner, made a major change. These minutes were approved on March 11, (2014) with minor corrections being made by commissioners or by staff.

Ms. Baumgartner provided a transcript portion of the February 11, 2014 meeting and played a portion of the recording of that meeting featuring a brief statement by Mr. Miller:

The hours of operation - I am a small business owner myself and when I get a chance to have a day off and if I want to do some landscaping in early May you know is going to be on whatever day of the week I get to take off and I don't want to have to wait until 10 o'clock in the morning to go buy a shrub so I can get it done and move on with my life...

“So why do I bring that forward to now”, said Ms. Baumgartner. She requested that the Commission amend the minutes on Page 15 back to the original statement to “truly represent what Commissioner Miller said”. “He would not want to wait until 10 a.m. to do his business at the nursery”, said Ms. Baumgartner, quoting Mr. Miller.

Ms. Baumgartner said in her opinion, changes of a minor nature are those that reflect corrections in spelling, grammar and/or pronoun usage or the name of someone or something, not a total misrepresentation, not of what a Commissioner or staff member said in a public hearing. “It is not okay to go back and make your remarks sound better after the fact. It’s an abuse of power to make an inappropriate statement and then go back and make the statement sound politically correct in the meeting minutes”, said Ms. Baumgartner.

“Again I request that you amend the minutes to reflect what Commissioner Miller truly said, and ask that you define minor changes for future reference, and watch what you say as you represent yourself, but also the citizens of this community. I know I don’t want someone on this Commission that asks for what he wants rather than thinks of those that are being most impacted by the issues being considered,” said Ms. Baumgartner.

IV. PLANNING COMMISSION LIAISON REPORT

The staff informed the Commission that at the Committee of the Whole Meeting September 22, (2014) the Assembly moved the Wireless Ordinance to the full committee.

V. RECONSIDERATION OF THE FOLLOWING ITEMS – None

VI. CONSENT AGENDA

AAP2014 0013: A Conditional Use permit for an accessory apartment on a lot not served by city sewer.
Applicant: Richard Hofmann & Paula Terrel
Location: 4970 Thane Road

Based upon the proposed plan (identified as Attachments A, B, and C), and the findings and conclusions stated above, the Community Development Department Director recommends the Planning Commission **APPROVE** the request.

USE2014 0013: Conditional Use Permit for 42 units of multi-family housing and 8,000 square feet of commercial space.
Applicant: GMD Development, LLC
Location: Corner of Alpine and Teal 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 42 units of housing and 8,000 square feet of commercial space. The approval is subject to the following conditions:

1. Prior to issuance of a Certificate of Occupancy or a Temporary Certificate of Occupancy, a minimum of 10% of the lot must be planted with vegetation or the installation of vegetation must be bonded for.
2. The vegetative cover/landscaped areas shown on the plans submitted shall be maintained with live vegetative cover as shown in the approved plans
3. Prior to issuance of a Building Permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed, located and installed to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department Director, according to the requirements at CBJ 49.40.230(d).

VAR2014 0019: A Variance request to reduce the parking from 93 to 62 spaces for a new four-story building with 42 units of affordable senior housing and 8,000 square feet of retail/office space.
Applicant: GMD Development, LLC
Location: Corner of Alpine and Teal Street

Staff Recommendation

Staff recommends that the Board of Adjustment adopt the Director's analysis and findings and approve the requested Variance, VAR2014 0019. The Variance permit would allow for the reduction in required parking spaces from 93 to 62 for 42 units of low income senior housing and 8,000 square feet of retail/office space.

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

The motion was approved with no objection.

VII. CONSIDERATION OF ORDINANCES AND RESOLUTIONS - None

- VIII. **UNFINISHED BUSINESS** - None
- IX. **REGULAR AGENDA** – *Moved to Consent Agenda*
- X. **BOARD OF ADJUSTMENT** – *Moved to Consent Agenda*
- XI. **OTHER BUSINESS** - None
- XII. **DIRECTOR’S REPORT**

Auke Bay Steering Committee Update

There is an open house for the Auke Bay Area Plan October 1, (2014) from 5:00 p.m. until 6:00 p.m. That evening the Land Use chapter will be discussed with some of the architects who have already provided presentations on the built environment, said Mr. Hart. They will be giving that presentation again for individuals who have not seen those presentations the first time, said Mr. Hart, from 6:00 p.m. to 8:00 p.m. that evening.

On Saturday, October 11, (2014) every policy that needs consensus on the Steering Committee will be reviewed by the Auke Bay Steering Committee, said Mr. Hart. The Draft Plan should be ready for review by October 23, (2014) said Mr. Hart. On November 13, (2014) they would like to schedule a special Planning Commission meeting for its first review of the Draft Plan from the Auke Bay Steering Committee, said Mr. Hart.

Mr. Hart said right now there is over \$40 million of interested investment aimed at the Auke Bay community. Nine homes have been built in the Auke Bay area this year, said Mr. Hart. Construction has commenced on 13 condominiums, he said, with more construction on the way.

At the last Steering Committee meeting Rosa Miller of the Awk Kwan Tribe spoke. They are interested in protecting some lands, as well as in the idea of having two languages on the signage in the area, said Mr. Hart.

Public Notice

Mr. Goddard stated that the Assembly has changed the public notice radius in the Wireless Communication Facilities Ordinance from 3 miles to 1500 feet. They would like the public notice section to be addressed by the Planning Commission, said Mr. Goddard.

- Downtown Improvement Group

Senate Building owner Bruce Denton said it occurred to him that it was time to do something about the condition of the downtown area. He had downtown business owner Pat Race create a video of the town area showing much of the infrastructure in bad shape, featuring absentee landlords, empty buildings, unpainted sidewalks, plus the social problems in the area. The video is basically a snapshot of Juneau over a period of four days, said Mr. Denton.

Mr. Denton showed the video at the Gold Town Theater on June 15, (2014) to about 30 interested individuals. Mr. Denton said he has since shown the film to over 300 people. They have held over 20 meetings facilitated by Samantha Dye who is a professional business coach, said Mr. Denton. Their biggest success in his opinion is that they brought a lot of people to the table and allowed them to see the issues through the eyes of others, said Mr. Denton.

Ms. Dye said they have invited the police to be part of their discussions, as well as representatives from the Glory Hole, representatives from JAMHI (Juneau Alliance for Mental Health Inc.), and representatives from Housing First. Dialogue has been very important, said Ms. Dye.

There has been discussion about what a CIP (Capital Improvement Project) item would look like for the downtown area, said Mr. Hart.

They also got together and do a downtown cleanup of the area, said Mr. Denton.

Mr. Peters asked what the three questions were for all of the groups that Ms. Dye mentioned she had asked.

Ms. Dye responded that the first question was what did the viewers see and hear in the video. The second question was what did the viewer feel. The third question was based upon the above; what were any solutions they may discuss or bring to the conversation.

Mr. Peters asked what were the five priorities that Ms. Dye identified.

Ms. Dye prefaced that this was an online survey primarily with business owners and managers:

1. Year-round police presence in the downtown area
2. Starting a dialogue with the Glory Hole about their location in the downtown area
3. Learning more about supportive housing and Housing First
4. Getting the city or the state to assign cleanup of the downtown area
5. Looking at dormant housing

It's a problem shared by all of us, said Mr. Denton. It's a problem that many factions need to deal with so there is no finger-pointing, he said.

The police station used to be located in town, said Mr. Haight, and there used to be more community-based business in town such as some of the transportation systems such as the ferry terminal, he said. These existing problems with the downtown area were defused with the community-based characteristics which existed in town before, said Mr. Haight.

XIII. REPORT OF REGULAR AND SPECIAL COMMITTEES

Subdivision Review Committee

Mr. Haight reported that the Subdivision Review Committee met on September 18, (2014) and completed its first draft of the documents. They are now back in the staff's hands for edits. The committee will then meet to review the staff's edits. Once the documents have been edited sufficiently, they will go to the Planning Commission.

XIV. PLANNING COMMISSION COMMENTS AND QUESTIONS - None

XV. ADJOURNMENT

The meeting was adjourned at 7:46 p.m.