

APPROVED MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

October 8, 2024

I. LAND ACKNOWLEDGEMENT – Read by Ms. Derr.

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Travis Arndt, Clerk; Matthew Bell, Assistant Clerk; Adam Brown; Nina Keller; David Epstein, Jessalynn Rintala, Lacey Derr

Commissioners present via video conferencing –

Commissioners absent:

Staff present: Denise Koch, EPW Director; Scott Ciambor, CDD Planning Manager; Rob Dumouchel Special Project Planning Manager for the City Manager’s Office

Assembly members: Paul Kelly

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES

A. September 24, 2024 Draft Minutes, Regular Planning Commission

MOTION: by Mr. Pedersen to approve the September 24, 2024 Planning Commission Regular Meeting minutes as amended.

The motion passed with no objection.

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

VII. **ITEMS FOR RECONSIDERATION**

VIII. **CONSENT AGENDA**

IX. **UNFINISHED BUSINESS**

X. **REGULAR AGENDA**

XI. **OTHER BUSINESS**

1. Cover Memorandum
2. FY2026 CBJ Legislative Capital Priorities List Draft
3. FY2026 CBJ Legislative Capital Priorities Table

Director Denise Koch, Director of Engineering and Public Works, gave an overview of legislative capital priorities and discussed the FY2026 CBJ Legislative Capital Priorities List Draft and Table.

Chair Cole asked for a description of what would fall under the list for flood mitigation.

Ms. Koch stated 2024 was really devastating for people of the community. She expressed they were working with United Way to organize and direct volunteers, and they have been busy in waste collection. They are hoping for small releases in the future because too much volume and speed in which it gets released that cause the problems. She voiced they are working closely with the Army Corps of Engineers, who recommended HESCO barriers. They have started outreach to property owners living on the river side because that is where they need to place the barriers and CBJ does not own that land. She also discussed shorter and longer term projects. Ms. Koch stated flood mitigation is very important to the community and the public wants them to move as quickly as possible.

Chair Cole asked if there was still work continuing on the Juneau North Douglas Crossing.

Ms. Koch responded that the Juneau Douglas North Crossing was one of the priorities identified by the Planning Commission and a project that is still moving forward.

Chair Cole expressed it sounds like they agree that flood mitigation is the number one priority, and number two is up for discussion.

Mr. Pedersen commented that the Lemon Creek Multimodal Path has been on their list several times. He asked for any insight on the community's interest in that.

Ms. Koch explained that some of the projects on the list take multiple years to start making progress. She said this particular project had a lot of public feedback given when it was added several years ago, but has still been identified as a high priority.

Chair Cole noted the Commission was a big advocate of the multimodal path because it became an equity issue in the Lemon Creek plan and they were focused on making sure that vision could become a reality.

Mr. Arndt agreed it was an equity thing with the Lemon Creek area plan, and it is a priority because Lemon Creek does not have a fire station, a big park, etc. They were trying to bring them something that was part of their plan and important to them.

Chair Cole suggested the second priority be the second crossing or the multimodal path.

Ms. Keller said it looks like the Pedersen Hill Development would help with the immediate need for housing and may be a higher priority than the North Crossing project.

Ms. Koch said both projects have a nexus with housing. She noted that Pedersen Hill is further along, so it will depend on if the Commission wants to prioritize the shorter or longer term goals. She added Pedersen Hill is a shorter term solution for housing, but is a smaller number of units than the longer term project of the Second Crossing.

Ms. Keller asked if Pedersen Hill would be the one offering a higher density and more affordable housing options than the North Douglas Crossing would. She also inquired on the timelines for both projects.

Ms. Koch said in terms of the density, North Douglas would probably be addressed as part of the Comp Plan process, which has not yet started but will be soon. She stated the second crossing project will be a five plus year project. There is no specific timeframe for the Pedersen Hill Development.

Mr. Ciambor commented he would characterize them as short term investments and longer term investments.

Chair Cole said this is a list of priorities to potentially ask for more money. She stated this is their opportunity to say what is really important in their view and community. She added that if short term housing is important, Pedersen Hill should be on there.

Ms. Derr commented that when she ran for Assembly in 2020, one issue that was brought on by the community was the North Douglas Crossing, and that has been on CBJs docket for a while. She added it is something needed to service downtown south Douglas and a housing opportunity, and Pedersen Hill is more recent. She said long term she feels like the second crossing is a high priority.

Mr. Arndt agreed that North Douglas has been on there a long time, but it has lost momentum. He said if they do not continue to support it and it dies again, it will die and not come back, so they need to continue their support for that project if they want it to happen. He added it would help with more things than just housing.

Chair Cole said she felt similarly.

Ms. Keller stated that personally she feels the Pedersen Hill Development is a higher priority due to the timeline they are looking at.

Chair Cole agreed that Pedersen Hill in the short term is important and she believes that Lands has resources to spur the additional development there and they have the ability to move on that, and the bridge needs legislative advocacy in order to happen.

Ms. Rintala expressed she can personally see reasons for prioritizing all of the them, but agreed that the north crossing is something the city needs help lifting with, which makes is a legislative funding priority.

Chair Cole stated their two priorities will be flood mitigation as number one and the North Douglas Channel Crossing as number two.

XII. STAFF REPORTS

Status Update: Title 49 Phase I Rewrite

Rob Dumouchel, Special Project Planning Manager for the City Manager's Office, discussed the Title 49 Rewrite Project Introduction & Committee Overview. He noted that the last major overhaul was over 40 years ago. He discussed the project vision, the committee, and their purpose. He discussed the two phases of the Committee's charge and output, Phase 1 and 2, Plain English documents and zoning code, and Title 49 Project

Workflow. He talked about the 2024 Assembly Goals, which include housing, economic development, sustainable budget and organization, community wellness and public safety, and sustainable community. He then discussed the amendment proposals under consideration, including accessory dwelling units and caretaker units, table of permissible uses, use not listed and determination of use, transition zones, and adjustments to approved permits.

Chair Cole asked what the options are at the initial assembly level.

Mr. Dumouchel responded that at that point they could talk about it and send to the Planning Commission, or decide they do not want to do it right now and put it on the back burner, or say they do not like it at all and stop on that item. He noted they have an assembly member on the Title 49 Committee as the chair and he should have a good read on what would survive or not to influence their decision to bring things forward.

Mr. Petersen inquired if there had been any thought to adjust the boundaries of where the land use code affects, because in a lot of other communities the land use only affects the city and the borough is exempt from the land use code.

Mr. Dumouchel stated he has not had that conversation with anyone and it fits into a bigger more radical shift beyond what he can do in phase 1.

Mr. Pedersen noted he will be interested in looking at in the future.

Chair Cole expressed that there will be public participation and the advisory meetings are open to the public. She added that the Planning Commission and Assembly adoption are other places that will have public comments.

Mr. Arndt asked if they would not be doing the staff report and come right to the Commission and have public testimony and comments or if they will still take the time for a staff report before coming to the Commission.

Mr. Dumouchel shared that he talked to the director about how to time that out and how to set up staff reports to the Planning Commission. He said they will be doing their best to make sure that when people join they have a chance to say their piece.

XIII. COMMITTEE REPORTS

Mr. Pedersen reported that the Governance Committee met and discussed minor update rules to hybrid meetings and decided to bring a chance to vote on the start time before the full Commission.

Mr. Arndt said he saw the Title 49 Committee came back up on the notice in the calendar, but thinks they should continue to hold off on having those meetings.

Chair Cole said they are going to take that off and it was probably a logistical problem.

Ms. Keller attended a JCOS meeting last week and they were asking about the status of the comprehensive plan update so they can work on their sustainability priorities to make suggestions. She asked what she can tell them at the next meeting on that.

Mr. Ciambor responded that CDD staff are working with engineering staff on the final touches to an RFP in regards to the comprehensive plan update and that should be going out within the month.

XIV. LIAISON REPORTS

Mr. Kelly stated a lot of their focus lately has been focusing on the flood. He said elections should be certified on the 15th, and they have their reorganization meeting on the 21st to swear in the new Assembly members. He said one of the rezones for North Glacier Highway was introduced at the last regular Assembly meeting.

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Ms. Derr asked if they are meeting at 6 on October 22nd.

Chair Cole stated the Governance Committee has a proposal to start meeting regularly at 6 and will be up for consideration, but they decided they would start at 6.

Ms. Keller confirmed it is noted on as 6 p.m.

Chair Cole noted they received a question from the public about land use issues. She directed that person to the CDD department to answer those questions. She mentioned there is a Planning Commission orientation course the APA puts out if any commissioners want to take that.

XVII. EXECUTIVE SESSION

XVIII. ADJOURNMENT

The October 8, 2024 Planning Commission Meeting was adjourned at 8:21 p.m.