

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Paul Voelckers, Vice Chair
October 11, 2022

I. LAND ACKNOWLEDGEMENT – Read by Commissioner Winchell

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

Paul Voelckers, Vice 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 7:01 p.m.

Commissioners present: Commissioners present in Chambers –Paul Voelckers, Vice Chair; Dan Hickok, Deputy Clerk; Joshua Winchell; Mandy Cole; Matthew Bell

Commissioners present via video conferencing – Michael LeVine, Chairman;

Commissioners absent: Travis Arndt, Clerk; Erik Pedersen

Staff present: Scott Ciambor, CDD Planning Manager; Irene Gallion, CDD Senior Planner; Chelsea Wallace, CDD Administrative Assistant; Lily Hagerup, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Assembly members: [None in attendance]

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None

IV. APPROVAL OF MINUTES

A. September 13, 2022 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Hickok to approve the September 13, 2022 Planning Commission Regular Meeting minutes.*

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – Vice Chair Voelckers gave an explanation of the rules for participating via in-person or zoom formats

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

VII. ITEMS FOR RECONSIDERATION – None

VIII. CONSENT AGENDA – None

IX. UNFINISHED BUSINESS – None

X. REGULAR AGENDA

ARP2022 0001: Preliminary plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres
Applicant: Rooftop Properties, LLC
Location: 7400 Glacier Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS** the Preliminary Plan for the Ridgeview Subdivision, an Alternative Residential Subdivision creating 90 unit-lots and three (3) parent lots. This permit would allow the applicant to submit for the Final Plan.

This approval is subject to the following conditions:

1. Reevaluate figures provided in “Greenspace by Phase.”
2. Revise site plan to show pedestrian paths or multi-use paths in Phase 3.
3. When the connection to Vista Del Sol Drive is constructed, change the name of Seymour Way to Vista Del Sol Drive.
4. For each Final Plan, provide updated off-street parking plans that show required ADA spaces, or denote if they are included in garage parking.
5. For the Final ARS Plan for the first phase, a Traffic Impact Analysis for the entire development must be approved by CBJ. ADOT&PF will be consulted regarding impacts from the development.

6. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista Del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note.
7. Prior to approval of the Final Alternative Residential Subdivision Plan for each phase, the applicant shall submit homeowners' association, or similar, documents that comply with the requirements of CBJ 49.15.950(b).
8. Per CBJ 49.15.920(o), prior to approval of the Final Alternative Residential Subdivision Plan, the CDD Director will approve the final mailbox location.

STAFF PRESENTATION – Planning Manager Scott Ciambor presented ARP2022 0001

QUESTIONS FOR STAFF

Mr. LeVine asked if all conditions listed in the staff report were to be met prior to entire development to be approved. Mr. Ciambor explained conditions were necessary for each phase. Some needed to be met currently and others would be met at future times in the process.

Mr. LeVine asked if the timeline in page 12 of the packet is for the project as a whole or for each phase. Mr. Ciambor explained there would be final plan approvals required for each phase. The purpose of the meeting tonight is to approve the project plan. Then they will come with each phase going forward.

Voelckers explained this is the first significant ARS project to come before the PC and this issue may not be resolved this evening.

APPLICANT PRESENTATION

Garrett Johnson representing Rooftop Properties presented the project. He pointed out that during the process, they discovered errors in measuring in their original submittal. The mistakes affected the required open space amount. In either case, their planned open spaces exceed the minimum requirements.

Mr. Johnson said they are aware of neighbor concerns regarding the project and they are willing to work with the neighborhood to find solutions. In particular, the neighbors are concerned with Vista Del Sol connecting with Seymour Way. Mr. Johnson is willing to create a cul de sac rather than connecting with Vista Del Sol.

QUESTIONS FOR APPLICANT

Mr. Winchell noted the site plan diagram in their packet showed more townhouses than the diagram presented in the PowerPoint this evening and asked which is the correct diagram. Mr. Johnson explained that due to the topography of the property the plan has been revised. They had originally hoped to build significantly more townhouses.

Mr. Winchell asked if the high-density apartments about the privately owned Vista Del Sol properties. Mr. Johnson said that they will about those properties but they mitigate that by exceeding the minimum setback requirements from those properties. Mr. Winchell asked if it would be possible to put the townhomes next to the private properties and move the apartments into the currently proposed location for the townhomes. Mr. Johnson explained that the topography makes it hard to build in the northern section of the property. Townhomes can fit in where the apartments might not.

Mr. LeVine pointed out that the requirements for parking and other conditions needed to be met at each phase of the project and asked the applicant if that was their understanding as well. Mr. Johnson said they did understand that and they would meet or exceed all requirements for parking, greenspace, and other conditions at each phase of development.

Mr. Voelckers asked if there was a plan in place for snow removal or storage. Mr. Johnson said they have not addressed that yet but would be including a plan for that in future submissions.

PUBLIC COMMENT

Tim Storbeck - 7515 Vista Del Sol Drive – shared concerns that the development would be out of harmony with the existing neighborhood. He opposes connecting their road to the development road.

Mr. Winchell asked, for clarification, if he was concerned with the density or only the connection. Mr. Storbeck confirmed his concern is with the connection.

Jen Liam - 7526 Vista Del Sol Drive – spoke opposing the development saying their D5 community is a quiet neighborhood. The D18-D23 development will negatively affect their property values and substantially increase the density of their neighborhood.

Steve Liam - 7526 Vista Del Sol Drive – spoke to the report saying Vista Del Sol is not mentioned in the report analysis. He disagreed with several of the findings in the department report.

Emily Kane – 1880 Evergreen Avenue - Ms. Kane spoke representing Juneau Commission on Aging asked if the units will all be for rent or for sale. Mr. Voelckers explained that this is the time for

public to comment but this is not time for Q and A. She expressed the position of the JCOA is that there should be emphasis on senior friendly housing.

Mr. Winchell addressed Ms. Kane to let her know that she can contact CDD with direct questions.

Colter Boehm - 5450 Glacier Highway – Mr. Boehm owns Bobcat of Juneau and said housing is a significant issue in Juneau. He is in support as this would provide a substantial number of units in a short amount of time. Mr. Boehm said housing challenges have negatively affected his ability to hire and retain employees. This project could provide some relief to the housing problem.

Wayne Hall - 7502 Vista Del Sol Drive – spoke to say he understands the housing problem and made suggestions to consider an alternative access rather than connecting to Vista Del Sol Road. He also suggested more purposeful open spaces in the development. He added a traffic impact study would be helpful.

Ms. Cole asked Mr. Hall if he thought the neighborhood would be more supportive of the development if the road was not connecting. Mr. Hall agreed that and adding a buffer would be the big items.

Marciano Duran - resident and the developer of Vista Del Sol subdivision – (participating via zoom) – spoke regarding the connecting road and the buffer. He felt the buffer was needed between the properties and suggested moving the green space from the top of the property to the area between the properties.

MOTION: *by Mr. LeVine to continue **ARP2022 0001** to the November 8 meeting and ask applicant to work with the Community Development Department to ensure the plan conforms with the following:*

- CBJ 49.15.920(d)
- CBJ 49.15.940(b)(6)(B)
- CBJ 49.15.960(b)

Mr. LeVine explained by making this motion prior to closing of public participation, they can allow public comment to continue when this is brought back before the commission.

Mr. Winchell spoke to the motion and suggested striking condition #3 would be acceptable for him.

Ms. Cole supported the motion saying this would give the department, the developer and the commission time to come to a fully informed decision.

Mr. Voelckers also supported the motion and explained that simply striking condition #3 might not solve the problem because once 100 dwelling units is exceeded, there is a need for two access routes so a cul de sac might not work.

Mr. Bell said he is encouraged to see a project like this come forward and by the developer's willingness to listen to public testimony and to work with the department.

Mr. Hickok asked if the motion requires the developer to revise the project. Mr. LeVine explained the intent of the motion is to allow the applicant time to work with CDD and LAW to ensure the application comports with the rules and to allow the public opportunity to participate when it comes back before the PC.

The motion passed with no objection on roll call vote

Recess 8:13-8:18 p.m.

XI. OTHER BUSINESS – None

XII. STAFF REPORTS – None

XIII. COMMITTEE REPORTS

Mr. Voelckers attended the recent Juneau Commission on Sustainability meeting. Beth McKibben presented the nearly final Blueprint Downtown process. There was also a presentation on borough waste management.

XIV. LIAISON REPORTS – None

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS – None

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS – None

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT 8:22 p.m.

Next Regular Meeting is scheduled for October 25, 2022 at 7:00 p.m.