

APPROVED MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

March 26, 2024

I. LAND ACKNOWLEDGEMENT – Read by Mr. Pedersen.

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 7:00 p.m.

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

Commissioners present via video conferencing – None

Commissioners absent: None

Staff present: Jill Lawhorne, CDD Director; David Peterson, Planner II; Ilsa Lund, Planner I; Nicolette Chappell, Administrative Coordinator; Lily Hagerup, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Assembly members: Paul Kelly

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – By Cole to add an update to Other business

IV. APPROVAL OF MINUTES

- A.** March 12, 2024 Draft Minutes, Committee of the Whole and Regular Planning Commission meetings

MOTION: *by Mr. Arndt to approve the March 12, 2024 Committee of the Whole and Planning Commission Regular Meeting minutes.*

The motion passed with no objection.

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – by Chair Cole

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- none

VII. ITEMS FOR RECONSIDERATION - none

VIII. CONSENT AGENDA

USE2024 0001: Conditional Use Permit for the Vehicle Rental and Storage of Merchandise Outside of the Enclosed Structure.

Applicant: Amerco Real Estate Company

Location: Glacier Highway

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and approve Conditional Use Permit USE2024 0001 with the requested conditions.

MOTION: *by Mr. Arndt to accept staff’s findings, analysis, and recommendations, and approve USE2024 0001. Noting that a public comment date was listed as 2023 and should be changed to 2024.*

The motion passed with no objection.

IX. UNFINISHED BUSINESS - none

X. REGULAR AGENDA

Prior to hearing SMP2023 0001, Mr. Arndt recused himself stating a potential conflict.

SMP2023 0001: Subdivision of Tract A2, into Phase 3 of Chilkat Vistas. A 19-lot subdivision with two (2) tracts.

Applicant: Michael Heumann

Location: Hillcrest Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Minor Subdivision of Chilkat Vistas Phase 3.

STAFF PRESENTATION – by Director Lawhorne. Ms. Lawhorne noted the recommendation reads MINOR Subdivision and it should read MAJOR Subdivision.

APPLICANT PRESENTATION - Michael Heumann presented stating that the section listed as being left vacant will be developed in the future. He explained the plans are for there to be a mix in housing including higher end homes and the possibility of selling lots to developers. There is a standing agreement to provide green zone buffers between tracts.

QUESTIONS FOR APPLICANT

Mr. Epstein asked if Lot 38 is developable. Mr. Heumann said it is a strange lot but it can be developed. He said he can build a small house on the lot.

Ms. Keller asked Mr. Heumann for responses to public comments regarding drainage and access to the Blackerby Trail. Mr. Heumann said he has engineers that will design the drainage. Regarding trail access, Mr. Heumann said there is already existing access and there is no need to add another. Requiring an additional trail access could mean building one less house. Ms. Cole asked if there is currently access through the property. Mr. Heumann said there is not but there are already easements in place that allow access. Mr. Epstein asked where the current easement is in relation to Phase 3. It is at the top of a cul-de-sac one street over. Mr. Epstein asked how far would a person have to walk from the proposed new housing to reach the trail access. Mr. Heumann said it was in the hundreds of feet.

Ms. Cole asked if there is a reason for why the undeveloped lots are not being developed now. Mr. Heumann said he has not yet decided what will be built there and it is wetland area.

COMMISSIONER DISCUSSION AND QUESTIONS FOR STAFF

Ms. Lawhorne clarified the Managers report is incorrect and the lots are not being conditioned to be undeveloped. Mr. Heumann is correct that it can be developed.

Mr. Epstein asked how the PC could require wayfinding signage to inform public to find the trailhead easement. Ms. Lawhorne said the question is on public record and she will look into it. Ms. Keller asked if there is a way to add public easements to public maps.

Ms. Cole referenced the settlement agreement between local landowners and the applicant and asked if approving this permit would adversely affect the settlement. They were taken into account and she believes they are cared for in this permit.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve SMP2023 0001.*

Ms. Cole spoke in support of the motion and addressed the neighbors' requests for additional public trail access. She feels this is not needed due to the existing nearby access. Mr. Epstein agreed but did note the lack of current signage. Ms. Keller supported the motion but noted there may be an active eagle nest on property and asked that he be aware of that.

The motion passed with no objection on roll call vote

Mr. Arndt rejoined the meeting.

- XI. **OTHER BUSINESS** – (item added by Ms. Cole) – Ms. Lawhorne announced Alaska Kush should not have been required to do a lot consolidation or as-built survey on their property.

Mr. Pedersen asked for a vote amending the notice of decision for SMP2024 0002 striking the conditions requiring lot consolidation and as built survey because they are not required as there is an existing nonconforming certificate which covers these.

The motion passed with no objection

XII. **STAFF REPORTS**

Director Lawhorne reported said the appeal is back with the hearing officer. It is possible that it could be remanded back to the PC. Therefore, they are still not to discuss details of the case.

XIII. **COMMITTEE REPORTS** - none

- XIV. **LIAISON REPORTS** – Assembly member Kelly reported there have been no assembly meetings. Following up on Mr. Arndt's request for a joint meeting. He has spoken with Mayor Weldon about it and she said she will get back to him.

XV. **CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** - none

- XVI. **PLANNING COMMISSION COMMENTS AND QUESTIONS** – Mr. Pedersen said the population in Juneau has not increased significantly over the past 40 years but housing has and there is still a shortage. Building more houses may not be the only solution. Ms. Cole said short term rentals has been an issue and the CBJ has begun taking steps to gain control of the issue.

Ms. Keller asked if there is a committee or other body within the PC that could address this. Mr. Arndt suggested this might be a topic the Title 49 committee could take up.

Ms. Layne commented the local population is aging. With more adults and fewer children and older residents remaining in their homes, there is more demand for housing. Ms. Keller added that with the local population aging and remaining in their

homes, maybe there is a housing style that could be considered that would be palatable for them to move into so younger families could have their vacated homes.

XVII. EXECUTIVE SESSION - none

XVIII. ADJOURNMENT –

Having no other business, the meeting adjourned at 8:05 PM. The next Regular meeting will be held Tuesday, April 9, at 7:00 p.m.

Respectfully submitted by Kathleen Jorgensen Business Assists (907)723-6134 🍷