

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Michael LeVine, Chairman

April 11, 2023

I. LAND ACKNOWLEDGEMENT – Read by Mr. LeVine

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

Michael LeVine, Chairman, 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 7:07 p.m.

Commissioners present: Commissioners present in Chambers – Michael LeVine, Chairman; Mandy Cole, Vice Chair; Travis Arndt, Clerk; Paul Voelckers; Matthew Bell; Adam Brown; Nina Keller; David Epstein

Commissioners present via video conferencing – none

Commissioners absent: Erik Pedersen, Deputy Clerk

Staff present: Scott Ciambor, CDD Planning Manager; Teri Camery, Senior Planner; Minta Montalbo; CDD Administrative Officer; Lily Hagerup, CDD Administrative Assistant; Ilsa Lund, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Assembly members: ‘Wáahlaal Gíidaak (Barbara) Blake

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

IV. APPROVAL OF MINUTES

A. March 14, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Arndt to approve the March 14, 2023 Planning Commission Regular Meeting minutes.*

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

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

Shaun Eisele 606 6th St. spoke to express interest in engineering for landslides. He said there are ways to engineer a structure to mitigate risks.

VII. **ITEMS FOR RECONSIDERATION** - None

VIII. **CONSENT AGENDA**

FZE2023 0001: A Flood Zone Exception renewal for bathrooms at Statter Harbor
Applicant: City and Borough of Juneau
Location: 11520 Auke Bay Harbor Rd.

Staff Recommendation

Staff recommends that the Planning Commission adopt the Director’s analysis and findings and APPROVE WITH CONDITIONS the requested Flood Zone Exception. The Flood Zone Exception would allow construction of bathrooms at Statter Harbor with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a letter from a licensed professional engineer indicating that the fill will be designed to withstand the 100-year storm force which is described in the City & Borough’s currently adopted Flood Insurance Study.
2. Prior to issuance of a building permit, the applicant shall provide additional backflow prevention within the plumbing disposal system to prevent floodwaters from infiltrating the CBJ wastewater system, to be approved by the CBJ Engineering Department.

MOTION: *by Mr. Voelckers to accept staff’s findings, analysis, and recommendations, and approve FZE2023 0001.*

The motion passed with no objection.

IX. **UNFINISHED BUSINESS** - None

X. **REGULAR AGENDA**

USE2023 0002: Conditional Use Permit Application for pet grooming, walking and day care business in a D3 zone.
Applicant: Landon Rector
Location: 4341 Windfall Ave.

****SPECIAL NOTE****

This application was withdrawn by the applicant.

XI. OTHER BUSINESS - None

XII. STAFF REPORTS - None

XIII. COMMITTEE REPORTS

- Title 49 – Mr. Arndt reported they will meet next week Thursday at Noon on Zoom format. Mr. Voelckers asked if meeting in person would be possible. Committee meetings held during the day have to be fully in person or fully zoom because Chambers is the only room available for hybrid options and it is not always available for daytime meetings. For this reason, it was decided that meeting in Zoom format would allow for maximum participation.
- Lands – Ms. Cole reported they met at the beginning of the month and discussed Telephone Hill and the ORV park.

XIV. LIAISON REPORTS

- 'Wáahlaal Gíidaak reported the assembly held a special assembly meeting where they approved the new mill rate of 10.28

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS – Mr. LeVine said the April 25 meeting has been cancelled

Mr. Voelckers said that in November Manager Watt had written a memo and the Assembly Committee of the Whole met and discussed hazardous mapping and the PC has not received the minutes from that. Ms. Camery said the department Special Projects webpage has been updated and the minutes are available there now.

XVII. EXECUTIVE SESSION - None

XVIII. ADJOURNMENT – 7:22 p.m.
Next meeting May 9 2023 7:00 p.m.

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