

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Michael LeVine, Chairman

February 14, 2023

I. LAND ACKNOWLEDGEMENT – Read by Vice Chair Voelckers.

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 7:01 p.m.

Commissioners present: Commissioners present in Chambers – Michael LeVine, Chairman; Paul Voelckers, Vice Chair; Matthew Bell; Erik Pedersen; Mandy Cole; Nina Keller

Commissioners present via video conferencing – Adam Brown; David Epstein

Commissioners absent: Travis Arndt, Clerk;

Staff present: Jill Maclean, CDD Director; Irene Gallion, Senior Planner; Lily Hagerup, CDD Administrative Assistant; Ilsa Lund, CDD Administrative Assistant; Sherri Layne, Law Assistant Municipal Attorney

Assembly members: None present

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – Chair LeVine moved Other Business to the top of the agenda for the swearing in of new members and officer appointments.

IV. OTHER BUSINESS –

- A.** Swearing in new members - Attorney Layne swore in new Commissioners Adam Brown, Nina Keller, and David Epstein
- B.** Appointment of New officers

MOTION: *by Mr. Voelckers to appoint officers as follows:*

Chair – Michael LeVine

Vice-Chair – Mandy Cole

Clerk – Travis Arndt

Vice-Clerk – Eric Pedersen

The motion passed with no objection.

Mr. LeVine informed the commissioners that all new members will be added to the Title 49 committee and Mr. Arndt will chair. Mr. Voelckers will be liaison to the Public Works and Facilities committee. Opportunities to participate remain with the JCOS, Governance, and Wetlands Review committees.

V. APPROVAL OF MINUTES

- A.** January 24, 2023 Draft Minutes, Regular Planning Commission

MOTION: *by Mr. Voelckers to approve the January 24, 2023 Planning Commission Regular Meeting minutes with corrections as described.*

VI. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION – by Mr. LeVine

VII. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VIII. ITEMS FOR RECONSIDERATION - None

IX. CONSENT AGENDA

Case Number: **SMF2022 0003:** Major Subdivision Final Plat on Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.
Applicant: Michael Heumann
Location: Hillcrest Avenue

SMF2022 0003 moved to Regular Agenda by request of public member

X. UNFINISHED BUSINESS

Prior to hearing the cases Mr. Voelckers declared a conflict and recused himself from both cases.

Case Number: **AME2022 0006:** Rezone approximately 3.7 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting
Applicant: CCTHITA
Location: 250 Village Street

Staff Recommendation

Staff recommends the Planning Commission extend the rezone west to Capital Avenue, then forward a recommendation of APPROVAL to the Assembly.

STAFF PRESENTATION – By Director Maclean

APPLICANT PRESENTATION – Elias Turan, representing CCTHITA and Paul Voelckers, MRV Architects presented **AME2022 0006**

QUESTIONS FOR APPLICANT

Ms. Cole asked if the extension is T&H property. It is not. Ms. Cole asked if they know who the owner is. Mr. Voelckers explained that might be a question for the city.

COMMISSIONER DISCUSSION

Ms. Cole reiterated her question regarding ownership of the land. Ms. Maclean explained it is owned by private owners and not public owned. CBJ does not usually base zone boundaries on property lines because property lines can change. Using streets as boundaries is preferable as they do not often change.

Mr. Epstein asked if the property owner had been contacted. Ms. Maclean said they would have received abutter notices.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve AME2022 0006.*

The motion passed with no objection.

Case Number: **AME2022 0008:** : Rezone approximately 5.1 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting

Applicant: City and Borough of Juneau
Location: Willoughby Avenue

Staff Recommendation

Staff recommends the Planning Commission extend the rezone east to encompass the Four Points Sheraton (0.9 acres), then forward a recommendation of APPROVAL to the Assembly.

STAFF PRESENTATION – Presented with AME2022 0006

APPLICANT PRESENTATION – Dan Bleidorn, CBJ Lands Manager, presented and is available for questions

QUESTIONS FOR APPLICANT – Mr. LeVine asked why the city wants this rezone. Mr. Bleidorn said this makes sense to make this change along with the **AME2022 0006**. Mr. LeVine asked if the State Office Building parking garage would fall into this rezone. Mr. Bleidorn said it would not.

COMMISSIONER DISCUSSION – Ms. Cole asked for clarification what safeguards there are to discourage constructing very tall buildings. Ms. Maclean explained heights could be limited based on fire code or other safety plans.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve AME2022 0008.*

The motion passed with no objection.

Mr. Voelckers rejoined the meeting to participate in the Regular Agenda

XI. REGULAR AGENDA (moved from Consent Agenda by a member of the public)

Case Number: **SMF2022 0003:** Major Subdivision Final Plat on Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

Applicant: Michael Heumann

Location: Hillcrest Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested final plat. The permit would allow the final plat approval for the final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone. The approval is subject to the following conditions:

1. Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.
2. CBJ General Engineering comments on the Applicant's draft plat dated January 24, 2023 must meet GE's requirements before the Chair of the Planning Commission signs the final plat.

STAFF PRESENTATION – By Director Maclean

QUESTIONS FOR STAFF – Mr. LeVine asked for some background on the project. Ms. Maclean gave a brief recap of the history of the property and explained that this property has been through the first two phases and the applicant is now seeking approval of the final plat.

PUBLIC COMMENT

Leslie Holzman – Ms. Holzman’s property in the Tamarack Trails condominiums neighbors the Chilkat Vistas development. She spoke to request a green buffer be added to the plan to restore privacy that was lost when trees were removed for construction.

Mr. Voelckers asked if the felled trees were on the applicants’ property or another parcel. Ms. Holzman acknowledged it is on the applicants’ property.

Ms. Keller noticed that the owner had said they would vegetate the area. Ms. Holzman said that is a verbal agreement but she would like to see something more.

APPLICANT COMMENTS

Mr. Heumann explained there was a windstorm that damaged trees which then needed to be cut for safety. He fully agrees with Ms. Holzman and intends to plant in the area.

Ms. Cole asked if he would have an objection to having a condition added. He was amenable to a condition but did not think it could be added to a final plat.

Mr. Epstein asked Attorney Layne for clarification whether the condition could be added. She said she is not certain but also believes this is not the kind of condition that can be added to a final plat.

MOTION: *by Mr. Voelckers to accept staff’s findings, analysis, and recommendations, and approve SMF2022 0003.*

Mr. Voelckers added, for the record, the Commission supports the applicant’s word that he will work with the neighbors to revegetate.

The motion passed with no objection.

XII. STAFF REPORTS

- Title 49 will meet February 23 at noon
- Lands, Housing and Economic committee work session this Friday at noon
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Mr. Voelckers asked for an update on the hazardous mapping process. It will be heard on March 14 at a special meeting beginning at 5:30 p.m. immediately preceding the regular meeting at 7:00 p.m.

Mr. LeVine listed the members of the Title 49 Committee are Mr. Brown, Mr. Epstein, Mr. Bell, Ms. Keller, and Mr. Voelckers and strongly encouraged the other commissioners to please attend.

XIII. COMMITTEE REPORTS

- Ms. Cole reported she will be attending the work session on Friday.
- Mr. Voelckers reported JCOS met last week and the airport gave a presentation. JCOS asked for airport parking and rental car lots to include EV charging.

XIV. LIAISON REPORTS – None

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS – Mr. LeVine welcomed the new Commissioners

Mr. Voelckers asked for status on the Comp Plan. Ms. Maclean said she and Mr. Ciambor are working on hiring a project manager planner to oversee this.

XVII. EXECUTIVE SESSION None

**XVIII. ADJOURNMENT – 8:17 p.m.
Next meeting February 28 7:00 p.m.**

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