



## TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

NOVEMBER 13, 2015 MEETING, 11:30 AM – 1:00 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

**DRAFT** MEETING MINUTES

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### Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Bill Peters

### Committee Members Absent:

Mike LeVine

### Staff Present:

Beth McKibben, Planning Manager, Community Development Department (CDD)

Laura Boyce, Senior Planner, Community Development Department (CDD)

Teri Camery, Senior Planner, Community Development Department (CDD)

### Applicant Present:

Rorie Watt, Director, CBJ Engineering Department

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### Approval of Minutes

- Motion by Peters: To approve the minutes for August 21, 2015 meeting as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for August 21, 2015 meeting approved as developed by CDD staff with any technical corrections presented by planning commissioners or CDD staff.

### Reading of Agenda

- The agenda was reduced to single item concerning Rock Dump potential property zoning or use changes at the CBJ waste treatment facility.

### Agenda Topic – Rock Dump: Potential property zoning or use changes at the CBJ waste treatment facility

- Mr. Rorie Watt, CBJ Engineering Director, presented an over-view of the property issues and history of actions. Mr. Watt had hoped for a way to allow fill placement on roughly one acre of undeveloped uplands on the water side of current waste treatment developed property portions. This fill area would be used for parking of snow removal vehicles adjacent to a snow storage area. The snow storage area is located on the waterfront because of the potential need for dumping snow into the sea if emergency-level snow fall occurs.
- Portions of that proposed fill area occur within the currently-zoned WI (waterfront industrial) 100' perimeter that rings the I (industrial) zoning of other upland portions. Mr. Carl Uchytel, CBJ Docks and Harbors Director, explained that the issue is further complicated because the entire CBJ treatment site is contained within ATS 556, a large parcel with both upland and submerged portions which has a complicated status due to leases with Mr. Howard Lockwood. Recently, the last viable lease extension with Mr. Lockwood expired on 11-1-2015.

- Mr. Watt had attempted in April-September of 2015 to rezone the water-front strip to a consistent I (Industrial) zoning. That was rejected by the Harbor Board and Planning Commission in previous meetings.
- After review of options, Commissioners expressed the opinion that the parking of vehicles associated with snow removal operations, and supporting the adjoining snow dump area, was an allowable use of WI property. As such, no underlying zone change was necessary.
- Mr. Watt and Mr. Uchytel agreed to develop a simple Memorandum of Understanding that clarified the intended fill and parking use. Once that was developed to their mutual satisfaction, preserving the ability for future water-front related development, the MOU would be forwarded to CBJ CCD staff for final approval, allowing Mr. Watt's intended use of the site portion. The MOU would not come back to the Planning Commission.

**Meeting adjourned at 12:45 PM**