

Agenda
Planning Commission
Regular Meeting
CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
June 14, 2022

I. **LAND ACKNOWLEDGEMENT** – Read by Commissioner Cole.

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 7:00 p.m.

Commissioners present: In Chambers – Michael LeVine, Chairman, Paul Voelckers, Clerk; Dan Hickok; Mandy Cole; Josh Winchell; Erik Pedersen

Via Zoom – None

Commissioners absent: Travis Arndt, Deputy Clerk; Ken Alper

Staff present: Jill Maclean, CDD Director; Joseph Meyers, Planner II; Breckan Hendricks, CDD Administrative Officer; Chelsea Wallace, CDD Administrative Assistant II

Via Zoom – Sherri Layne, Law Assistant Municipal Attorney

Assembly members: Not in attendance due to Assembly Human Resource Committee meeting

III. **REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA** – Due to lack of quorum, Chair LeVine announced the agenda item under *Unfinished Business* would be removed from the agenda and will be heard at a later date.

IV. **APPROVAL OF MINUTES** – None

V. **BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – Chair LeVine explained the process for participating in person or via Zoom.

VI. **PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None

VII. **ITEMS FOR RECONSIDERATION** – None

VIII. CONSENT AGENDA

~~USE2022 0006:~~ ~~A Conditional Use Permit for a 45,000 square foot Medical Office Building~~
~~Applicant:~~ ~~Southeast Alaska Regional Health Consortium~~
~~Location:~~ ~~Vintage Boulevard~~

Staff Recommendation

~~Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of a 45,000 square foot medical office building.~~

The approval is subject to the following conditions:

- ~~1. Install perimeter sidewalks on site to connect to the existing sidewalk network.~~
- ~~2. Install covered or enclosed bike racks.~~

~~AME2022 0004:~~ ~~Amendment to Seawalk~~
~~Applicant:~~ ~~City & Borough of Juneau~~
~~Location:~~ ~~Seawalk~~

Staff Recommendation

~~Staff recommends the Planning Commission adopt the Director's analysis and findings and make a recommendation to the Assembly to APPROVE the proposed text amendment and definition amendment providing for Seawalk infrastructure in the downtown area.~~

IX. UNFINISHED BUSINESS Removed from agenda due to lack of quorum

~~A. APL2021 0006: Juneau Cooperative Christian Ministry, dba The Glory Hall v. CDD~~

X. REGULAR AGENDA – (All items moved from Consent Agenda)

USE2022 0006: A Conditional Use Permit for a 45,000 square foot Medical Office Building
Applicant: Southeast Alaska Regional Health Consortium
Location: Vintage Boulevard

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of a 45,000 square foot medical office building.

The approval is subject to the following conditions:

1. Install perimeter sidewalks on site to connect to the existing sidewalk network.
2. Install covered or enclosed bike racks.

STAFF PRESENTATION – Director Maclean gave a very brief description of the project.

APPLICANT PRESENTATION

Tyler Bradshaw, PND Engineering, presented the project stating it will be a 45,000 square foot three-story outpatient medical facility in the Vintage Park area.

QUESTIONS FOR APPLICANT

Commissioner Winchell asked if the facility would be available to serve the Native population only or the general population and whether it was possible that the facility would be open 24 hours. Ed Zernia, SEARHC Director of Construction said it will be open to the population and 24-hour service would be possible.

Mr. Voelckers asked where the drop off for emergency services would be. Mr. Bradshaw answered it would not be an emergency facility. In the rear of the building there will be a spot designated for patient ambulance transportation and they would transport patients from this facility to Bartlett Regional Hospital in the event they needed emergency care.

Ms. Cole asked whether the condition for sidewalks or bike racks would be a problem. Mr. Bradshaw said they are acceptable conditions.

Mr. Voelckers asked what was planned regarding sustainability, energy efficiency, heat pumps, and EV charging stations. The applicants said it will follow best practices for energy efficiency. They currently do not have any EV planned but they are willing to consider them.

Ms. Cole asked if the applicant was aware of any neighborhood concerns. Mr. Zernia said he had only heard positive support so far.

Mr. Winchell asked if there are any concerns with traffic flow considering this is so close to Safeway. Mr. Bradshaw said they have attempted to mitigate traffic flow problems with curbs and landscape features.

MOTION: *by Mr. Winchell to accept staff's findings, analysis, and recommendations, and approve USE2022 0006.*

The motion passed with no objection.

AME2022 0004: Amendment to Seawalk
Applicant: City & Borough of Juneau
Location: Seawalk

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and make a recommendation to the Assembly to APPROVE the proposed text amendment and definition amendment providing for Seawalk infrastructure in the downtown area.

Prior to presentation Mr. Voelckers disclosed a conflict as his firm is working on a project that includes Seawalks and recused himself.

Prior to presentation Mr. LeVine disclosed he had spoken with Director Maclean and let her know he had some questions regarding the language in the staff report and that, in general, it is his preference to hear ordinances on the regular rather than the consent agenda.

STAFF PRESENTATION – Director Maclean explained this is an amendment moving the Seawalk section from Title 49 to Title 35.

QUESTIONS FOR STAFF

Ms. Cole noted the verbiage states the width of the Seawalk was limited to 16 feet but at some points it is wider than that. Ms. Cole asked if it would be worthwhile to change the language from “16 feet” to “a minimum of 16 feet.” Ms. Maclean agreed this would be acceptable and would clarify it could be 16 feet or wider.

MOTION: *by Ms. Cole to accept staff’s findings, analysis, and recommendations, and approve AME2022 0004 consistent with staff recommendations, including adding a change from “16-feet” to “a minimum of 16-feet”, and correcting the typo of double “Seawalk” in the definition.*

The motion passed with no objection.

XI. OTHER BUSINESS – None

XII. STAFF REPORTS

Ms. Maclean reported:

- Title 49 meeting this Thursday at Noon via Zoom format
- Stream Ordinance has moved from committee to Law
- ADOD was introduced to the Assembly last night and will go for public comment soon
- The Joint Meeting is still in the works for August
- CDD is working on obtaining a new permit software program
- Two Senior Planner positions have been posted and she is hoping for good candidates
- June 6 Assembly COW discussed housing and short-term rentals and whether CDD should regulate short-term rentals

Mr. Voelckers asked the status of the CIP process. Ms. Maclean said that conversation has already started and Commissioner Arndt is heading it.

Mr. Pedersen asked if CBJ is the first Alaska community to regulate short-term rentals. Ms. Maclean said there are several other communities working on it as well.

Mr. LeVine asked about funding for the Comprehensive Plan review. Ms. Maclean said since COVID she is not certain what to expect. The intent is for it to be a two-year process and she believes it was funded for two years but she would need to confirm that.

XIII. COMMITTEE REPORTS

Ms. Cole reported:

- Lands, Housing, and Economic Development Committee meeting held June 6. Items of interest included
 - approval of extending the Hidden Valley easement from 30-year to in perpetuity
 - the proposed acquisition of Mayflower Island was approved
 - Lemon Creek gravel pricing increase was approved.
- Assembly COW met June 6. She learned there is no clear definition for “short-term” rental in the Land Code

XIV. LIAISON REPORTS – None

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

Mr. Winchell said he works closely with groups interested in bringing in refugee families from Ukraine and if anybody has any questions or wants information, please ask him.

Mr. LeVine said at the next meeting they will address appointing a new Vice Chairman as Mr. Dye is no longer on the Commission

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT – 7:47 p.m.

Next meeting June 28, 2022 7:00 p.m.