Minutes

Auke Bay Steering Committee Meeting, Phase Two
Community Development Department, City and Borough of Juneau
Joann Lott, Chair

August 27, 2015

I. Welcome and Introductions

Roll Call
Hal Hart, CDD Director, called the Auke Bay Steering Committee Meeting, held at the University of Alaska Southeast, to order at 8:00pm.

Steering Committee Members Present: Joanne Lott, Karla Hart, Caroline Hassler, Ric Iannolino, David Klein, Nathan Leigh, Lawrence Lee Oldaker, Linda Snow (Douglas Indian Association Representative), and Alice Taff.

Members Absent: Sharyn Augustine, Michele Grant, Eric Lindegaard, Mike Noel, Philip Rolfe and Tlingit Haida Central Council Representative.

Staff Present: Hal Hart, CDD; Eric Feldt, CDD; Brenwynne Grigg, CDD; James Bibb, Northwind Architects; Gerald Gotschall, Northwind Architects.

II. Public Testimony on Non-Agenda Items

Mr. Chuck Smythe, of Sealaska Heritage Institute (SHI), spoke regarding the Auk Kwáan cultural landscape, specifically with regards to the zoning history at Indian Point. He stated that a 1969 agreement to zone the area Recreational Undeveloped was overturned in the early 1980s with zoning for residential. SHI would like that land returned to a protected status. He also expressed concern that the Glacier Seafoods float is just off of sacred burial grounds and that SHI was not consulted prior to the float installation. Mr. Smythe provided a map and handout for the committee which is posted on the Auke Bay website.

III. Unfinished Business - None.

IV. New Business

Steering Committee Organization – Election of Officers
Due to travel schedules, selections for Chair and Vice-Chair, Secretary and Vice-Secretary were made based on meeting availability as well as best suited. The following appointments were made by consensus.

Joann Lott, Chair; David Klein, Vice-Chair; Karla Hart, Secretary; Caroline Hassler Co-Secretary
Auke Bay Area Plan Implementation
A collection of community comments from the Three-Part Design Charrette process were distributed to the Steering Committee and the general public. These were looked over and staff advised the Committee to carefully consider the will of the community when discussing new zoning regulations for the Auke Bay Town Center.

Discussion of Customized Regulations and Incentives for Town Center Plan Implementation

Topic: Build-To Line and Buildings Oriented to Street
Extensive discussion on build-to lines resulted in a request to staff for more information for the next meeting.

Motions:
Motion by Ms. Taff, seconded by Ms. Hart, the code shall incentivize an architectural emphasis on the corners of buildings that are adjacent to intersections. Motion carried, 9/0.

Motion by Mr. Klein, seconded by Ms. Hart, encourage a Town Center feel along Arterials by requiring the space between the building and ROW contain amenities such as planters, benches, tables, and short vegetation. Motion carried, 9/0.

Motion by Ms. Taff, seconded by Mr. Oldaker, By 7 to 1 vote, canopies will be required on Mixed Use and Commercial buildings. Motion carried, 7/2

V. Public Comments

Ms. Ke Mell stated that a lot of information was presented tonight and can be difficult to understand what it all means. She suggested to ask for better illustrations on how factors interact together, and to look at the topography and how it interacts with the Plan, especially regarding setbacks, sidewalks and parking.

Mr. Bruce Conant questioned the Town Center boundaries. He asked if they are specific and wide enough to deal with the distant future. He also requested the chance for the public to comment on each item before it goes to a vote.

Ms. Karla Allwine agreed with Bruce regarding public comment before each vote. She liked the idea of requiring that at least 50% of the building façade come to the build-to line for walkability and attractiveness. The understanding being that would allow for a building to use courtyards or other design elements.

Mr. Chuck Smythe reminded the Committee to think about and protect the views coming down the Back Loop Road to Auke Bay.

Mr. Herb Smythe commented that the build-to distances discussed were not large enough. The owner should have flexibility to figure out how to facilitate sales in own shop.
Mr. Zeke Smythe shared about his 110 acre development in Virgin, Arizona. He stated that we have it easier here because there the developer must submit the entire plan to everyone in the community and they all have input.

Mr. Hal Hart, CDD responded to this testimony and said that this concept was tried in the 1980s or 90s in Juneau and thrown out.

Ms. Caroline Haas requested better, more detailed maps to aid in discussion.

An Auke Bay Towers Condo resident expressed the need to consider the impacts of high density on residents. She cited an increase in noise since the addition of apartments in the Auke Bay Post Office building.

VI. **Adjournment**

The meeting was adjourned at 8:26pm.