I. Welcome and Introductions

Roll Call
Eric Feldt called the Auke Bay Steering Committee Meeting, held at the University of Alaska Southeast, to order at 6:05pm.

Steering Committee Members Present:
Karla Hart, Caroline Hassler, David Klein, Nathan Leigh, Linda Snow (Douglas Indian Association), Rosita Worl (Tlingit Haida Central Council Representative)

Steering Committee Members Absent:
Sharyn Augustine, Michele Grant, Ric Iannolino, Eric Lindegaard, Joann Lott, Lawrence Lee Oldaker, Philip Rolfe, Alice Taff

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

Mr. Feldt outlined the maps and drawings available for the meeting: Docks & Harbors project, Proposed Neighborhood Commercial Zone, Existing and Proposed Zoning, Conceptual Street Hierarchy in the Core from Charrette process.

II. Public Testimony on Non-Agenda Items

Mr. Bruce Conant spoke on plans for the Auke Bay Bypass Road. He has contacted the Lands Committee twice to remind them to keep long range plans for bypass in mind and not to do something now that will interfere later with the Bypass Route. DOT’s proposed bypass route used a gentle curve off Glacier Highway. One alternative was access via Wildmeadow Lane. If adopted, that would result in hard right and left turns instead of gentle curved access. Bruce would like to see the proposed Bypass route map (from the Auke Bay Corridor Study) incorporated into the Auke Bay area plan.

Mr. Klein asked how the Committee would address concerns to Planning Commission. Mr. Feldt stated that the Committee would make a motion to recommend to the Lands Committee. This might lead to MOA with CBJ and DOT to preserve land in Pederson Hill. For Indian Point, if the committee makes a motion expressing our recommendation, that might lead to a new zoning
district or conservation easement that would be forwarded as a proposed ordinance to the Assembly.

Ms. Karla Allwine expressed her support of a recommendation by the Committee to preserve the bypass route.

Mr. Gerald Gotschall stated that the motion could also emphasize the importance of the bypass, that it is a priority, and that it should become an active project.

Motion(s):

Motion by Ms. Hart, seconded by Ms. Snow: The committee recommends to the CBJ Lands and Resources Committee and the Planning Commission that the route for the Auke Bay Bypass established by DOT&PF in the Auke Bay Corridor Study be reserved for development of the bypass.

Motion carried, 5/0

Mr. Leigh asked if we should further encourage CBJ to plat the land.

Motion by Ms. Hart, seconded by Mr. Klein to the CBJ and the State of Alaska: The Auke Bay Bypass is essential to development as adopted in Auke Bay Area Plan; the Auke Bay Steering Committee asks that it be elevated in priority.

Motion carried, 5/0

III. Unfinished Business

A. Develop Customized Regulations and Incentives for Plan Implementation

Topic: Key View Sheds

Mr. Feldt suggested the Committee consider a motion to protect key viewpoints identified in the plan. Should property owners have incentives to preserve pedestrian views when making pedestrian connections?

Public Comment:

Ms. Ke Mel reminded the committee to remember the economic viability of mandating too many protected views because of the small area of economic opportunity.

Mr. Feldt stated the additional view shed in the pedestrian corridors could be an additional incentive, not a requirement.

Motion(s):

Motion by Mr. Leigh, seconded by Mr. Hart: The Committee accepts the two proposals from staff under Key View Points.
• An amendment to the pedestrian connections incentive should be made to include pedestrian views.

• A neighborhood association, with the support of affected property owners, should suggest a grid of easements across properties that provide for pedestrian connections and preserve views.

Motion carried, 5/0

Motion by Mr. Leigh, seconded by Mr. Klein: The view shed from three-and-a-half feet above Glacier Highway elevation, across CBJ property, to the deck of the first dock at zero foot elevation tide, shall not be obstructed by vegetation or structures on CBJ property. See Appendix C, View Shed Two, of the Auke Bay Area Plan.

Motion carried, 4/1

**Topic: Building Height at Least 2 Stories**

Staff presented that current code states no building on the water side shall be higher than 35 feet. The opportunity was presented for increased building potential if the building was measure from the grade of Glacier Highway.

Public Comment:

Mr. Gotschall presented the idea that measuring from the road grade instead of the foundation grade allows for more units which makes developing waterside property more economically attractive considering the expense of the property to begin with.

Ms. Hart was opposed to increasing height on the waterfront by measuring from the road grade.

Motion(s):

Motion by Ms. Hart, seconded by Ms. Snow: The current maximum height limit of 35 feet along the waterfront is adequate.

Motion carried, 4/1

**Topic: Parking Located Under, Side, or Behind**

Staff presented that the direction from the Design Charrettes suggested parking be located under, beside, or behind buildings.

Public Comment:

Mr. Feldt reminded the Committee to keep in mind that current code allows for shared parking agreements.
Ms. Ke Mell spoke about corner lots where there are two lots that are considered the front. Where would the parking go?

Mr. Gotschall shared the idea of midblock parking and suggested it would be a better way of looking at things.

Ms. Brenwynne Grigg shared that she has seen midblock lots work very well in walkable neighborhoods similar to what the Auke Bay Town Center wants to become.

Ms. Ke Mell reminded us to consider ADA parking and that it needs to be close to the building.

General discussion on fee in lieu parking for a common lot or parking area was considered.

Motion(s):

Motion by Ms. Hart, seconded by Mr. Klein: New parking areas should be under or behind the building, or a developer may buy into a shared central parking facility. Parking areas shall not front Glacier Highway or Back Loop Road.

Motion carried, 5/0

**Topic: Build-To Line & Buildings Oriented to Street**

Staff presented options for a range of distance for build-to lines instead of a set distance. This would allow for flexibility to allow for alcoves and courtyards within a building design while still meeting the range for the build-to line.

**Public Comment:**

Mr. Gotschall said the intent is to hold the buildings to the street.

Ms. Ke Mell suggested looking at the real topography of the area when making decisions of this nature to determine practicality. She stated that developers will always act in a way that maximizes the lot.

Ms. Karla Allwine suggested there be flexibility to allow for uniqueness of design. Have they considered that some businesses might want to be able to have other activities within the build-to line area? Do we want a rigid building line or something more varied and unique?

Mr. Smythe said this is a mixture of a safety and a design issue. An engineer will probably make the commercial building put in a retaining wall regardless of what they decide so cost isn’t a factor.

Mr. Leigh suggested the Committee state the general, broad intent without too many details.

Mr. Feldt said that while we want flexibility, we also want development to be in line with the vision of the town center.

Motion(s):
Motion by Ms. Hart, seconded by Mr. Klein: The Auke Bay Steering Committee recommends development be in-line with the vision of the town center. Within the center area, buildings should generally be built close to the ROW, preferably in a zero to twenty foot build-to line range.

*Motion carried, 4/1*

**IV. New Business**

**A. Indian Point Land Designation & Zoning**

Ms. Rosita Worl, President of Sealaska Heritage Institute, spoke on the sacredness of the Indian Point / Auke Cape land, home to spirits of their ancestors. The City restricted recreational and residential development originally, but was later revoked in the 1980’s and rezoned for residential use. In the 1900’s, the Federal Government planned to build a NOAA facility on Indian Point. The Tlingit community strenuously objected to the proposed development, the City supported their efforts and the facility was moved. Ms. Worl requests the Committee recommend to the other appropriate committees that Indian Point protected in perpetuity and be designated a no-development easement zone. She expressed her sincerest thanks to the Committee and the community.

Linda Snow reported on a Parks and Recreation meeting earlier in the week. She testified that Parks and Recreation should be aware of this issue. The Parks and Recreation Committee voted to support this area being kept a natural area.

Public Comment from Mr. Bruce Conant expressed his strong support for special zoning to protect this area and suggested that protection expanded to include other islands and natural area in Auke Bay.

Ms. Hart asked if we could extend our recommendation to the Federal lands. Ms. Worl said they watch Federal activity carefully and will advocate for Federal legislation if necessary.

Mr. Feldt stated the Committees options are to either ask that Auke Cape, Indian Island, and Pillar Rock be preserved such that they are rezoned to then be preserved in a natural state, or to ask for them to be subject to a no-development easement.

Mr. Klein asked which option would carry the most weight, to which Mr. Feldt recommended giving the CBJ options. Mr. Feldt expressed that staff has been looking at two potential new zoning districts. One for keeping the land preserved in its natural state with no interference, and the other for preserving for recreational public use.

*Motion(s):*

Motion by Ms. Snow, seconded by Ms. Hart: The Committee recommends to the Lands and Resources Committee, the Planning Commission, and to the Assembly, that Auke Cape, Auke Island, and Pillar Rock be protected through either a new land zoning designation or a conservation easement such that they are preserved in their existing state in perpetuity.
Mr. Leigh moved for a friendly amendment to list the Lands Numbers LND-0202, LND-0203, LND-0204, and LND-0205 on the map for property identification, and also to include an identification number for Pillar Rock, to be supplied by staff, in the motion.

*Motion carried, 5/0*

V. **Public Comment**

There was no additional public comment.

VI. **Adjournment**

The meeting was adjourned at 8:50pm.