I. Welcome and Introductions

Roll Call
Jonathan Lange called the Auke Bay Steering Committee Meeting, held at the University of Alaska Southeast, to order at 6:10pm.

Steering Committee Members Present:
Caroline Hassler, David Klein, Nathan Leigh, Linda Snow (Douglas Indian Association), Ric Innolino, Alice Taff. Lawrence Lee Oldaker, Eric Lindegaard

Steering Committee Members Absent:
Sharyn Augustine, Michele Grant, Karla Hart, Joann Lott, Philip Rolfe, Tlingit Haida Central Council Representative

Staff Present:
Jonathan Lange, CDD; Brenwynne Grigg, CDD; James Bibb, Northwind Architects; Gerald Gotschall, Northwind Architects

Public Participants:
Mike Allen, Karla Allwine, Bruce Conant, Don Howell, Ke Mell, Zeke Smythe

II. Unfinished Business
A. Develop Customized Regulations and Incentives for Plan Implementation

Topic: Preserve Nature

Staff Presentation:
Staff presented that the goal of this topic is to retain a Southeast Alaskan aesthetic, protecting streams, providing buffer between trails and development, and enhance property values based on research showing such.

Public Comment:
Ms. Ke Mell spoke to three points; 1) Nature is the “stuff” where there aren’t any people, the natural ecosystem; 2) Landscaping typically means plants that people plant, they are usually imported, non-native; 3) Vegetative cover can be hydro seed as this is not defined.
Mr. Bruce Conant asked what density bonus meant and if that bonus is the only bonus we could offer. He asked if vegetative cover is defined. Staff answered it is not defined; the developer would present their plans for how they intend to meet that requirement. Staff also gave an example of what a density bonus might look like and added that there are other incentives besides density.

Mr. Lindegaard asked if this was another step of government to regulate properties.

Mr. Lange went on to explain how vegetative cover requirements are based on the percentage covering the lot total. He also went over the current requirements in the current zones and stressed the new zone can be a recommendation to the Planning Commission of whatever the Committee decides.

Ms. Karla Allwine said the language is ambiguous and asked about plans for the future zone, to which Mr. Lange replied that new requirement would be decided for the new neighborhood commercial zone and that was what staff was asking the Committee to decide.

Mr. Leigh wondered if requiring a wide buffer could discourage development.

Mr. Klein suggested this would not include pedestrian pathways.

Mr. Lindegaard asked about the width of the buffer because the University has put a trail right next to his property and he wondered if he or the University would be responsible for ensuring that buffer was met.

Ms. Allwine asked if there would be liability issues if property owner connects to public trail with public access pathway on their property, to which Ms. Grigg stated that the CBJ was looking into that currently.

There was discussion about plans for a new zone. The new zone is envisioned to be a place with consistent rules in the core area. Ms. Allwine stated that the waterside and upland sides of Auke Bay are different.

Mr. Leigh suggested we would not increase vegetative requirements because we are aiming at denser housing.

Ms. Mell suggested the Committee might consider whether they want topography to be factor in requirements.

Mr. Lange stated that currently, the WC and GC zones have the lowest vegetative cover requirements of 10%.

Mr. Iannolino was concerned that we have, from the beginning, wanted to retain the natural beauty of Auke Bay.

Ms. Snow said she wouldn’t mind small minimums because we can have incentive bonuses.
Motion(s):

Motion by Mr. Leigh, seconded by Ms. Snow: That CBJ protects nature trails by requiring an indigenous vegetative buffer. This includes nature trails similar to Spaulding Meadows Trail. This does not include pedestrian connection pathways.

Motion carried, 8/0

Motion by Mr. Leigh, seconded by Mr. Iannolino: The minimum vegetative cover in the new zoning be 10%

Motion carried, 5/3

Motion by Ms. Snow, seconded by Mr. Leigh: To accept staff recommendation as written: Property owners should receive a density bonus for increasing vegetation coverage above the minimum.

Motion carried, 7/1

Topic: Mixed Use

Staff Presentation:

Mr. Gerald Gotschal presented a description of what mixed use entails, commercial on the lower and residential on the upper. Do we want ground floors of buildings to be limited to commercial? Do you want all ground floor tenants to have residential above?

Public Comment:

Ms. Mell asked to the definition of commercial. Is it strictly non-residential? Can it be an office space?

Mr. Don Howell asked if this is taking property rights away from owners of Commercial property right now. He said we don’t know what the future may require. What if a guy can only afford to build one floor instead of two? It doesn’t make sense for a small town developer but perhaps for a large developer. He suggested making it voluntary and offering tax incentives. Staff spoke that we are looking at the practicality of all these questions at this point.

Ms. Snow stated we need to ensure the regulations set forth are conducive to making a profit.

Ms. Mell stated that the rules being talked about are derived from places with large urban areas and economic forces in Auke Bay are smaller.

Mr. Bibb stated the question is beyond restricting rights, but also about preserving the district. Businesses that try to create an identifiable district would suffer if no restrictions were in place.

Ms. Allwine spoke that from the beginning we have talked about a boutique village with all the amenities. As population increases, there will need to be an infrastructure in place to support the businesses. She went on to express that she see regulations as part of the infrastructure.
Motion(s):

Ms. Taft motioned, seconded by Ms. Snow: Along arterials, ground floor street facing commercial uses are encouraged.

Motion carried, 8/0

Motion by Mr. Leigh, seconded by Mr. Klein: Two plus story buildings are encouraged to be mixed use consisting of ground floor commercial with residential above.

Motion carried, 8/0

Topic: Interesting Building Facades

Staff Presentation:

Staff provided an example of design standards with the caveat that the Committee doesn’t have to get specific on items if they choose not too but they might consider a framework.

Public Comment:

Mr. Klein suggested that variation in paint and color fits in well with the eclectic nature of Auke Bay.

Mr. Bibb presented that some design standards such as awnings and windows are a safety feature as well as an aesthetic component. Other elements such as large windows also help to illuminate the street.

Ms. Allwine stated that no developer likes to be told what to do but at the same time she would hate to see bad design and eyesores in this district. If the developer develops to this level will they get an incentive? She suggested perhaps we create a design review body that reviews development.

Mr. Howell spoke that he wanted this to be an incentive only but didn’t think reduced parking should be an incentive.

Ms. Mell said to be careful with roof design because differences will affect snow shedding. We should encourage variety but not get too specific.

Mr. Smythe suggested we require some design standards at least so designs are cohesive. He also stated that design review can work in small communities and it’s important to have.

Mr. Bibb reminded the Committee of the requirement for some buildings to have a pre-application meeting before getting too far into a project.

Ms. Snow told of a tidy and picturesque community in Switzerland that was so because of regulations but that the regulations were stifling to small business and that we need a balance.
Mr. Klein asked if what we have already talked about regarding canopies and amenities enough?

Mr. Leigh suggested that if we wanted to make it less burdensome then perhaps an architectural standard could be developed but it would be incentive driven.

Motion(s):

Motion by Ms. Snow, seconded by Mr. Leigh: The Committee wants design standards to be a development incentive only.

Motion failed, 4/4

Motion by Mr. Oldaker, seconded by Mr. Iannolino: The Committee want design standards to be a development incentive.

Motion tabled

Ms. Allwine suggested staff present more specific examples at the next meeting. Mr. Klein asked if staff could fit that into next week’s agenda. Staff agreed.

B. Topic: Development Incentives

Topic: Connected Street Grids Auke Bay Center

Motion Mr. Leigh, second Mr. Klein: Property owners should receive a density bonus for allocating and building new streets, as consistent with the Auke Bay Plan.

Motion Carried, 8/0

Topic: Gateways

Motion by Ms. Taff, seconded by Ms. Snow: Property owners receive incentives for funding Gateways which represent themes of Auke Bay.

Motion carried, 8/0

Topic: Park & Ride and Transit

Public Comment:

Ms. Allwine spoke that this isn’t a private property owners issue, this is a City issue.

Mr. Gotschall stated that perhaps instead of park & ride and transit, which are municipal, we could address contributing to shared parking.

Ms. Grigg stated the Committee made a motion concerning that topic last week and it passed.

Motion by Ms. Snow, seconded by Mr. Lindegaard: Property owners should receive a density bonus for enhancing or creating transit stops or park & ride facilities.
Motion failed, 0/8

Topic: Park Facilities

Motion by Ms. Taff, seconded by Mr. Klein: Property owners should receive an incentive for creating or funding small parks in Auke Bay.

Motion 7/1

Topic: Seawalk

Motion by Ms. Taff, seconded by Mr. Iannolino: Property owners should receive an incentive for creating or funding a portion of the Seawalk.

Motion carried, 7/1

Motion by Chair at 8:30pm to continue meeting until last question is answered, seconded by Mr. Iannolino.

Motion passed, 8/0

Topic: Promote Auke Bay’s Culture & History

Motion by Ms. Haller, seconded by Mr. Klein: Property owners should receive an incentive for incorporating elements that reflect the Aak’w Kwaan culture, and history of Auke Bay.

Motion carried, 8/0

III. New Business

A. Discuss Zoning District Changes for a New Town Center

Presentation:

No Discussion – Topic tabled to next week.

IV. Public Comment

V. Public Testimony on Non-Agenda Items

VI. Adjournment

The meeting was adjourned at 8:45pm.