

MINUTES  
PLANNING COMMISSION  
COMMITTEE OF THE WHOLE  
CITY AND BOROUGH OF JUNEAU  
Dan Bruce, Chair  
February 19, 2008

**I. CALL TO ORDER**

Deputy Secretary Waterman called the meeting of the City and Borough of Juneau Planning Commission, Committee of the Whole (COW) to order at 5:30 PM, in the CBJ Assembly Chambers of City Hall.

Commissioners present: Dan Bruce, Nancy Waterman, Linda Snow, Dan Miller, Victor Scarano, and Michael Satre

Commissioners absent: Frank Rue, Dennis Watson, and Maria Gladziszewski

A quorum was present.

Staff present: Dale Pernula, CDD Director; Ben Lyman, CDD Planner

Also present: Kate Golden

**II. AGENDA ITEM**

**A. TXT2006-00003—CBJ Comprehensive Plan Update. Review of the December 7, 2007 Memorandum from Benjamin Lyman to the Planning Commission on the Land Use-related chapters of the July 2007 Draft Comprehensive Plan.**

Planner Ben Lyman recommended that review of the subject memorandum be conducted in the same manner that it had been at previous meetings, and reminded the Commission that their review thus far had brought them to Implementing Action 10.13.3 on page 23 of the subject memorandum.

The Planning Commission, meeting as the Committee of the Whole (COW), determined that Implementing Action (IA) 10.13.3 should be stricken.

The COW asked staff to remove the quotation marks from around the word “overlay” in IA10.13.4. Staff discussed the similarities between the previously-proposed “Affordable Housing Overlay District” and “Transit Oriented Development Overlay District” (TOD), and recommended that only one such overlay district be created, since the districts are essentially the same except in name. The COW agreed with staff and revised the language in this IA accordingly to only refer to TOD, while adding language regarding parks and stream corridor overlay districts to the IA.

The COW then moved on to Attachment C, page 35, of the subject memorandum, and asked staff to add the terminology “highest and best use of land” to the introduction to the subarea map section.

Staff reiterated an earlier decision by the COW to bring the area of special concern for the Stellar Sea Lion Rookery at Benjamin Island into conformance with Federal regulations, and to thereby reduce the radius of the area of special concern from 3 miles to 3000 feet.

Commissioner Waterman raised the issue of the various spellings of “Peterson/Petersen/Pederson/Pedersen Creek/Hill” in the Comprehensive Plan. Staff agreed that there was a lack of consistency, and stated that this issue had been researched and the correct spellings for each of the two creeks and one hill thus named had been determined, and that the Comprehensive Plan would be amended accordingly.

Commissioner Waterman also asked about the need for the “Natural Resources and Hazards” chart at the beginning of each subarea’s section of the plan. The COW asked staff to consider the need for these matrices and to use their best judgement in retaining or deleting the matrices. The COW also asked staff to add a row of information regarding mineral claims to the matrix for Subarea 1 if it is retained, and to add a Guideline and Consideration for Subarea 1 regarding Sentinel Island Lighthouse as an historic resource if the matrices are deleted.

Commissioner Waterman suggested that guidelines for locating school sites be developed and included in the text of the Comprehensive Plan, and that the symbols for “Potential School Site—Site Not Specific” be removed from the maps. Commissioner Waterman further suggested that the guidelines be based upon thresholds of number of dwelling units or density in an area. The COW supported this change.

Commissioner Scarano echoed concerns raised in Commissioner Watson’s written comments regarding the area of special concern for herring habitat near Point Bridget. Both Commissioners felt that since the CBJ does not have jurisdiction over marine activities or over populations of herring or the neighboring Sea Lion haulout at Benjamin Island, the CBJ should not appear to be or attempt to regulate these species or marine activities near their habitats.

Commissioner Waterman asked if there were other habitats of special concern in the CBJ that should be shown on the Comprehensive Plan maps, or if these were the only such areas. Commissioner Waterman asked staff to research this question and to report back to the COW.

The COW asked that the Guideline and Considerations (G&Cs) related to these habitats [#2 and #3 in Subarea 1] be, at a minimum, re-worded as guides, similar to the phrasing of G&C #6 in Subarea 1, and that the planning rationale for showing these areas on the Comprehensive Plan maps be included in the G&Cs discussing the areas.

The COW asked that staff change the language of G&C 6 from “critter crossing” to “wildlife crossing,” and mentioned that the 300’ stream buffer listed in G&C 8 has been reduced to 200’ by the Assembly. After some discussion, the COW added clarifying language to G&C 8(1).

The COW discussed G&C 9 and agreed to strike the second half of the text.

During staff discussion of the changes to the Subarea 2 map, Commissioner Waterman stated that the Jensen Arboretum should be labeled as “SP,” not as “NP.” [After reviewing the land use designations, staff believes that Commissioner Waterman intended to say “RS” instead of “SP,” as the Jensen Arboretum is not a State Park (SP)]

Staff suggested that the first sentence in the discussion of Subarea 2’s Community Form was lacking language to make it a complete sentence, and the COW agreed that reference to Public Water was missing from the sentence.

Staff stated that references to “Pederson Hill Creek” in the Comprehensive Plan should include the text “aka Casa Del Sol Creek,” as this creek is referred to in permitting documents and by neighborhood residents by this name, and the COW concurred.

Staff raised concerns regarding the feasibility of G&C #20 in Subarea 3, as the CBJ cannot require infrastructure along existing roadways. The COW and staff discussed the wording of this G&C and COW asked staff to revise the language to “encourage DOT to provide” the infrastructure listed in the G&C, while also including the CBJ in the mandate of the G&C.

Staff pointed out an error in the discussion of G&C 8 for Subarea 4, where Ms. Montana had stated that the Mendenhall Mall was a transfer station for Capital Transit, although this is not the case.

Commissioner Snow raised concerns regarding G&C 12 for Subarea 4, and asked that staff add text stating that the CBJ needs to work with the FAA to ensure that the projects listed in the G&C do not negatively affect flight safety due by impacts to bird habitat. The COW concurred with this recommendation.

Commissioner Waterman asked that a new G&C, #15, be added to Subarea 4. This G&C will read: “Study geophysical hazards in this subarea and adopt an amended map showing the actual hazard areas following that study.”

## **II. ADJOURNMENT**

Commissioner Miller moved to adjourn.

The Commissioners adjourned the meeting at approximately 8:15 PM.