

GREATER JUNEAU BOROUGH PLANNING COMMISSION  
MEETING - May 27, 1968  
JUNEAU, ALASKA

(1) A regular meeting of the Greater Juneau Borough Planning Commission was held at 8:00 p.m., May 27, 1968 in the Borough Offices at 210 Admiral Way. The following attendance was noted:

<u>Present</u>	<u>Absent</u>
Campbell	Daugherty
Graves	
Hart	
Peratrovich	
Prince	
Sands	
Schulz	
Ward	

The Chairman announced that a quorum was present. Administration present included Planning Director Mrs. Fritsch and Assistant Planner Miss Brockman. Also present was Assemblyman Miller.

MINUTES

(2) The minutes of the regular meeting of April 22, 1968 were considered. Mr. Campbell remarked that he and Mr. Peratrovich had attended the April 22nd meeting in fact because they had played the tape of the meeting back and had listened to the entire tape. The minutes were considered page by page. On page 6, three-fourths of the way down the page "It was another rule of thumb which worked up sizing...", it was noted that something had been left out as pipes ran 60 per cent to 70 per cent full. Near the bottom of the page, "They also allowed a design...1500 infiltration per acre per day"; the word "infiltration" was inserted. On page 7 near the bottom in item (20) with regard to financing, the second to the last sentence "for a main district it would be charged off against the Borough at large"--this was noted to be with regard to future expansion. On page 8 Mr. Hart noted that the sentence in the middle of the page in item (23), "Mr. Stallings...measured ground water with chemical treatment" did not seem relevant. This sentence was to be deleted. On page 10 in the middle of item (30), Mr. Peratrovich noted that with regard to financing, it should be "1/2 per cent" instead of "1-1/2 per cent" Mr. Campbell moved, seconded by Mr. Prince, the minutes be approved subject to the corrections made. With the question called, by voice vote the motion carried.

The Planning Commission then adjourned as the Planning Commission and convened as the Platting Board.

PLATTING BOARD

Street Vacation - Set Public Hearing - Swanston, Douglas & Marlene

(3) Miss Brockman stated that this was an application for street vacation of half of Sixth Street; the property in question was located near the beginning of the Mt. Robert's Trail. Mr. Campbell moved, seconded by Mr. Schulz, the public hearing be set for June 24, 1968. With the question called, by voice vote the motion carried.

Waivers

Lucus & Dawson - Lot 49, U.S.S. 3267 - 18 Mi. N.W. of Juneau

(4) Miss Brockman noted the location of the property as being on the upside of Glacier Highway between Lena Loop Road recreation area and Tee Harbor. The present zoning required 12,000 sq. ft., each lot was about an acre and met all setback requirements. Mr. Norris Johnson of the Health Department had reviewed the plat; it met the health requirements. Mr. Prince moved, seconded by Mr. Graves, the waiver application be approved. Subdivision regulations were being waived to allow the owners of the subject property to split the lot. The staff commented that the lots were large and in keeping with the character of the area. With the question called, by voice vote the motion carried.

Marshall, Ray - Lot 6, U.S.S. 2305 - Mi. 2 North Douglas Road

(5) Miss Brockman noted the location as on the North Douglas Road in an R1B zone. The existing structure on one lot did not meet setback requirements and was also built prior to zoning, but this did not affect the present zoning. Health Department approval had also been obtained. Mr. Campbell moved, seconded by Mr. Schulz, the waiver application be approved. With the question called, by voice vote the motion carried.

Reynolds, Robert - Lot 8, U.S.S. 2671 - Fritz Cove Road

(6) Miss Brockman noted that the minutes regarding a previous waiver on the subject property were attached to the back of the staff's memorandum and that a lot fell a fraction of an inch short of the minimum standard requirements. The plat was further approved by the Health Department. Mr. Campbell moved, seconded by Mr. Sands, the waiver application be approved. With the question called, by voice vote the motion carried.

Belardi, Rudy - Lot E, U.S.S. 3872 - Lengthy Subdivision

(7) Mr. Graves moved the waiver application be approved. Mr. Campbell amended the motion be requiring that the access be 16 feet. He further remarked that the cul-de-sac should be moved to meet the lot access. Miss Brockman commented that she had asked the Borough Attorney the questions that had been raised and his opinion was different. Discussion ensued re subdividing in a different way. Mr. Graves withdrew his motion because it did not meet the zoning requirements. Chairman Ward stated that he would like to see the waiver application sent back to Mr. Belardi along with the Platting Board's comments so a better solution may be reached. Mr. Campbell moved, seconded by Mr. Peratrovich, the waiver application be sent back to the owner with the request that he make his subdivision of Lot E conform to platting regulations and also to have the Platting Board's comments made known to the applicant. With the question called, by voice vote the motion carried.

SubdivisionsFinal - Ross, John - U.S.S. 1796 - Loop Road

(8) Miss Brockman noted that the plat had been changed since its first presentation to the Board; Powers Street had been relocated. The lots did not conform to existing zoning which required five acre lots, but new zoning envisioned it as presented at this time. If approved, Mr. Ross could not build until the area conformed to zoning or the new zoning went into effect. Mr. Campbell moved, seconded by Mr. Prince, the final subdivision be approved. With the question called, by voice vote the motion carried; there was one no vote.

Preliminary - Seavers, Anna - Fritz Cove Road

(9) Miss Brockman noted that this plat met the present zoning for an R1B zone and further met all other requirements. Mr. Prince moved, seconded by Mr. Schulz, the preliminary plat be approved. Mr. Prince added that they should ask for dedication of about 10 feet on West Anne Coleman Road. Mr. Campbell so amended the motion subject to Mr. Prince's approval. Discussion ensued re also taking 10 feet on the east side. Mr. Campbell's amendment was that a 10 foot additional dedication strip be required on the south limit of Anne Coleman Road through the subdivision. The amendment was seconded. With the question called, by voice vote the motion carried. Mr. Campbell suggested the staff advise the owners of the 100' x 100' future requirements.

TIDELAND LEASES & PREFERENCE RIGHTS

Application ADL 21548A7S339, Holly Sanders

(10) Mrs. Fritsch stated that this application was a courtesy for the Platting Board's information. The property was presently zoned B1 but would be RML. When applications of this nature were approved, the State was informed of the present zoning. Mr. Campbell moved, seconded by Mr. Peratrovich, they send the application back with no objections and further thank the State for letting the Board review it. With the question called, by voice vote the motion carried.

Application ADL 37640A7S773, William S. Brown

(11) Mrs. Fritsch stated that Mr. Brown had applied for a 55-year lease to use the tideland for construction of a marina facility which would include a boat moorage basin, floats, sales, service and maintenance. A long range plan would handle float aircraft. The zoning was presently waterfront commercial. Mr. Campbell moved, seconded by Mr. Prince, the application be returned to the State saying that there were no objections and further thanking them for letting the Board review it. With the question called, by voice vote the motion carried.

The Platting Board then adjourned and reconvened as the Planning Commission.

PLANNING COMMISSION

Zone Change Application, Dr. Joseph Riederer

(12) Mrs. Fritsch commented that this item was just to set the hearing date for the area involved as a proposed doctors clinic in the old Cope house on Glacier Avenue. The application was to change the zoning to R2 to permit Doctor Riederer to use it for a clinic. Mrs. Fritsch had a letter from Doctor Akiyama who endorsed the rezoning. She further had a petition signed by 20 people within the subject area saying that they had been contacted about the zone change. There was also a second petition started with two more names. Mr. Campbell stated that this zone change would constitute spot zoning and perhaps the conditional use route should be taken. With unanimous consent the hearing date was set for June 10.

Report on Mendenhall Valley Sewer Study

(13) Mr. Campbell noted that he had made some written comments from the sewer report and had not changed his thinking much since

then. One had to have some kind of plan to follow. Mr. Peratrovich asked if the report had satisfied the contract requirements and the reply was that it had. Alternative studies were lacking in the plan and there was no consideration for financing. Mrs. Fritsch noted that the contract was written on HUD's standard form. Discussion ensued re alternative ways for financing and construction; it was not really a comprehensive plan. The good thing about the report and tape of the meeting was that one should go the improvement route. Mr. Campbell felt the report should be taken back to the consultant to get engineering feasibility where one could get alternative plans for construction and financing. Mr. Campbell further felt that the problem should be defined, the alternatives looked at and a system of partial elimination used and then final evaluation of what was left. Mr. Schulz commented that he would like an opinion re the report meeting the contract requirements. If the report met the requirements, all the Commission could do would be to approve the study and pass it on. Chairman Ward commented that he would like to see some decision reached since the Commission had had the report for six weeks. It was suggested to say because the Commission was given no alternatives, it had to reject the plan; the plan presented was beyond comprehension of this area. Mr. Campbell made the suggestion that the Commission report to the Borough Chairman or the Assembly that it did not feel the report in its existing form was satisfactory as a comprehensive plan for the Greater Juneau Borough to adopt and follow; the Commission would request that an alternative plan be prepared along the following outline: 1. Evaluation of existing needs and financial capabilities. 2. Identify local areas that could be served with individual systems at this time. 3. Submit alternatives as to how individual systems could be constructed and financed and later incorporated into an overall system at such time as it warranted. 4. Submit alternative methods as to how this could be accomplished. 5. Hold public hearings in the area where it is affected. Mr. Schulz so moved, seconded by Mr. Peratrovich. Mr. Campbell remarked that he would be perfectly willing to meet with the consultant, Chairman and anyone interested to go over the report to make the Commission's desires brought out more clearly; he recommended this be done for clearer understanding. Mr. Sands stated that he would like the committee to itemize what should be asked of the consultant in order to make the plan more usable. There should be specific review comments and not generalities. Mr. Campbell wanted to make it clear that he was in no way critical of the report. With the question called, by voice vote the motion carried.

#### Report on Public Meetings for Zoning Proposals

(14) Mrs. Fritsch stated that three meetings had been held to date and that only one planning commission member had attended one meeting. Public attendance had averaged 20 persons.

May 27, 1968

Page 6

(15) Hearing no further business to come before the Planning Commission, the same adjourned at approximately 10:35 p.m.

---

Chairman

Attest:

---

Clerk