

GREATER JUNEAU BOROUGH PLANNING COMMISSION
Meeting - August 26, 1968
Juneau, Alaska

(1) A regular meeting of the Greater Juneau Borough Planning Commission was held on Monday, August 26, 1968, at 3:00 .m. in the Borough Planning Office. The meeting was called to order by Chairman Ward and the following attendance noted:

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

The chairman announced that a quorum was present. Administration present included Mrs. Fritsch, Planning Director; Miss Brockman, Assistant Planning Director; and Ron Bolton, Zoning Administrator. Assemblyman Miller was also present.

PUBLIC HEARING

None

MINUTES

(2) The minutes of the regular meeting of August 12, 1968, were considered. Additions and corrections to the minutes are as follows:

Page 2, item 5, add "because they had no new additional information." to the last sentence.

Page 3, item (10), add a new sentence between the word maps and lotion: "Mr. Peratrovich preferred commercial zoning rather than the development of a residential area because the location is in a potential slide area."

Page 4, item 12, first sentence should read, "Correspondence from Mr. and Mrs. Harold Munson was read re opposition to any zone changes south from the bridge along Douglas Highway." In second sentence change "R-4" to "B-1, Neighborhood Commercial, and R-1A, Modified First Residence District".

As the minutes are the official records of the Planning Commission, they should be noted in more detail.

Mr. Campbell made a motion that the minutes, as corrected, be approved. This was seconded by Mr. Peratrovich. After voice vote, motion carried.

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

PLATTING BOARDWm. Featherstone, Fraction of U.S.S. 381 located adjacent to Cascade Manor - Waiver Application

(3) Miss Brockman received letter of application, filing fee, etc., from the Wm. Featherstones. She explained that the Featherstones did not know they had to go before the Platting Board before selling their house to the Chapmans, so to comply with borough regulations they are asking for a waiver of a triangular portion that goes up the creek to be included in the lot with the house. They have other property including a duplex. Mr. Campbell asked if after selling the house whether the duplex was in compliance with the setback. Miss Brockman estimated there to be approximately 35 feet. Mr. Sands determined they were asking for access and realizing the house was built before the borough that the triangular piece would be of no use if the waiver were not granted. Mr. Sands then moved that the waiver be accepted; seconded by Mr. Peratrovich. Question was called; motion carried.

A. J. Land Co. "Rock Dump" - Waiver Application

(4) Mr. Hordling was in attendance representing the A.J. Mining Co. Miss Brockman stated that the borough attorney had been consulted on this matter and felt it was acceptable and in compliance with the ordinance. Miss Brockman passed out maps of the area and explained the plan to divide the area shown into three different parcels because three different companies are involved in the transaction which will leave Union Oil Co. sole owner of said property. Discussion centered around the possibility of this land being sold in separate portions, especially because it is located in an industrial area. The City of Juneau owns the land to the southeast. The only easements concerned are the highways on the north edge. Mr. Campbell questioned the board's policy of allowing more than one waiver to one piece of land at a time, in the past only one waiver has been given. Mr. Hordling mentioned that the requirements were more stringent for a subdivision. This would mean linen tracings would be needed rather than a pencil sketch, and three consecutive corner monuments would have to be placed on the property. And the intent was to leave it as one parcel in Union Oil ownership, after passing through three other owners. Two weeks ago we did not know it would have to be handled in this way, that is why we submitted a waiver for the entire section at that time, which was granted. Mr. Graves moved the waiver be accepted; seconded by Mr. Peratrovich. Mr. Campbell then moved that the action taken at the August 12, 1968, meeting for a waiver be rescinded. This was seconded by Mr. Peratrovich. Both motions carried, after voice vote.

Curtis Sherwood, Fraction of U.S.S. 381 located at Mile 10 on
Glacier Highway - Waiver Application

(5) Miss Brockman introduced letter of application, fee, etc., from Curtis Sherwood for the old Sherwood Barn which is presently zoned Agriculture-Forest requiring 5-acre tracts. This waiver application is for one acre. Mr. Bolton will relate background material along with land use proposed for this area. The proposed zoning will be for one-acre minimum lot size. Discussion was held as to what type zone this will be included in under the new ordinance. Mr. Bolton brought out that objectives of the plan recommend this to be an industrial area, with a minimum lot size of one acre. Chairman Ward brought out that the land could not be used until the new ordinance was put into effect or it would have to be put through the variance procedure. Also no new structure could be built on the property now. Since the new standards would permit this type of land use, Mr. Campbell moved that the Planning Commission approve the waiver. This was seconded by Mr. Peratrovich. Question was called, motion carried.

Mr. Jim Madsen - presentation of views on zoning along Glacier Highway
from Norway Point to White Subdivision

(6) Mr. Madsen desires to see a zone that will allow for small business of apartments on the upper side of Glacier Highway between Norway Point and the White subdivision. This is now proposed in the new ordinance as waterfront commercial. Mr. Madsen felt that with living space so limited and the need for a greater tax base that this spot should be opened for small business or multi-family occupancy. Because there is very little development in this area at this time because of the great expense for developing it, Mr. Madsen felt it would be a good place for business or even some apartment houses. He even has been considering building an apartment if the zoning would allow for this type of structure. With waterfront commercial across the street, it should be noted that the height of buildings might ruin the scenery for a small business or a family dwelling across the highway. He appreciated all the work that has gone into zoning and thinks a fine job has been done.

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

PLANNING

Zoning in connection with Alaska Pacific Assurance Co. proposed
office structure

(7) Chairman Ward read a letter from Mr. John H. Hale, President, of Alaska Pacific Assurance Co. Mr. Hale was out of the city on this date but was represented by Mr. Forrest at this meeting. The request for zone change was for property located along Willoughby Avenue between the site of the proposed State office building and the new Travel Lodge. The Alaska Pacific Assurance Co. expects to have the specs prepared within the next 6 weeks and to begin construction before the end of the 1968 construction season. This site was specifically chosen because of its

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location relationship to the federal building and the downtown business district. This would be a multi-story office building with parking on the ground floor. The proposed building now complies with all building code requirements but the Alaska Pacific Assurance Co. would like to be in accord with the new zoning ordinance when it goes into effect.

Discussion was held on existing commercial patterns and topography. Mr. Campbell brought out that rather than zoning for one block or one situation that a complete commercial area should be considered.

Mr. Forrest brought out that there is only 1% vacancy in office space downtown at the present time, which is less than the turnover rate. This new building would ease the shortage of suitable office space.

Chairman Ward noted the shift in commercial enterprises in town precipitated by Outer Drive, Urban Renewal, and the Federal Building. Mr. Campbell mentioned the shift of some businesses out the highway and the definite need for movement or expansion area within the city. This would be the first new building to go up in Juneau for quite some time. Mr. Sands reminded board members of the necessity to maintain a capital site including the Civic Center, etc. He felt there was a possibility that this new office building would replace the need for the new State office building that has been proposed.

Mr. Campbell felt that there had been a lot of planning, with the exception of economic planning. This is a very necessary part of all planning. Land in Juneau, as compared to Anchorage, is overly inflated in value. Mrs. Fritsch then explained that \$40,000 had been set aside for Capital Planning but had no knowledge of money being spent except on the model. She suggested writing a letter to the governor explaining why our new zoning ordinance is about to be adopted and that we need the State's thinking on this matter. There was supposed to have been a liaison committee formed by a local agency of the State. One and a half years ago Mr. Widmark attended one meeting and showed an interest in capital site discussions. Someone probably should have been contacted and perhaps they would have attended this meeting. We all recognize the need for a joint effort between the City, Borough, and State. Mrs. Fritsch was directed by Chairman Ward to write a letter to the Governor. Mr. Campbell felt the borough should lead the thinking so the State plan would be coordinated with the borough plan, except that it would show the State's needs. It is up to the borough or the city to plan, build, promote and meet problems in order to get the proper facilities for a capital here. The key is to get the State interested in planning. We need and desire some commitment from the State as to what, when, and how we can plan for progress in the development of the capital of Alaska. This will help coordinate activities and may even institute some action in the Legislature. Mr. Campbell suggested that in the letter to the Governor that we request a representative at our next meeting where we can outline our problems. This could be done informally and we could show them some of our maps, also.

Mr. Campbell felt that the area under discussion should be considered as commercial zone, but how far this should extend should be discussed with City Planning Commission at their next meeting. All we can give tonight is an honest opinion poll to show the feeling of the board.

Roll call results: Hart - Yes
Sands - Yes
Peratrovich - Yes
Campbell - Yes
Graves - Yes

Mr. Forrest requested to be notified if there are to be any zone changes in this area.

Mr. Peratrovich asked how much commercial land was in use at the present time. Mr. Bolton will have a report to present at the next meeting.

Review of draft zoning ordinance and maps

(8) Chairman Ward asked about the possibility of receiving the agenda in the mail. Mr. Bolton explained that the agenda was usually prepared late in the day on the scheduled meeting night. He felt it could be prepared earlier so members could bring supporting material to the meeting with them.

(9) Consideration of memorandum to Planning Commission Members from the Planning Staff - Subject Review of Draft Zoning Ordinance

Motion was made, seconded and motion carried on the clarification of language on Page 2 of draft ordinance. It will now read, "A permit must be obtained from the Building Official prior to establishing a use of land which is subject to the regulations of this ordinance."

Item 1, subject memo: Motion was made, seconded and carried that "dwellings and residences existing in Commercial or Industrial Districts not be classified as non-conforming uses."

Mr. Campbell moved, seconded by Mr. Hart that Item 2, subject memo, not be put in the ordinance. Leave the draft ordinance the way it is re lots split by zoning districts. Motion carried.

Item 3, subject memo: Mr. Campbell moved that we allow professional offices as a conditional use in all residential areas in the proposed zoning ordinance. This was seconded by Mr. Graves. Motion carried.

Item 4, subject memo: Mr. Campbell moved to change "4 feet" to "5 feet" and then accept this item as proposed. Seconded by Mr. Peratrovich. The reason for requesting the change from 4 feet to 5 feet was so the requirements of setbacks would not be violated. Motion passed.

(10) Mr. Campbell made the motion that subject to the corrections approved tonight that the draft ordinance be sent to the assembly for consideration and approval. Mr. Sands seconded this motion. Motion carried.

Assemblyman Miller complimented the group on the draft ordinance document and asked to have some of the members sit in on the hearings when they are held. Mr. Miller will see that we are notified of the time and place of the hearings.

Maps

(11) Mr. Bolton gave a complete oral review of the zoning maps. There was a discussion of the 3 RM spots in the Duke Way area, especially the large area zoned as waterfront commercial. Hearings were held and there were no objections to this zone being applied. One man who lived on the upper side of the highway wanted multi-family but knew his neighbors would object, so he dropped his request.

Mr. Campbell moved that we extend commercial (relative to the request of Alaska Pacific Assurance Co. presented by Mr. Forrest) down Willoughby Avenue to the north boundary of Third Street to the boundary of the State property. This would include the privately owned property on the other side of West Third Street also. Mr. Graves seconded the motion. Motion carried with Mr. Sands having the only dissenting vote.

Mr. Campbell suggested a cover letter should be sent to the borough assembly stating some areas have been changed since the public hearings. This letter would accompany the draft ordinance and maps. (Mr. Veratovich wanted to give the City the benefit of our thoughts on this matter of extending the commercial area down Willoughby. He had serious doubts about acting at this time.) Mr. Miller brought out that there will still be public hearings on this and any comments could be presented to the assembly. This would make it possible to bring it to a vote earlier. Mr. Miller would introduce the matter at the next meeting and a hearing could probably be scheduled one month from that time.

(12) Mr. brought out that there is a study being made of the Dolrends Avenue snowslide area by an avalanche expert. A report will be forthcoming.

(14) Chairman Ward directed that a letter of appreciation be sent to Mr. Glen Prince for his service with the Planning Commission.

(15) There being no further business to come before the commission, the meeting adjourned at 11:00 p.m.

Chairman

Attest:

Clerk