

GREATER JUNEAU BOROUGH PLANNING COMMISSION
MEETING - September 9, 1968
JUNEAU, ALASKA 99801

(1) A regular meeting of the Greater Juneau Borough Planning Commission was held Monday, September 9, 1968, at 8:15 p.m. in the Greater Juneau Borough offices. The meeting was called to order by Acting Commission Chairman Sands and the following roll was noted:

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

The Chairman noted that a quorum was present. Borough administration present included Borough Planning Director Margaret Fritsch, Assistant Planner Adrienne Brockman, and Borough Zoning Administrator Ronald Bolton.

PUBLIC HEARING

(2) There was no public hearing.

MINUTES

(3) The minutes of the Planning Commission meeting held August 26, 1968 were considered. Additions and corrections to the minutes were as follows:

Page 6, second and third paragraphs under Item 11: Insert in the last line of paragraph 2 after the work "motion" and the period, the section in paragraph 3, line 3, beginning with "(Mr. Peratrovich . . ." to the end of the paragraph.

Page 6, item 12: "Mr. Hart" should be inserted at the beginning.

Page 3, item 5: In the first paragraph, fourth line strike "will relate" and insert "related back". In the first paragraph, ninth line, insert a period after "area" and strike "with a minimum lot size of one acre".

Page 3 item 6: In the first paragraph, fourth line, strike "Waterfront Commercial" and insert "Industrial".

Page 4, fourth paragraph: In the last line strike "the" and insert "a".

Page 5: Insert "(8)" before "Review of draft zoning ordinance and maps" and strike "(8)" before "Chairman".

Mr. Peratrovich moved that the minutes of the Planning Commission meeting held August 26, 1968 be approved as corrected. Mr. Hart seconded the motion. By voice vote the motion carried unanimously.

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

PLATTING

Road Standards - Special Committee Organization

(4) Mrs. Fritsch explained that the special committee on roads standards had been set up to work on road standards for the proposed new Platting Ordinance. She noted that the committee was composed of Mr. Peratrovich, Mr. Jerry Miller, Mr. Folta, Mr. George Davidson and Mr. Jim Williamson. Mrs. Fritsch stated that nothing had been done as of that date on road standards and asked Mr. Peratrovich to call a meeting of the committee in order to get started on the problems involved. Mr. Peratrovich stated that he would be glad to help and noted that one of the problems of the committee was to determine which roads would ultimately come into its limits. The problems of a classification system and of inspection were mentioned.

PLANNING

Date set for public hearing by the Assembly - October 16, 1968.

(5) Mrs. Fritsch requested that all Planning Commission members be present at the public hearing to be held by the Assembly October 16, 1968. She stated that the meeting would be held in the Borough offices at 8:00 p.m.

Report on State Capitol Plan

(6) Mrs. Fritsch reported that there would be a meeting the following Friday of various persons in connection with the Capitol planning. She stated that the selection of a consultant or staff work on the development of the Capitol planning would be considered. She reported that there would be persons from various State offices, including the Governor's office, and from the Division of Buildings and from ASHA represented, to discuss a site plan for Capitol development.

(7) Mrs. Fritsch reported that at the last Municipal League Convention the Planning Association of Alaska was established. She reported that the next meeting of the Association would be in Anchorage, October 23-26, 1968, and that she would be in attendance. Mrs. Fritsch read into the record a letter received from Mr. Bob Pavitt. She stated that any Planning Commission members who wished could attend the meeting in Anchorage and would be most welcome.

Discussion of Commercial Uses in Rural Areas

(8) Mr. Bolton explained the statistical report which had been distributed

to the Commission members. Mr. Peratrovich asked if the total acres were usable areas. Mr. Bolton explained that nearly all of them are developable. He stated that by looking at the statistics they could get an idea of how much commercial land would be needed for any given population. Mr. Bolton stated that for the commercial zones as presently figured there was more than enough to serve a population of 35,000 (to be used as a guideline and for comparative purposes).

(9) Miss Brockman explained that there are 111,229 acres of waterfront commercial and that this total had been left out of the report. Mr. Hart asked about the distribution of this land. Mr. Bolton explained that it is conveniently located on the transportation system and is in good proximity to serve the residential, industrial and other needs of the area. He stated that there appears no need for new commercial zones, but as the population increases, there will be more requests for lands to be reclassified. He stated that there has been included in the new Zoning Ordinance a special section for the creation of new commercial districts. He explained that the idea is to expand the existing commercial areas as needed, instead of creating new commercial areas.

(10) A discussion ensued regarding developed commercial acreage in the Borough and whether the figures shown on the Land Use Study for total commercial acres were low. Miss Brockman stated that these figures included only general commercial areas. She pointed out that the Neighborhood commercial and Waterfront commercial figures would raise the total figure. Mr. Bolton stated that one factor that would affect the statistics is that the industrial areas would permit commercial uses.

(11) The Chairman commended Mr. Bolton and Miss Brockman on their work in preparing the statistical report and for their presentation to the Commission.

(12) Mr. Peratrovich moved that the meeting be adjourned. Mr. Schulz seconded the motion. The motion carried and the meeting adjourned at 8:50 p.m.

Chairman

Attest:

Clerk

GREATER JUNEAU BOROUGH PLANNING COMMISSION
MINUTES - September 9, 1968
Juneau, Alaska

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The Chairman noted that a quorum was present. Borough administration present included Borough Planning Director Margaret Fritsch, Assistant Planner Adrienne Brokman, and Borough Zoning Director Ronald Bolton.

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Page 5: Insert "(8)" before "Review of draft zoning ordinance and maps" and strike "(9)" before "Chairman".

Mr. Peratrovich moved that the minutes of the Planning Commission meeting held August 26, 1968, be approved as corrected. Mr. Hart seconded the motion. By voice vote the motion carried unanimously.

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

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(8) Mr. Bolton explained the statistical report which had been distributed to the Commission members. Mr. Peratrovich asked if the Total Acres were usable areas. Mr. Bolton explained that about all of them are developed. He stated that by looking at the statistics they could get an idea of how much there is and how much can be used. Mr. Bolton stated that for the commercial zones as presently figured there was more than enough to serve a population of 35,000 (to be used as a guideline and for comparative purposes).

(9) Miss. Brockman explained that there are 111.229 acres of waterfront commercial and that these figures had been left out of the statistical report. Mr. Hart asked about the distribution of this land. Mr. Bolton explained that it is conveniently located on the transportation system and in good proximity to serve the residential, industrial and all other needs of the city. He stated that there is no need for new commercial zones but, if expansion continues, there will be more requests for lands to be re-classified. He stated that there has been included in the new Zoning Ordinance a special section for the creation of new commercial districts. He explained that the idea is to expand the existing commercial areas as they are needed, rather than creating new commercial areas.

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(12) Mr. Peratrovich moved that the meeting be adjourned. Mr. Schulz seconded the motion. The motion carried and the meeting adjourned at 5:50 p.m.

Chairman

ATTEST:

Clerk