

**Lemon Creek Area Plan
Steering Committee
Meeting Minutes
Gruening Park Rec Room**

January 12, 2017

Steering Committee Members:

- | | |
|--|--|
| <input type="checkbox"/> Stephen Johnson, Chair | <input type="checkbox"/> Sandra Coon |
| <input type="checkbox"/> Michael Lukshin, Vice-Chair | <input type="checkbox"/> Susan Erben |
| <input type="checkbox"/> Paul Voelckers, Planning Commission Liaison | <input type="checkbox"/> Dave Hanna |
| <input type="checkbox"/> Tom Chard | <input type="checkbox"/> Mark Pusich |
| <input type="checkbox"/> Daniel Collison | <input type="checkbox"/> Patrick Quigley |

Staff:

- | | |
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| <input type="checkbox"/> Jill Maclean, Senior Planner, Community Development | <input type="checkbox"/> Allison Eddins, Planner I, Community Development |
| <input type="checkbox"/> Bhagavati Braun, Administrative Assistant | <input type="checkbox"/> Beth McKibben, Planning Manager |
| <input type="checkbox"/> Scott Ciambor, Housing Coordinator | |

Agenda:

- I. Roll Call (6:00 pm)
Completed at 6:05

- II. Ground Rules (2 minutes)
Brief review

- III. Discuss Neighborhoods & Housing Chapter, Goals and Actions
 - Mr. Collison liked the new neighborhood map but would like a comprehensive count of all housing units in each neighborhood/area. Include a table that lists each neighborhood and the number of homes.
 - Mr. Hanna – Although Mountain Meadows is indicated on the neighborhood map it is not mentioned in the chapter. The neighborhood only has 15 housing units now, but 30 more are possible, add this info to what Mr. Collison suggested above.
 - Ms. Erben – Would like to see an aerial map that extends north to the Hidden Valley region of Lemon Creek.
 - Ms. Maclean – explained that CBJ may not have aerial images that extend that far north but she is happy to provide a map with the images that CBJ does have.
 - Ms. Erben – New parcel locator (GIS) has lots outlined – is Hidden Valley on this platform?
 - Ms. Maclean – Unsure, data based on 2013 flyover photography. The yellow lines on GIS represent property lines.
 - Ms. McKibben – Note: the lines on GIS are not precise – sometimes the property lines are off by inches, sometimes feet.
 - Mr. Collison – In reference to the neighborhood map asked if there is a reason that Sunny Point Peninsula isn't fully covered in the map?
 - Ms. Maclean – Tide lines/wetlands create this strange effect.
 - Mr. Chard – Doesn't like "Fred Meyer" area being named that since it's a commercial name – he would rather have an historical/neutral name.
 - Mr. Voelckers – Would like to add Airport View boundaries.
 - Mr. Collison – Ideally could we overlay the area plan boundaries with the neighborhood map and

describe any areas that don't match up as "undeveloped"?

Ms. Maclean – Should add Ridgeview

Consensus on liking the map – moving forward with above comments in the record.

Property Map

Ms. Maclean – Gave an overview of the map and listed property types in the area.

Mr. Hanna – Industrial highly underrepresented on this map.

Ms. McKibben – This map is in the Housing Action Plan – Only caretaker units are allowed in Industrial zone and therefore industrial lots are not shown on this map. . More research into this might be needed, or more context.

Mr. Hanna – Would like to see how the area is fully being used (not just a housing focused map).

Ms. Erben – Would like to see this for the whole borough.

Mr. Voelckers – Thinks Mr. Hanna's idea would be useful, the map will underpin all of the chapters.

Ms. Erben – important to look at how Lemon Creek fits into the whole Borough.

Mr. Hanna – This chapter addresses that – half the mobile homes in the whole borough – spending more time looking at this would distract us.

Ms. Maclean – In the Housing Action Plan and in this chapter we were looking at Lemon Creek and the whole Borough, not isolated.

Mr. Johnson – At this stage, what zone change were we proposing for Grant's Plaza?

Mr. Hanna – Recommending mixed use and General Commercial for the former Wal-Mart and Grant's Plaza

Mr. Johnson – Wants to focus on neighborhoods and housing – not industrial zoning etc.

Mr. Johnson also noted that the colors on the property map are difficult to distinguish.

Mr. Collison – Would like overlay of previous map so we can see both at the same time.

Mr. Chard – Would like to see zoning added to the map so that we can see how the property types fit with uses allowed.

a. Discuss the chapter (15 minutes)

Ms. Coon – Found it difficult how to find some references – what is Housing First?

Ms. Maclean – different types of residential uses are allowed in almost all housing zones – General Commercial, for example, allows some multi-family housing.

Mr. Ciambor – Community Residential Services and Gastineau Recovery Services are creating a campus which will also include Housing First and a healthcare clinic. Housing First will be permanent supportive housing and be highly staffed.

Ms. Erben – how many beds in the halfway house?

Mr. Ciambor – 28; for 22 men 6 women.

Mr. Collison – would like to see fleshed out how housing development might occur in Lemon Creek. For example on p. 4 of the Housing and Neighborhoods chapter there is a reference to 2016 Housing Action Plan (HAP). The HAP recommends creating 2,000 additional housing units borough wide. On p. 12 of the Housing and Neighborhoods chapter 1,300 housing units are listed in Lemon Creek with a potential for 10,000. Mr. Collison would like for the plan to identify potential sites to be developed for housing over the life of this plan. Set key things to review: create a map that will show potential development sites, look at the 800 acre parcel from Fred Meyer to Hidden Valley – what are the geographic features that will influence development, what types of housing, what zoning etc. will go in? How compatible would the zoning development be with adjacent neighborhood(s)? Where would access be?

What would the anticipated impacts be on existing neighborhoods? Have this group identify priorities.

Ms. Maclean – Housing Action Plan is conservative with their projections, we should strive for more housing than it stated. While it looks like there is a lot of open land in Lemon Creek the topography makes development difficult. Finding developable land is somewhat difficult – would encourage housing to remain on one side of the creek and more industrial on the other side. Discusses density of housing, zoning etc. Will work on this and bring something to the committee.

Mr. Collison – The committee should identify options and prioritize.

Mr. Johnson – think this wording or similar is already in goals.

Mr. Lukshin – The 2006 Land Management plan referenced on p. 12 states that the City & Borough of Juneau owns several parcels some of which are slated for development. Assess impacts, water, sewer, traffic, etc.

Ms. Coon – What is the standard regarding sewer, sidewalks, water, etc. for new development?

Ms. Maclean – certain standards need to be met: water and sewer must be provided, sidewalks may or may not be required. Streets must be paved, may need lights etc., dependent on other factors.

Ms. Coon – Jackie Street was recently built and includes curbs, lights, fire hydrants.

Ms. Erben – who paid for it?

Ms. Maclean – the City paid for them and the parcels are now out for bid.

Mr. Chard – Housing is important, but access to recreation etc. is equally important – should this chapter point to the recreation chapter to tie these things together? The chapter isn't integrated with the rest of the area.

There is a line at the bottom of page 12 which cites “perceived image” that he has objections to.

Ms. Maclean – we were trying to acknowledge the certain degree of negative image that Lemon Creek has and state our intention to move forward.

Mr. Hanna – I think it says it the way it is – and says that we need to work to change it.

Ms. Maclean – could work on telling the story better, rather than just stating facts.

Mr. Chard – loved that the chapter is so dense with information. Did a great job.

General head nodding.

Mr. Collison – can we estimate rental versus owner-occupied?

Ms. Maclean – unsure, but will check. There may not be very scientific methods available.

Ms. Erben – Department of Labor may be able to help. Research and analysis, ALARI stats available. I want to have this knowledge before voting.

Mr. Lukshin – p4 has a table that does this well enough.

Ms. Maclean – will look into it.

Mr. Lukshin – on p 12 he felt there were things that differed from what we've discussed before. Line 411 explains that the Housing Action Plan states that the existing zoning in Lemon Creek can accommodate more dwelling units than what currently exists.

Ms. Maclean – These lines are talking about Housing Action Plan, which has already been adopted by the Assembly.

Mr. Lukshin – Do we get a say in this?

Mr. Collison – We have the opportunity to have a voice in more specific areas, how are we participating in Juneau's area-wide goal here in Lemon Creek. Until we get something

concrete we don't know what we're moving forward with here.

Ms. Maclean – In each chapter we try to list relevant overarching plans. This information is from the adopted Housing Action Plan, listed here as an important reference. Higher zoning density may look scary, but might be needed to cluster development – development in certain areas may not be realistic given the topography or wetlands so it may look, on paper, like the proposed housing would be more dense than it will be once completed.

Mr. Lukshin – How do you translate 30 units/acre into zoning?

Ms. Maclean – D18 means 18 units per acre – we don't have a more dense area – 30 units could be similar to downtown density or Mixed Use zoning.

Mr. Voelckers – First 10 or 11 pages creates a lot of data but a conclusion may be needed. All of the data needs to be tied together to tell a cohesive story. Identify where growth might occur so we can prioritize, suggest more recreation in an area with high density etc.

Ms. Erben – Why do all low income housing (apts and mobile) have to be in Lemon Creek? Looks like we are the solution for the housing crisis? Ms. Erben also wanted to know why the Auke Bay Plan did not have a chapter dedicated to housing.

Mr. Hanna – Mentioned that he sits on the Affordable Housing Commission – when they look at future housing for mobile homes none are identified in Lemon Creek, hopefully the burden will be spread.

Ms. McKibben – One of the recommendations in the Housing Action Plan is to do small area plans with a focus on housing – Auke Bay was created before Housing Action Plan – so housing wasn't addressed. Lemon Creek is the first small area plan after we decided that all area plans will focus on housing.

Ms. Erben – Maybe Auke Bay needs to be revisited.

Ms. Maclean – There is a proposal to up zone parts of Auke Bay to create a denser, village-like feel. While housing isn't a chapter in the Auke Bay plan it is an underlying theme throughout the plan. Auke Bay is also a much smaller place than Lemon Creek. In starting this plan we walked all of these neighborhoods – we have seen the good of Lemon Creek – I don't have this negative perception of the place, we're trying to push forward and focus on how to make it the neighborhood you want it to be.

Mr. Johnson – let's go to Goals and Actions – public input first?

Public Comment

Rick Edwards – live on Mark Allen Street – looks like these plans are a dynamic thing in the works. Plan looks more aspirational than “a plan” – hedging phrases such as “explore and develop”, “monitor”, and “conduct an analysis”. Usually a plan is what you do after these things happen.

Would like a little more specificity. I do see a lot of housing. I don't see a lot of neighborhood – a neighborhood is about people, a sense of community and history. Would like to see more connectivity between chapters.

Would like to see Lemon Creek be a more pleasant place, cleaned up. I love the included information and statistics, reminds me of a lot of things I loved about Lemon Creek – quiet neighborhood, diversity, working community, mixed industrial business, Lemon Creek seems real – not “yuppie-ville”. Downside: some places are rundown and trashy. I see how this chapter contributes to the solution of Juneau's housing problem. How does the chapter solve the problem of people who are already living in Lemon Creek and what we want. Also is nervous about increased housing density – would be willing to look at an artist's rendering to assuage our nervousness.

Trying to look through this and see what and where things are going to be done.

The primary feature of Lemon Creek is the view up Switzer Creek at the Lemon Creek glacier, million dollar view – the key aesthetic feature/view shed of the area. 70 single family housing units laid out there – if that is correct this takes away the most valuable place in the area.

Ms. Maclean – That was platted in the 70s – most of the lands is currently owned by the City (Parks and Recreation) and is protected.

Mr. Edwards – would like the plan to state that these lots are protected.

Ms. Coon – Addressed this previously – been acting under that assumption

Mr. Edwards – Would like to see the plan reserve this space as a view shed, wetlands, and anadromous streams. Very valuable wetlands.

Marcy Larson – Has worked for Alaska Brewing Company for 30 years – concern: need to address industrial uses, where they are and how neighborhoods interface with them. More and more residential uses are encroaching on industrial and commercial – need to be careful defining how they interact – typically residents don't like living in industrial areas, there are also safety concerns, and the possibility of putting vulnerable people in these areas may not be a great idea. Potential conflicts with industrial areas.

Gravel – what's the picture when the gravel is done – would Hidden Valley still be hidden?

Ms. Maclean – We are having a charrette on Saturday February 4 from 9-12. Mr. Voelckers will be looking at bike and pedestrian connectivity, parks, maybe looking at Wal-Mart site. Fun activities to help Lemon Creek plan and Parks and Rec plan. Looking for specifics on where to put parks etc.

Ms. Coon – Does the upcoming Parks and Recreation hearing affect us?

Ms. Maclean – Unsure what's on their agenda – possibly community survey that just wrapped up – we will finish our plan before the Parks and Recreation plan will be finished – the two plans will reference each other.

Mr. Voelckers – this committee's output may inform parks and rec.

b. Discuss goals and actions (20 minutes)

Ms. Maclean – overview of goals/actions

Ms. Coon – How are we going to dispose of older mobile home parks etc.? We could identify them but then what? What is the execution?. The management companies are working with the mobile home owners to replace the mobile homes as the need and timing allows.

Ms. Maclean – Management companies are trying to slowly replace older mobile homes, working with owners or replacing between owners.

Mr. Hanna – We (the City) need to develop a strategic plan with incentives.

Mr. Collison – Hard time relating some of these goals back to the narrative. It would be helpful if the narrative addressed how these things are being done in other areas etc. goals need to fit into a larger discussion that didn't happen in the narrative.

Mr. Chard – Goals and actions seem to be a page from the Housing Action Plan, not Lemon Creek plan

Ms. Maclean – We did that a little bit – tried to refocus them onto Lemon Creek, using the Housing Action Plan as a template.

Mr. Chard – The Housing Action Plan provides support for private homeowners to make necessary improvements etc. Many individuals may read it as punitive. I want to be able to

support my neighbors in ensuring their properties are kept up – don't want to set up a punitive system.

Mr. Voelckers – Impressed by the level of home ownership in Lemon Creek – is there a perception that Lemon Creek has more dilapidated properties – is this a false perception?

Mr. Hanna – Home ownership and dilapidated homes often overlap.

Ms. Maclean – Is the goal OK? Where do we need to go?

Mr. Collison – Echo what Mr. Chard was saying – bulk of the goals look like area-wide goals, not Lemon Creek specific. Key goals for me – identify subject parcels with ability to develop and prioritize.

Mr. Chard – That goal is for adding and maintaining housing stock.

Mr. Hanna – The goal to clean up the neighborhoods – doesn't say anything about punitive actions

Mr. Lukshin – Dilapidated housing is different than garbage on property. I support a more stringent enforcement on garbage – but this is an area wide goal, we should focus on Lemon Creek.

Ms. Maclean – This was added because we have heard many time throughout this process that dilapidated homes are an issue for Lemon Creek.

Mr. Hanna – I agree, it fits Lemon Creek.

Mr. Chard – If these are in the Housing Action Plan they don't need to be duplicated.

Mr. Johnson – Most large municipalities clean up using eminent domain and condemnation, then rezone and redevelop – it's a tricky deal – I know of several trailer parks that were bought, but they had to evict renters to bring it up and it is hard to evict renters. How do we decide what "clean" is? There isn't a committee telling you what your fence gets to look like.

Ms. Maclean – Let's focus on the goal, yea or nea?

Mr. Voelckers – Change Goal 1 to say Lemon Creek not the City & Borough of Juneau.

Ms. Coon – Question for Mr. Ciambor – What kind of actions are you taking to improve some of the dilapidated structures?

Mr. Ciambor – Action is being taken through our Code Compliance Officer or incentive programs across the Borough.

Ms. Coon – Have you taken any action?

Mr. Ciambor – The Housing Action Plan was only recently adopted. – My position was only created 6 months ago. We are starting to prioritize and put in place some of these ideas, and are trying to get some dollars from the Assembly to put these in action.

Could say we WANT to support an incentive program to upgrade housing etc.

Mr. Collison – That suite of tools should be addressed in the narrative, then addressed in goals and actions. We have no context

Mr. Ciambor – We're looking at creating the suite of tools, not all in place yet.

Mr. Hanna – Some of Mr. Ciambor's plans are in place now – mobile home down payment assistance etc.

Mr. Johnson – Do we have a timeframe for mobile home aging out?

- Mr. Hanna – Depends on what you do with them – maintenance can extend their life.
- Mr. Chard – Unsure if Goal 1 speaks to this chapter and the community as I would like it to. It's not as close to the situation as I would like it to be.
- Mr. Collison – If the group as a whole feels that dilapidated housing etc. is an issue for Lemon Creek is there a way that that can be addressed in the narrative in a concrete way? Do we have statistics? Once it's put in concrete terms in the narrative, then we can come up with some goals related to that.
- Mr. Chard – Maybe the problem is that the chapter makes housing seem like it is a problem where I see that housing is one of Lemon Creek's strengths. Maybe we're looking to fix something that isn't a problem.
- Mr. Collison – I wonder how some people allow their houses to be so trashy – is this a problem? Is there data? Let's get some context.
- Ms. Maclean – Let's skip ahead to Goal 2 for now.
- Mr. Collison – Would like to defer this until we look at subject parcels and identify ones that could be developed. And prioritize.
- Ms. Maclean – We understand and will come up with a plan and bring it to you soon.
- Mr. Johnson – to Mr. Collison: Isn't this goal what you're looking for?
- Mr. Collison – I want it developed, not a goal to develop this list. Our mission is to put together this vision.
- Mr. Pusich – Mr. Voelckers is putting together a charrette.
- Mr. Voelckers – I'm thinking that these things overlap, maybe we look at housing as well as parks and trails in the Charette.
- Mr. Johnson – Is this directed towards the Planning Commission?
- Ms. Maclean – The Plan is a tiered process, first to the Staff, then the Planning Commission, and the Assembly as well.
- Mr. Hanna – I think Mr. Collison is saying that we should work on it – and I agree with him.
- General agreement.
- Ms. Maclean – Caution that we cannot control timelines etc. We'll work on that.
This next goal, Goal 3, is similar – let's table the discussion.
We will look at this, but may not have it done by the next meeting.
- Mr. Collison – Perhaps we should flip the order, start Transportation, come back to housing in February.
- General agreement.
- Ms. Maclean – January 26th meeting will be focused on transportation. The chapter will be sent out this weekend.
February 4 workshop.
February 23RD we will hopefully wrap up transportation, and come back to housing.**
- Mr. Hanna – Could we go back to goals and actions? – Didn't see goals identifying pedestrian corridors etc.
- Ms. Maclean – That'll be in the transportation chapter.

Mr. Chard – Does the plan pull all these pieces together?

Ms. Maclean – My thought is that all the goals and actions will be pulled together in an appendix.

Mr. Chard – The plan should have a map that could show all of the changes – one visual or one narrative.

Ms. Maclean – We will look into this, see what we can overlay.

Mr. Johnson – It would be wonderful to have a spring cleanup and a junk car pickup. .

Mr. Hanna –There is a fee on your license plate to implement that.

Mr. Johnson – How was it implemented? This could be a way to dispose of blight.

Mr. Chard – Could have a cleanup day with a free dump truck and strong people to clean up yards etc.

Ms. Coon – Used to have a city survey that asked what we would like to see improved – we should have that survey sent to every household. Get the area’s input.

Ms. Erben – Could that be a goal or action?

Ms. Maclean – We will look into that and how it used to be done – will follow up.

Ms. Erben – We have to be extremely careful – it’s an equity issue and it’s important that we don’t try to solve all of the borough’s problems with social services. Open our vision that all of the services aren’t put here in Lemon Creek.

Mr. Johnson – How many area plans does Juneau have ?

Ms. Maclean – Auke Bay is complete, Lemon Creek is next. Downtown will be after that but the list isn’t complete.

Mr. Chard – Appreciates staffs work. Thanks

Ms. Coon – It’s a privilege to be here.

IV. Public Participation (15 minutes)

Ms. Lutchansky – Thanks.

V. Review Order of Upcoming Chapters, Workshops & Dates (2 minutes)
Above

VI. Adjournment (8:30 pm)
7:50

Next Meeting Date: January 26, 2016

SEND DATES FOR APRIL