

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

January 26, 2017 at 6pm**

Steering Committee Members:

- Stephen Johnson, Chair
- Michael Lukshin, Vice Chair (Absent)
- Paul Voelckers, Planning Commission Liaison
- Tom Chard (Absent)
- Daniel Collison
- Wayne Coogan
- Sandra Coon (Absent)
- Susan Erben
- Dave Hanna
- Mark Pusich
- Patrick Quigley
- Michael Short (Absent)

Staff:

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| <input checked="" type="checkbox"/> Jill Maclean, Senior Planner | <input checked="" type="checkbox"/> Kirk Miller, AKDOT&PF |
| <input checked="" type="checkbox"/> Jonathon Lange, Planner II | <input checked="" type="checkbox"/> Allison Eddins, Planner I |

Agenda:

- I. Roll Call (6:00pm)
 - Chair Johnson called roll. With seven committee members present a quorum was reached at 6:07 pm.
- II. Ground Rules (2 minutes)
 - Ms. Maclean quickly reviewed the ground rules.
- III. Approval of Minutes (5 minutes) December 15, 2016 and January 12, 2017
 - Chair Johnson believes that he was quoted as saying something in the December 15th minutes that he does not believe that he said. Although he does agree with the comment. The comment that Mr. Johnson is credited as saying is: "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." Staff believes this is correctly credited to Mr. Johnson.
 - Mr. Hanna would like to amend the December 15th minutes. Mr. Hanna stated that Mr. Vance is always "responsive" but the minutes quote Mr. Hanna as saying that Mr. Vance is always "responsible". Mr. Hanna also wanted to clarify the statement he made on page 6 on the January 12th minutes. Mr. Hanna was trying to make the point that many dilapidated homes have mortgages that are paid off. This comment should be clarified in the minutes. Staff noted these amendments to the minutes and will make the corrections.
 - Mr. Pusich made a motion to approve the December 15th minutes with Mr. Hanna amendments.

- Mr. Coogan seconded this motion.
- Ms. Erben stated that she had not yet read through the December 15th or the January 12th minutes and would like to put the approval of both sets of minutes on the February 23rd agenda.
- Mr. Pusich stressed how important it is that the committee members take the time before the meeting to review the minutes and come to the meeting prepared to discuss the minutes.
- Chair Johnson agreed with Mr. Pusich and recommended tabling the approval of the December 15th and the January 12th minutes until February 23rd.
- Mr. Pusich withdrew his motion and added that all future minutes should have page numbers labeled.

IV. Discuss Transportation & Infrastructure Chapter, Goals and Actions

- Ms. Maclean briefly explained that staff is working on a draft boundary map that will show the Hidden Valley area of Lemon Creek.
- Ms. Maclean introduced Kirk Miller from the Alaska Department of Transportation (AKDOT).
- Mr. Miller explained that AKDOT has a Glacier Highway road improvement project scheduled to begin in the spring of 2018. Mr. Miller, who is not the Project Manager for the Glacier Highway project, stated that he did not prepare a presentation and came to the meeting to listen and learn, and do his best to answer any questions.
- The Committee thanked Mr. Miller for his time.
- Ms. Maclean reminded the committee members that the need for creating better bike/pedestrian connections and a solution for mitigating conflicts between heavy industrial traffic and commercial/residential traffic are two major concerns regarding transportation in Lemon Creek.
- Before getting into the chapter discussion, Mr. Collison asked Mr. Miller if speed bumps would be appropriate along Glacier Highway between Fred Meyer and Anka Street.
- Mr. Miller responded that AKDOT would not encourage or support the idea of adding speed bumps to Glacier Highway which is classified as a minor arterial. Mr. Miller reminded the committee that DOT is planning to install a round-a-bout at Glacier Highway and Renninger.
 - a. Discuss the chapter (45 minutes)
- Mr. Voelckers would like to see the body of the chapter to explain why the goals and action items are needed. The chapter should explain what the existing issues or “limitations” are. The need for better bike/pedestrian amenities, the need for a second access, and the limited number of bus stops are all examples of current limitations.
- Mr. Collison agreed. He would like the chapter to explain what the limitations are regarding commercial/industrial traffic along Anka Street. Mr. Collison wondered why Lemon Creek needs a second access to the industrial area around Anka Street.
- Mr. Quigley stated that he has many objections to the possible second access locations that have been identified in the Lemon Flats Second Access Study. Mr. Quigley believes that the maps indicating these possible locations are inaccurate in that they do not show the location of many high value wetlands and that other natural resources would be harmed if any of these locations are chosen. Mr. Quigley believes that the possible harm that could be caused would go against what this committee stands for. There is a lot at stake and Mr. Quigley does not want this issued to be minimized.
- Ms. Erben wondered if the second access route could be an extension of a developed road in the industrial area, instead of creating a new right of way.
- Mr. Quigley asked about the possibility of installing a round-a-bout at the Anka Street and Glacier Highway intersection and believes that this could help alleviate the traffic issues without the need to develop a second access route.
- Chair Johnson and Mr. Coogan both expressed concern over the committee’s capacity to deal with detailed transportation and traffic issues.
- Ms. Maclean asked the committee to re-focus on the text of the chapter with the promise that staff would address the second access issue in more detail at a later meeting.
- Mr. Voelckers asked about the Average Daily Trip (ADT) map on page 2 of the chapter. Mr. Voelckers wondered if the level of service should be included on the map and asked if there are issues with the current

level of service. If there are no issues, Mr. Voelckers wondered why the map is included in the body of the chapter. Mr. Voelckers recommended it be moved to an appendix.

- Ms. Erben asked Mr. Lange to explain how ADT is counted.
- Mr. Lange responded that he did not know but that CDD staff could find out the answer.
- Mr. Pusich would like for the maps on pages 5 and 6 to be appendices, as well.
- Ms. Erben would like for the map on page 5 to show connections to Downtown and the Valley.
- Mr. Collison would like for the chapter to be clear about the possible bike route locations.
- Ms. Maclean explained that staff would work to make the bike route map clearer.
- Mr. Hanna asked that point C in the box on page 3 be removed from the chapter because it does not relate to Lemon Creek.
- Mr. Collison would like for the chapter to address the issue of children crossing Glacier Highway on their way to and from school at D'zantik'I Heeni. Mr. Collison stated the most popular areas for children to cross the highway are near Eagle's Edge subdivision and near city and school bus stops.
- Ms. Erben mentioned that a neighbor has asked the school district several times to change the school bus stop location so that children would not have to cross Glacier Highway but that the district is unwilling to make this change.
- Mr. Johnson and Ms. Erben mentioned two additional schools in the Lemon Creek area that should be mentioned in the plan – the Juneau Christian Center and the Seventh Day Adventists.
- Mr. Johnson would like for the chapter to mention the dog walkers that travel up and down Glacier Highway every day.
- Mr. Johnson also mentioned that he rides his bicycle along Glacier Highway often and he believes that the bike lanes are in pretty good shape. Mr. Johnson does agree that intersection crossings should be made safer for cyclists and pedestrians. He reminded the committee that their job as committee members is to think about ways to improve Lemon Creek over the next 20 or so years, and to provide a guide for the professionals to implement the goals and action items in the plan. Mr. Johnson reminded the committee that it is not necessary to get into great detail during the plan writing phase.
- Mr. Voelckers stated that it would be helpful for the Lemon Creek plan to provide a status update for all the other plans that are mentioned in the various chapters. This would provide good context for the reader. When a plan is adopted it is seen as a priority for the City.
- Mr. Coogan would like for the committee to consider the practicality of a separated bike path, especially in the winter it could become a safety issue.
- Mr. Hanna does not believe that a separated bike path should take the place of the existing bike paths that are currently in the right of way; he does, however, think that a separated path is a good idea. In the winter these can become Nordic ski trails. However, Mr. Hanna stated that the committee's focus should be on existing bike paths and a well-maintained sidewalk system.
- At this time, Ms. Maclean asked Mr. Miller if he would like to give a brief description of what DOT is planning for Lemon Creek.
- Mr. Miller explained that DOT is planning to begin construction in the spring of 2018 and that the project is projected to cost \$13 million. The project area will stretch from Wal-Mart to Western Auto and will include the following: a round-a-bout at the intersection of Renninger and Glacier Highway; enhanced pedestrian features like flashing lights at crosswalks; bus bump outs; medians for pedestrian safety; 11 foot wide travel lanes and 5.5 foot wide bike lanes. Originally there was a round-a-bout proposed at Anka Street and Glacier Highway but this has been removed from the project due to funding reasons.
- Mr. Voelckers asked Mr. Miller if DOT had engaged with Capital City Transit on this project.
- Mr. Miller stated that he did not think that a dialogue with Capital City Transit had begun yet. Mr. Miller explained that agency comment will happen during the CSP process.
- Ms. Erben would like to see the specific bike/pedestrian improvements that DOT has planned for Lemon Creek.
- Mr. Collison asked Mr. Miller if DOT's plans included the addition of sidewalks in front on Eagle's Edge subdivision.

- Mr. Miller stated that he did not know the answer to Mr. Collison's questions but would find out and get back to committee on this.
- Mr. Pusich asked Mr. Miller if DOT had any improvements planned for Concrete Way.
- Mr. Miller said that he would need to check the Kittelson Report and back to the committee regarding Concrete Way. Mr. Miller did state there would be a pedestrian crossing on the south side of Concrete Way and a median for pedestrian safety.
- Mr. Hanna stated that the stop light planned for Davis Avenue would alleviate some of the issues at Concrete Way.
- Mr. Collison asked Mr. Miller is there are any improvements planned to help children safely cross Glacier Highway and suggested there are crossings needed at Renninger and Alaway.
- Mr. Miller stated that the DOT does include a cross walk at Alaway.
- Ms. Miller also stated that DOT should have a meeting with the committee to discuss DOT's plans in detail.
- Ms. Maclean stated that CDD will work with DOT to set this up.
 - b. Discuss the goals and actions (45 minutes)

Goal 1

- Mr. Johnson would like for the chapter to address some of the issues that will accompany any plan for second access; like which parcels of private property will have to be purchased, what are the habitat issues, etc.
- Mr. Quigley reminded the committee that route 3 of the Lemon Flats Second Access Study runs across a large parcel of land that is under contract for purchase by Seal Trust. If the sale goes through this parcel will be set aside as a conservation lot.
- Mr. Collison stated that he would like to have more information about why Lemon Creek needs a second access and more information on the various routes shown in the Lemon Flats Access Study. Mr. Collison believes that this information would help the committee to prioritize routes. A brief summary of the study would be helpful; what were the issues and what was the conclusion?
- Ms. Maclean will provide the Second Access study link to the committee. The information that Mr. Collison wants is in the study.
- Mr. Quigley emphasized his comment earlier in the evening and stated that the maps showing the various possible access routes are not even accurate. (See page 2)
- Ms. Erben wants to know how much money the City has spent on buying right of way and where.
- Mr. Hanna explained that the driving force behind the need for the second access is the gravel extraction that will continue to take place and will possibly even expand in the future. Mr. Hanna explained that there is a real need to get the truck traffic off the main roads and a bridge crossing Lemon Creek will not solve this problem.
- The Committee decided to table further discussion of Goal 1 until the committee members have had an opportunity to read the Lemon Flats Second Access Study.

Goal 2

- Ms. Maclean explained that the separated path is envisioned to run along Egan and intersect Glacier Highway past Concrete Way.
- Mr. Voelckers asked who would be the responsible party for the various action items.
- Ms. Maclean explained that responsible parties are not included in the tables at this point. Staff is waiting to see which goals and action items the committee approves before assigning a responsible party and timeframe.
- Mr. Collison would like to prioritize goals and action items in order to make sure the committee is prioritizing the most realistic items, given budget concerns.
- Mr. Johnson called for a motion to approve Goal 2.

- Mr. Coogan made a motion to approve Goal 2 but to assign it a low priority.
- Mr. Erben made a friendly amendment to approve the goal but not prioritize it yet.
- Mr. Coogan amended his earlier motion.
- Mr. Pusich seconded the motion.
- Motion passed 7-0.

Goal 3

- Mr. Johnson and Mr. Voelckers stated that Goal 3 is heavily tied to the DOT project and wondering if this goal and action items should be included.
- Mr. Collison believes that action item 1 should be cross referenced in the Natural Resources chapter.
- Mr. Hanna remembered the committee talking about enhancing the existing path that runs through the Switzer Creek wetlands by paving it or laying gravel and by providing lighting.
- Ms. Erben stated the benefits of keeping the enhanced trail where it is currently located. Ms. Erben stated that if lights were added along the trail at its current location, the lights would not be visible from the homes in the Pinewood Subdivision.
- Ms. Maclean suggested the following changes to action item 1: change “create” to “enhance”; strike the word “wetlands” and make the connection to D’zantik’l Heeni more clear.
- Mr. Collison suggested the following change to action item 1: change “pedestrian connection” “recreation and pedestrian connection”.
- In reference to action item 2, Ms. Erben wanted to know why the city has not extended bus routes to the Costco area.
- Mr. Hanna and Mr. Lange explained that scheduling and budget issues have precluded expansion to that area.
- Mr. Hanna requested clarification on action item 2.
- Ms. Maclean stated that this action item came out of 2013 Comprehensive Plan. Some of the ideas could include discounted bus passes to large employers who could then pass the discount along to their employees.
- Chair Johnson asked if this action item should be discussed more in the plan and questioned whether or not the committee could advocate that employers provide bus passes.
- Mr. Coogan motioned to remove action item 2 under Goal 3.
- Mr. Hanna seconded the motion.
- Ms. Erben asked if keeping this action item would strengthen this idea.
- Ms. Maclean explained that if the plan is adopted then yes.
- Mr. Coogan asked if repetition in various plan created strength for an idea.
- Chair Johnson called for a vote on Mr. Coogan’s motion.
- All in favor of the motion – 6; Opposed – 1 (Ms. Erben)
- Motion passed. Action item 2 /Goal 3 will be stricken from the chapter.
- Mr. Hanna like action item 3/Goal 3 and believes it should remain in the chapter.
- Mr. Pusich made a motion to approve the action item with the addition of the word “public”. The action item would read “Promote *public* transit to Lemon Creek (i.e. Costco/Home Depot) for shoppers.
- Mr. Hanna seconded Mr. Pusich’s motion.
- Mr. Johnson called for a vote on the motion.
- All in favor -6; Opposed -1 (Mr. Coogan)
- Motion passed. Action item 3/Goal 3 will remain in the chapter.

- Mr. Hanna made a motion to eliminate action item 4/Goal 3 because it is an area wide goal and not specific to Lemon Creek.
- Mr. Coogan seconded the motion.
- Chair Johnson called for a vote on Mr. Hanna's motion.
- All in favor- 6; Opposed -1 (Ms. Erben)
- Motion passed. Action item 4/Goal 3 will be stricken from the chapter.
- Mr. Hanna made motion to postpone the discussion on action item 5/Goal 3 until the committee hears more from AKDOT.
- Ms. Erben seconded the motion.
- Chair Johnson called for a vote on Mr. Hanna's motion.
- All in favor – 7; Opposed – 0
- Motion passed. A vote on action item 5/Goal 3 will be postponed until the committee meets with AKDOT.

Goal 4

- Ms. Erben made motion to table the discussion of Goal 4 until the committee has more information from AKDOT.
- Mr. Pusich seconded the motion.
- Chair Johnson called for a vote on Ms. Erben's motion.
- All in favor- 7; Opposed -0. A vote on Goal 4 will be postponed until the committee has more information from AKDOT.

Goal 5

- Ms. Maclean explained that Mr. Short sent her an email and requested the following action item be added to Goal 5: "Fund an industrial/commercial traffic impact study".
- Mr. Collison requested more discussion in the narrative about what the issues are pertaining to Goal 5.
- Ms. Erben would like more information about how often the gravel trucks are washing the tires and how strictly the conditions are enforced.
- Ms. Maclean explained that those conditions are placed on the businesses by the Planning Commission and that Planner routinely visit the businesses to make sure all conditions are being adhered to.
- Mr. Voelckers requested clarification on the action item that was added by Mr. Short (action item 1).
- Ms. Maclean said we would ask Mr. Short for more information and would explore how the AKDOT studies would impact this action item proposed by Mr. Short.
- Because Mr. Short was unable to attend this meeting discussion on the action item he proposed has been postponed until a future meeting.
- Mr. Coogan would like to know how a traffic study would be done for an entire neighborhood.
- Mr. Pusich explained that they are typically done for specific projects and is not sure how useful this would be for the neighborhood. Mr. Pusich also explained that AKDOT is already performing these types of studies.
- Mr. Hanna reminded the committee this proposed action item has already been tabled and there is no need for further discussion.
- Mr. Hanna made a motion to eliminate action items 4 and 5 from Goal 5 because they are not specific to Lemon Creek.
- Mr. Johnson seconded the motion.
- Mr. Johnson called for a vote on Mr. Hanna's motion.
- All in favor – 6; Opposed – 1 (Ms. Erben)
- Motion passed. Action items 4 and 5 will be eliminated from Goal 5. (*Motion/vote on action items 2 and 3 was missed. These action items pertained to dust control for industrial/commercial traffic)

V. Public Participation (15 minutes)

- Chair Johnson opened the floor for public comment at 8:13 pm.
- Ms. Waterson commented that she would like clarification on Goal 2/Action Item 1.
- Ms. Maclean explained that more information would be gathered at the public design workshop that is coming up on February 4th. Action item 1 will become more specified after this public workshop.
- Ms. Waterson expressed concern over AKDOT plans for installing a round-a-bout in Lemon Creek. Ms. Waterson said that pedestrians, especially children, have a hard time safely navigating round-a-bouts so clarification from AKDOT would be nice. She also reminded the committee of the pedestrian fatality that occurred at the intersection of Anka and Glacier Highway and that the turn lane and bike lane at that intersection are dangerous.

VI. Review Order of Upcoming Chapters, Workshop (3 minutes)

- Ms. Maclean that the upcoming meeting dates are firm but the chapter being discussed that night may change.
- Mr. Collison asked Mr. Miller when he would be addressing the committee again.
- Mr. Miller feels it is important for AKDOT to attend the public design workshop on February 4th. He stated that AKDOT could bring detailed plans to share with the public, gather comments and then set up a meeting with the committee at a later date.

VII. Adjournment

- A motion to adjourn was made by Mr. Hanna.
- Mr. Pusich seconded the motion.
- Meeting adjourned at 8:25 pm.

Next Meeting Date: February 23, 2017