

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

**May 8, 2017 at 6pm**

**Steering Committee Members:**

Stephen Johnson, Chair  
Michael Lukshin, Vice-Chair  
Paul Voelckers, Planning Commission Liaison  
(had to leave at 8:14pm)  
Tom Chard  
Daniel Collison  
Wayne Coogan

Sandra Coon  
Susan Erben  
Dave Hanna  
Mark Pusich  
Patrick Quigley  
Michael Short

**Staff:**

Jill Maclean, Senior Planner AICP, CDD  
Bhagavati Braun, Administrative Assistant, CDD  
Allison Eddins, Planner I, CDD  
Beth McKibben, Planning Manager, CDD

**Agenda:**

- I. **Roll Call (6:00pm)** – meeting called to order at 6:05pm; Jill went over the time limit rules that were voted including the Round Robin style.
  
- II. **Approval of Minutes April 20, 2017 (5 minutes)** – need to bring the minutes from April 27<sup>th</sup> to the next meeting. Ms. Coon stated that she did not receive the minutes and Ms. Erben stated that she did not receive the agenda for tonight. Ms. Maclean gave a recap of what materials were sent to the committee and when. Every other member seems to have received the materials.  
**Mr. Lukshin made motion to approve.**  
**Mr. Pusich seconded the motion.**  
**Minutes approved.**
  
- III. **Review Economic Development Chapter, Goals, Actions (60 minutes)** –

Page 1

Ms. Coon has a comment regarding Industrial land in Hidden Valley. This area should incorporate housing. An off-road recreational area would be a good use of this land also.

Mr. Pusich - The narrative should better define the strengths, weakness and opportunities and they should be tied to the goals and action items. Mr. Hanna seconded Mr. Pusich's point and Ms. Coon's point.

Mr. Coogan stated that the CBJ and State economies have the most direct impact on the economic well-being on Lemon Creek.

Mr. Quigley is also concerned about the 16 acres behind Home Depot. Feels that it doesn't have to be Industrial. Ms. Maclean mentioned that there are only 3 sites that are larger than 4 acres that are zoned Industrial. The Committee should consider the impacts of proposing other uses other than Industrial for the area behind Home Depot.

Mr. Collison – last paragraph, 2<sup>nd</sup> sentence would like to see mentioned how any development in Hidden Valley would impact the quality of life in LEMON CREEK. Special permitting considerations should be taken into account.

Mr. Voelckers agreed with Mr. Pusich and Mr. Hanna that the SWOT may need to be a standalone paragraph.

Ms. Erben agreed with Mr. Voelckers, Mr. Pusich and Mr. Hanna with SWOT and tying into actions. Wants it referred to a Lemon Creek area. Hidden Valley uses other than Industrial should be considered, maybe housing or a park. Need to be careful with development back there.

Mr. Lukshin – the percentages on the graph should be tied to developable land. Golden Heights area behind Fred Meyer has not been addressed and other vacant land has not be addressed. We could encourage those property owners to develop in a way that addresses some of the land use needs in Lemon Creek.

Mr. Short – Seacon owns a lot of land in Hidden Valley. Come winter time it's one of the coldest places in Juneau. Housing may not be a good idea. Recreational could be doable. It's an active resource extraction site. There is some idea of how much resource is left for extraction still has 50 to 75 feet to go down for extraction.

Mr. Collison – could a statement regarding the timeline for extraction be included in this chapter? About 20 years left.

Mr. Coogan – keeping the resource extraction hidden from other uses is a good thing.

Mr. Chard – the main point of the paragraph is the future need for a second access point if the Hidden Valley area is developed.

**Big take away for page 1 – re-organize to pull out the strengths, challenges and opportunities.**

#### Page 2

Ms. Coon – no comment on this page

Mr. Pusich – the chart in the second column should be moved up. Also the AK Brewery should be included in the top five.

Mr. Hanna – mention a tie back to the transportation chapter. The need for public transportation should be included.

Mr. Coogan – pulling all employment numbers for Lemon Creek would be good to have. AK Dept. of Labor has these figures.

Mr. Short – likes Mr. Coogan's idea

Mr. Quigley – no comment on this page

Mr. Chard – add a third bar on the chart on page 1 to indicate what land has not been developed. The employment figures comparing Lemon Creek to the Borough gives a negative message. This could instead use the job numbers in Lemon Creek.

Mr. Collison – no comment

Mr. Voelckers – what are the total jobs in Lemon Creek and what percentage of CBJ jobs are in LEMON CREEK.

Ms. Erben – agrees with what others have said.

Mr. Lukshin – also agrees and would like to see more data to highlight its economic strengths.

Mr. Johnson – cautious about getting too specific with the numbers; those numbers may not be relevant in 20 years.

Mr. Collison – having good data within the narrative helps to make the conclusions.

Mr. Chard – having a one page data sheet to accompany the plan would be helpful.

Mr. Short – keep the data in the chapter. This is LEMON CREEK's chance to brag.

Ms. Coon – development in HIDDEN VALLEY won't be hindered by the cold temps.

#### **Page 3**

Mr. Lukshin – make the first paragraph clearer.

Ms. Erben – would like the chapter to say which businesses took the survey

Mr. Voelckers – should cross link this more strongly back to the Transp. Chapter.

Mr. Collison – would like to see median public vs. median private wages in LEMON CREEK and CBJ. Has the city done employment projections? If so, that would be good information.

Mr. Chard – families being stable in LEMON CREEK should be included. Consider more than just age. Revisit CBJ Econ Dev. Plan for more relevant strengths.

Mr. Coogan – Pinewood Sub. And North Street will be viewed as historic in another 20 years.

Mr. Short – central location cannot be over emphasized.

Mr. Hanna – as more seniors move in the employment ratio may change. Could include a link to the Econ. Dev. Plan. Zoning is the main reason an industrial business locates in LEMON CREEK. Industrial land is hard to come by in CBJ.

Mr. Pusich – agrees with Mr. Hanna. High demand for industrial land. Central location! CBJ currently has some develops underway that will help relieve the senior housing issue. They aren't in LEMON CREEK but are worth mentioning. Public transit is also very important.

Ms. Coon – bus transit into Lemon Flats is very important.

Mr. Collison – the lack of industrial land in CBJ should be emphasized more since it's such a big issue. Where is the industrial land in CBJ and is it usable?

Mr. Voelckers – LEMON CREEK has a lot of the available industrial land and that should be highlighted better.

Ms. Erben – showing where these lands are would be helpful. Don't want to focus on LEMON CREEK for industrial development.

Mr. Pusich – trying to move industrial uses to new areas of the Borough will get messy.

Mr. Short – industrial actives require CUPs even on industrial land. Should look at what the CBJ does and doesn't allow in the Industrial district. The chapter should address the permits that are required and what the public process involves.

Mr. Chard – could businesses in the Lemon Flats area sponsor a bus stop?

Mr. Coogan – bus stops are an important issue. If you petition for a bus stop in Lemon Flats then other neighborhoods will want a stop. Should consider how busses will turn around and the logistics of a possible new route.

Mr. Johnson – 2<sup>nd</sup> access would help a new bus route by creating a loop. Currently, all industrial zoned land is privately owned and they may have plans for development. Finding CBJ land and making it available for industrial is the most logical way to go.

Mr. Coogan – would like an action item to include the sale of CBJ owned Industrial land to the private market.

#### **Page 4**

Ms. Coon – there is a continued need for more health services but the hospital has a nice facility. Any new clinics would fit better near the hospital and we shouldn't encourage medical uses in LEMON CREEK.

Mr. Chard – the new way of planning health care is to provide small clinics in dense neighborhoods.

Mr. Pusich – natural resources is an economic strength in this area. The community is built on the gravel from Lemon Creek. Important paragraph that should be emphasized. Bus routes should be in the challenges section.

Mr. Hanna – gravel is very important to the economy. Could explore the possibility to create a waste area to dump mud and stumps and then using this area for recreational uses would be a win for the community.

Mr. Short – anchor businesses is important to this community. They support a strong economy.

Mr. Coogan – LEMON CREEK is displacing industrial with commercial uses like Costco and Home Depot. Hauling fill waste out to Montana Creek is hurting development.

Mr. Quigley – commercial, cluster housing would be good uses for the 16 acre lot behind Home Depot.

Mr. Chard – Its hard to tell where strengths end and challenges begin. Density making for a ready market should be added to the strengths. Challenges – consider not using the word people.

Mr. Collison – elaborate on BMP under natural resources.

Mr. Voelckers – Wal-Mart has been sold. The State economy section doesn't seem like it belongs in this section. Land Use Chapter should emphasize the industrial land issue.

Ms. Erben – mitigating the effects of resource extraction should be in the goals and action items. List the BMP in the narrative. Do we have updates on DOT plans for Glacier Highway? (Jill – they are in the process of scheduling public review and are at 65% design.) Could the committee members get on the DOT mailing list? Would like senior housing included under vacant/ underdeveloped commercial land.

Mr. Lukshin – CBJ parking requirements can make development more expensive and locks up valuable land. Is there a way for CBJ to encourage better use of available land? (Jill – the TPU is a bit of a challenge b/c it allows commercial uses in industrial zones.)

Mr. Pusich – the parking for the old K-Mart was based on their own business models it was their choice to add more than the required parking. Any new development will probably like less parking.

#### **Page 5**

Mr. Lukshin – no comment

Ms. Erben – need to name the anchor points for busses to coordinate stops and routes.

Mr. Voelckers – no comment

Mr. Short – no comment

Mr. Hanna – under “Goods” transporting goods is a crippling expense. Barging goods is hurting businesses. The LEMON CREEK rates are triple/quadruple what they were a few years ago. “Natural Hazard” CBJ should pay for a new study on Lemon Creek so that businesses are not paying for flood insurance.

Mr. Pusich – echo what Hanna said

Ms. Coon – no comment

#### **Page 6**

Mr. Luskin – no comment

Ms. Erben – no comment

Mr. Voelckers – what about having a section on Growth Opportunities? What about a new fire station in the CIP? There are some CIP items that are showing growth potential in LC that should be included.

Mr. Collison – no comment

Mr. Chard – likes the hooks to other chapters. What about the school as a major employer?

Mr. Quigley – no comment

Mr. Coogan – brick and mortar retail is decreasing so parking will decrease. The new changing economy should be considered. We are not ignoring cultural trends.

Mr. Short – no comment

Mr. Hanna – no comment

Mr. Pusich – no comment

Ms. Coon – no comment

## **Goals and Action Items**

### **Goal 1**

Mr. Lukshin – 4<sup>th</sup> action item should be addressed in the narrative. Explain what the organizations do and how they help small businesses.

Ms. Erben – no comment

Mr. Voelckers – action item 4 is generic and applies to the whole borough

Mr. Collison – new hydraulic study should be added as an action item; putting industrial uses on industrial lots ; list of public owned lands that are zoned industrial; how would public industrial lots be disposed of?; promote additional barge services

Mr. Chard – 4<sup>th</sup> item too generic. Promoting development where appropriate.

Mr. Quigley – Glacier Highway is already promoted as a commercial corridor. What kind of customers?

Mr. Coogan – how will the City decide which development proposal are worth disposing of public land? We can't play favorites. Add action item to promote Juneau access road.

Mr. Short – no comment

Mr. Hanna – selling property should go under goal 3. Add – zoning guarantee and extending the life of CUP unless conditions of the permit are violated. Stability in land use is important in promoting Lemon Creek as a good place to do business.

Mr. Pusich – replace good with great. Include a waste disposal area as action item. Include an action item that would promote barge access.

Ms. Erben – we are having a problem with the landfill so promoting a stump dump may not be a good idea with promoting quality of life.

Mr. Collison – create a separate goal that focuses on Industrial lands.

### **Goal 3**

Mr. Lukshin – Action 2 – bus routes to Costco.

Ms. Erben – Action 2 – scheduling bus routes around shift change times; bus routes to Costco, HD and future anchor businesses; add action item that says “Actively recruit senior housing”

Mr. Collison – no comment

Mr. Chard – include child care as a type of business that LEMON CREEK would like to attract. Does not think senior housing belongs in this chapter.

Mr. Coon – likes the idea of child care and having a walking path would be great for LEMON CREEK workers. Picnic tables too

### **Goal 2**

Ms. Erben – include action item that commercial and industrial development follow BMP and consider dust control and storm water runoff. Should follow stream buffer requirements. Evaluate water shed.

Mr. Collison – if we have a separate goal related to industrial lands then remove action item 2.

Mr. Chard – include an action items about 2<sup>nd</sup> access road; CBJ incentives to promote development of privately owned industrial land. (if this is added give examples of how this works in other communities) What kinds of infrastructure improvements are meant in action item 3?

Mr. Coogan – add action item or incorporate the following into existing action items “ensure that commercially zoned lands remain available for commercial development and improve buffers between these uses and residential areas”. Businesses should know that buffers between uses will be required.

Ms. Erben – not ready to mention 2<sup>nd</sup> access in this chapter. There is not consensus on this issue.

Mr. Hanna – good place to list industrial properties; sell 16 acres behind Home Depot and restricted to industrial use; might look at GC properties should be rezoned Industrial; good place

to include the hydraulic study; good place for new barge landing; good place for providing incentives for businesses moving to Juneau; add improved access to the Lemon Flats area.

Mr. Pusich – add an action item that advocates a waste disposal area in Lemon Creek; support 2<sup>nd</sup> access in this goal (could be the same language that is in the Transportation Chapter)

Ms. Coon – likes the ideas being discussed

Mr. Johnson – we should not duplicate what's been said in other chapters.

Mr. Coogan – we need to keep in mind that most people will be reading a digital version of this plan.

Ms. Erben – I like the duplication because people read one chapter at a time.

Mr. Collison – one action item that I proposed was to come up with list of industrial lots in the CBJ; proposing an action item to dispose of the 16 acre lot is premature at this point. With Industrial land is such high demand we should be careful with how we dispose/develop the land. (Jill – the CBJ Lands Mgmt plan addressed the land available for disposal. We should reference this plan in the chapter.)

Ms. Erben – wouldn't a list of industrial land be better in the text?

Mr. Coogan – creating this list could get complicated.

Ms. McKibben – there was an industrial lands inventory that we can look at.

### **Parking Lot**

Lemon Creek Clean Up Day – CDD is discussing it. Coon would like to see a special day when people can put trash on the curb and a dump truck comes along to collect. 1% of property tax from LEMON CREEK property owners could pay for this project. It works in a lot of communities. Coogan – there should be a data sheet about how much property tax is collected in LEMON CREEK. Would be interesting to know.

Ms. Coon – include the clean-up day once or twice per year as an action item in the plan.

Mr. Chard – like this idea and the logistics make sense. I don't know if we want to assign a funding source at this point.

Mr. Coogan – there is a group called Litter Free that is similar.

Mr. Chard – Hazardous material area in Lemon Creek is a benefit to the businesses.

Ms. Erben – where are we putting the idea about LCCC to be re-named? What about gun range?

**IV. Public Participation (15 minutes)** – members of the public left before this portion of the meeting.

**V. Review Order of Upcoming Meeting Dates (3 minutes)** – Mr. Coogan – could discuss adding cameras on light poles to help deter crime. Need the cooperation of RCA.

**VI. Adjournment – 9:05pm**

**Next Meeting Dates: May 22, 2017**

**June 19, 2017**