

**Lemon Creek Area Plan  
Steering Committee Meeting**

Gruening Park Rec. Room

November 3, 2016, 6pm

In Attendance:

**CDD**

Rob Steedle  
Jill Maclean  
Allison Eddins  
Bhagavati Braun

**Committee Members**

Steve Johnson, Chair  
Michael Lukshin, Vice Chair  
Paul Voelckers – Planning  
Commission Liaison  
Dave Hannah  
Tom Chard  
Mark Pusich  
Susan Erben  
Daniel Caulsen  
Sandra Coon  
Patrick Quigley  
Wayne Coogan  
Michael Short

**Public**

Jim Baumgartner  
Llewellyn Lutchesch  
Erica Wilson  
Melissa Griffiths  
Jack Coogan  
Rick Edwards  
Craig Moore  
Marcy Larson

**Not Present**

Sam Dapcevich

**I. Introductions**

It was suggested that the Historic Resources & Community Character Chapter item be moved before the draft mission statement.

Carried.

The agenda below has been edited to reflect this change.

**Ground Rules**

In order to ensure that all future Steering Committee meetings are efficient and effective, a list of ground rules was introduced. The rules are as follows:

Dignify others  
Be open and honest  
Everyone participates  
All perspectives are valued  
One idea at a time  
Focus on ideas and issues not individuals and behaviors  
Seek to understand and then to be understood

**Lemon Creek Area Plan**  
**Steering Committee Meeting**

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Mr. Coogan suggested one additional ground rule: Comments should be addressed through the chair.

**II. Confirm the Area Plan Boundaries**

It was suggested that we wait until “Land Use” meeting to confirm the boundaries.

Carried.

**III. Historic Resources & Community Character Chapter – DRAFT**

The Historic Resources and Community Character Chapter is an overview and an introduction to the area plan, a context for how to move forward. Intent of this section of the agenda is to get feedback on historic chapter so that we can bring back a final copy for approval at next meeting.

Items to add or change in the chapter:

Ice field research program was overlooked and is of historical significance. It starts through Lemon Creek trail corridor with two permanent camps, accesses Lemon creek and ptarmigan ice fields since 1950.

Chapter should discuss gravel extraction in Lemon Creek. Important to Lemon Creek historically and going forward. Gravel extracted to ease flooding of neighbors; useful to the economy.

Lemon Creek serves as a divider – residential to the north, and commercial south – should be stated in the plan introduction.

Create different sections for each neighborhood – area size, boundaries, number, and type of housing developments, history of each. Map with each. Clearly define each neighborhood and principal routes into neighborhoods

Can we reference above info throughout the rest of the document?

Some debate about whether the above was a true statement, there is some significant commercial enterprise north of Lemon Creek.

Tabling the discussion was suggested; it may fit better in the “Land Use” chapter.

Sources should be cited in the document. Having community members contribute to the document could be valuable.

Call out boxes could keep the chapter visually interesting.

Historic resources are a huge nebulous thing – even without many historic structures.

**Lemon Creek Area Plan**  
**Steering Committee Meeting**

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Community character acts as a stand-in for lack of historic structures.

Missing in “industry” line 49 – no mention of Wal-Mart building – big oversight

Discussion over how in depth to go in the plan; some want to keep it simple so it will be used and “functional” allowing the location to grown and change in line with the document, others think that more information and “meat” is needed to make the plan matter.

Others voiced concerns about the tight budget times that could constrain parts of the plan.

**Goals/Objectives/Actions**

Discussion about how some areas, especially near the prison, look and what message that sends to visitors of Lemon Creek.

Discussion about pedestrian bridges over Lemon Creek – create a corridor/green space, picnic area, lighting, covered shelter – more than just a pedestrian bridge were put in the “Parking Lot” for a future meeting

Create buy-in by getting Lemon Creek residents to share their stories and history.

Looking at bikeways and potential areas for a park with input from MRV Architects and Parks & Rec at upcoming charrettes with the goals of also looking at Wal-Mart (note CBJ has no control or ownership of the land). This could work with a discussion of Land Use. MRV will create visualization of the area.

Goal 1 – if this section of the plan is just to discuss the history of the Lemon Creek area, I and my neighbors are real concerned about living in Lemon Creek – there’s a continual sense of how planning will affect the quality of my life and property values – want to know that planning decisions do not affect the quality of life of our residents – feels that this is an appropriate goal for this section – industrial and commercial so close to residential is concerning “industry and commerce” close to residential affecting property values.

**Committee Members would like a way to see what the other members have written or suggested between meetings to collaborate.**

Wayne –

Committee Members would like to **see the table of contents** to see where other items could fit at each meeting so conversations can be focused on the chapter in front of them.

Add Vanderbilt Hill to line 194

**Lemon Creek Area Plan  
Steering Committee Meeting**

Gruening Park Rec. Room

November 3, 2016, 6pm

Important to not calling out one cultural group – add “promoting” to the list – add to “protection”.

**Parking Lot:**

Zoning Issues in Lemon Creek

Code enforcement issues around the Lemon Creek Correctional Center and other areas

Expanding the Lemon Creek riparian area for recreational uses

Negative impacts of the city landfill

Ensuring that land use decisions do not negatively affect residential neighborhoods

**IV. Discuss Draft Vision Statement**

Discussion about the length of mission statements; some members wanted a more concise statement while others wanted more in depth statement and mission statements for each chapter.

**Wayne – moves to have one vision statement for the whole document.**

**Dave – seconded**

Clarified that each section will still have an introduction even if they do not have a separate vision statement.

**Motion carries**

**Tom – motion to use the future tense in the vision statement**

**Dave Second**

**Motion carries - unanimously**

Discussion Points:

- **Add that Lemon Creek has areas that need improvement**
- **The vision statement could be a bulleted list**
- **“Major themes heard from the public” should be included in the vision statement**
- **Working on the vision statement individually over email would be good**
- **Participation of residents is crucial.**

**Michael – calls for a vote on the themes mentioned earlier – major themes heard from the public. They may get lost in the vision statement – would like to call them out somewhere.**

**Lemon Creek Area Plan  
Steering Committee Meeting**

Gruening Park Rec. Room

November 3, 2016, 6pm

**Dave – seconded**

Jill will resend all of the vision statements to date

**Steve – add a bullet – that we will collectively try to solve these persistent problems**

**Motion carries**

**V. Public Participation**

**Erica Wilson** – recommend a consensus on “target audience” Is the document a guide for CBJ, a unifying document for the community, or something different? Deciding on “target audience” could help guide discussion

Steve – who is it for and why are we doing this. I think we have a mandate to do a plan like this?

Jill – overview of process –The Comprehensive Plan calls for this document to be created – direct audience is the Assembly (who has asked for it) – ultimately it’s by and for the people in Lemon Creek – residents & users.

Erica – is the document technical, historical, unity building – if it’s a technical document it’ll look different than the others.

**Jim Baumgartner** – Appreciates the documents – line 140 Wal-Mart building

Goal 3 – historical structures – few that remain have been significantly altered

Historic survey – during times of resource constraints we could probably drop that

**Llewelyn** – longtime resident – Gastineau human services and police station should be highlighted –

lemon creek “bears the brunt” of the services for the city – concerned about prop values and quality of life

Document should be aimed at the City

**Rick Edwards** – from Switzer creek – appreciates the effort – document has to do more than one thing – can’t just be technical – if it’s controversial there will be a debate and you must make a good case for the proposal – has to “play to both audiences” – surprised at push back on history – have to start with the present, to understand the present have to know the history – plan will be less compelling and thoughtful if history isn’t included. I like the idea of a concise vision statement. Can be powerful if implemented properly, must be concise and clear to be impactful.’

**Lemon Creek Area Plan  
Steering Committee Meeting**

Gruening Park Rec. Room

November 3, 2016, 6pm

**VI. Review Order of Upcoming Chapters, Workshops & Dates**

Next Meeting: December 1<sup>st</sup> will cover the goals and action items in the History and Community Character Chapter and vision statement. Plan to begin discussion on land use (touches on zoning). Work-shops will be held at the end of January.

Each chapter should take 1-2 meetings.

Overview of potential dates with potential topics will be brought to next meeting.

Notes will be sent out after each meeting.

Allison will send a link to all emails regarding the parks and rec survey for their new plan.

It was requested that the website have more information uploaded.

There was some trouble viewing documents – we will work to find a consistent way to be able to view documents on all devices.

**VII. Adjournment**

**Michael moved to adjourn.**

**Dave seconded.**

**Adjourned.**

**Next Meeting Date:            December 1, 2016**