

**Lemon Creek Area Plan
Steering Committee**
Dzantik'I Heeni Middle School Library
September 20, 2016 6:00 pm

Steering Committee Members Present:

Michael Lukshin, Vice-Chair
Daniel Collison
Sam Dapceovich
Susan Erben

Mark Pusich
Patrick Quigley
Michael Short
Paul Voelckers, Planning Commission Chair

Steering Committee Members Absent:

Stephen Johnson, Chair
Tom Chard
Wayne Coogan
Sandra Coon
Dave Hanna

Staff:

Jill Maclean, Community Development
Allison Eddins, Community Development

Rob Steedle, Director Community Development
Dan Jager, CCFR Fire Marshal

I. Introductions

Rob Steedle, Community Development Director and Dan Jager, Capital City Fire and Rescue Fire Marshal were introduced to the Steering Committee

II. Duties of the Steering Committee

Jill Maclean reviewed the main duties of the Lemon Creek Steering Committee:

- To serve as the voice of the public and the conscious of the plan
- When necessary, make recommendations on zoning changes, design standards, and other items pertinent to the planning initiative.

III. Public Engagement Recap

- The Steering Committee requested that Staff categorize the results from the SWOT Analysis. The results of the SWOT will be grouped by chapter. The information will be provided on the Lemon Creek webpage and will be updated regularly.
- The Steering Committee pointed out to Staff that the shooting range of the Lemon Creek Correctional Center was missing from the “Challenges” category and the idea of a small health clinic was missing from the “Opportunities” category.

IV. Next Steps

- May change some Steering Committee meetings to 6:30pm to better accommodate committee members schedules.
- Beginning in November, the Steering Committee will focus on the various chapters that will make-up the Lemon Creek Neighborhood Plan. Those chapters include: Cultural Resources and Community Character, Land Use, Housing, Transportation, Economic Development and Environmental and Natural Resources.
- Each chapter will have a brief history of the topic, existing conditions and goals, objectives and action items.

- At the beginning of each meeting Staff will take a few minutes to educate the Steering Committee about the planning process, what the chapter will cover and what they can expect to see in the chapter.
- The first chapter that the Steering Committee will focus on will be Cultural Resources and Community Character.

V. Public Participation – There were no members of the general public in attendance.

VI. Adjournment at 7:35pm

Next Meeting – October 13, 2016

- Draft and approve a Vision Statement for the Lemon Creek Neighborhood Plan
- Set the boundaries for the Lemon Creek Neighborhood Plan

Yellow Notepad

Greg Chaney, Lands
Rich Ethridge, Fire
Kirk Duncan, P&R
Rob Steedle, CDD

Rorie Watt, Manager
Mila Cosgrove, Managers Office
Roger Healey, Engineering
Dave Campbell

Look at GIS Boundaries

Hooterville

North of Mountainside
If ever developed will be closely tied to mountainside

Platted subdivision managed by P&R
Landfill – where will the transfer station be?

Projects:

Lands – New Sub at end of MT Avenue in 10 year plan
selling old gravel pit land by Home Depot – 10 year plan

Engineering

Access
H hold hazardous waste facility
Various Street reconstruction projects
Plan should include second access
Seacon acknowledge ind traffic on access road

Fire

5 mile from fire station; expensive insurance & response times
9 min to get into Churchill Trailer (average is 4 to 6 min)
Would love fire station/community center in LC
LC is the busiest part of town

Rorie

As Brew wants to expand – we have the land

P&R

By December will know what the LC community wants

SWOT

- Good to acknowledge flood risk mitigation thru gravel extraction
- Nip in the bud that the city should move into wal mart. Should get some attention in the plan
- Covering gravel loads. Effort to do so but industry went insane. Local operators will fight in the hardest. Could be poor loading or wheel wash issue
- No heart, center in LC. It's just a hodge-podge
- Joint fire Station/ Community Center could be that center place.
- Vacant land will be an issue. Longevity of Western Auto – how long will they be there.
- Changing the zoning around Wal-Mart
- Area around Western Auto zoned Indeustiral but uses are commercial. Current zoning could create issues for housing/other development
- WalMart location for 2nd crossing
- Potential elementary school site west of D2. Still in land management Plan

- Commercial uses encroaching into industrial land. Will they gentrify and push Industrial out? Should we shore this up?
- Land accretion along Glacier Highway? Duran Property
- Always get sun. Sunniest place in CBJ
- Bottling co near Curchill Trailer Court
- Change of LCCC