

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, May 18, 2021

Steering Committee Members Present:

- |  |   |                                     |
|--|---|-------------------------------------|
| <input type="checkbox"/> Carole Bookless                               | <input type="checkbox"/> Rebecca Embler | <input type="checkbox"/> Liz Smith  |
| <input type="checkbox"/> Matt Catterson                                | <input type="checkbox"/> Arnold Liebelt | <input type="checkbox"/> Linda Snow |
| <input type="checkbox"/> Frank Delaney                                 | <input type="checkbox"/> Robert Sewell  | <input type="checkbox"/> Joyce Vick |
| <input type="checkbox"/> H. Erik Pederson, Planning Commission Liaison |   |                                     |

Staff Members Present:

- |  |   |
|--|---|
| <input type="checkbox"/> Allison Eddins, CDD Planner | <input type="checkbox"/> Alexandra Pierce, CDD Planning Manager |
| <input type="checkbox"/> Jill Maclean, CDD Director  |   |

Agenda Items

- I. Call to order
- II. Approval of Minutes
- III. Public Testimony on Agenda Items – 10 minutes
- IV. Public Testimony on Non-Agenda Items – 10 minutes
- V. Review Draft Vision Statement
- VI. Land Use and Zoning Introduction
- VII. Committee Comment
- VIII. Adjournment

Next Meeting: TBD  
Options include:  
Tuesday, June 1<sup>st</sup>  
Tuesday, June 15<sup>th</sup>

SOUTH DOUGLAS / WEST JUNEAU AREA PLAN  
Steering Committee Meeting  
Zoom Webinar Format  
Tuesday, May 4, 2021  
**DRAFT MINUTES**

Steering Committee Members Present:

**P** Carole Bookless      **P** Rebecca Embler      **P** Liz Smith  
**P** Matt Catterson      **P** Arnold Liebelt      **P** Linda Snow  
**P** Frank Delaney      **P** Robert Sewell      **P** Joyce Vick

H. Erik Pederson, Planning Commission Liaison

Staff Members Present:

**P** Allison Eddins, CDD Planner      **P** Alexandra Pierce, CDD Planning Manager

Jill Maclean, CDD Director

Agenda Items

- I. Call to order – Meeting was called to order at 5:05pm
- II. Approval of Minutes – Minutes were approved without changes.
- III. Public Testimony on Agenda Items – No members of the public were present.
- IV. Review Plan Elements – quick review
  - A hierarchy was created and redundancies were eliminated.
  - Ms. Snow suggested that the plan elements are missing the safe and efficient transportation connections between Douglas and the rest of Juneau. Motorized transportation in general was missing.
  - Ms. Snow wants to add "safe and efficient motorized transportation between Juneau and Douglas".
  - Mr. Delaney recommended "Neighborhoods connected to each other and the rest of Juneau through transit options".
  - Ms. Bookless mentioned that just making sure we have motorized and non-motorized connections and we can address the details later.
  - The committee agreed and also decided to remove some of the duplications.
  - Mr. Liebelt and Mr. Delaney mentioned that under "Distinctive Community" the voice is not consistent and should be corrected.
  - Staff will clean up the language and make it consistent and less redundant.
  - There was conversation about "Douglas' topography....". Mr. Liebelt and Mr. Catterson both said that it was more of a fact and not necessarily something that should be included as something that makes Douglas distinctive; it could describe all of Juneau.
  - Ms. Bookless felt strongly that it should remain.

- Mr. Liebelt mentioned that some of these factual statement will be included in an introductory section of the Plan.
- Ms. Snow said that it is more of description and not an action item like the other items.
- Ms. Embler said that just some re-wording could help and she likes the word "celebrate". She finds value in keeping them.
- Mr. Delaney said that the Committee needs to determine what this section is about. Is it about what makes a community distinctive or is about what makes Douglas specifically distinctive?
- Ms. Pierce said that we could flesh this out later and as the Committee develops more detail we will have a better idea of what this section should be.
- The Committee agreed with Ms. Pierce's suggestion.
- The Committee felt that "What is a Sustainable and Future Focused Community" is the most solid of the Plan Elements sections. The last bullet should be deleted.
- There were no comments for "A Healthy and Active Community".

V. Begin Drafting a Vision Statement

- Ms. Bookless likes the Wallingford examples with bullet statements. The Committee agreed.
- Ms. Embler's suggestion was breaking out what Ms. Vick wrote into bullets.
- Mr. Liebelt reminded the Committee that the vision will not be finalized tonight. The Committee can re-visit the Vision Statement.
- Staff will clean up the draft Vision Statement and have a version ready for the Committee to review for the next meeting.

VI. Public Testimony on Non-Agenda Items – No members of the public present. Mr. Liebelt asked for this section to be moved to the top of the agenda.

VII. Committee Comment – Ms. Vick said that we have a good start with the Vision Statement.

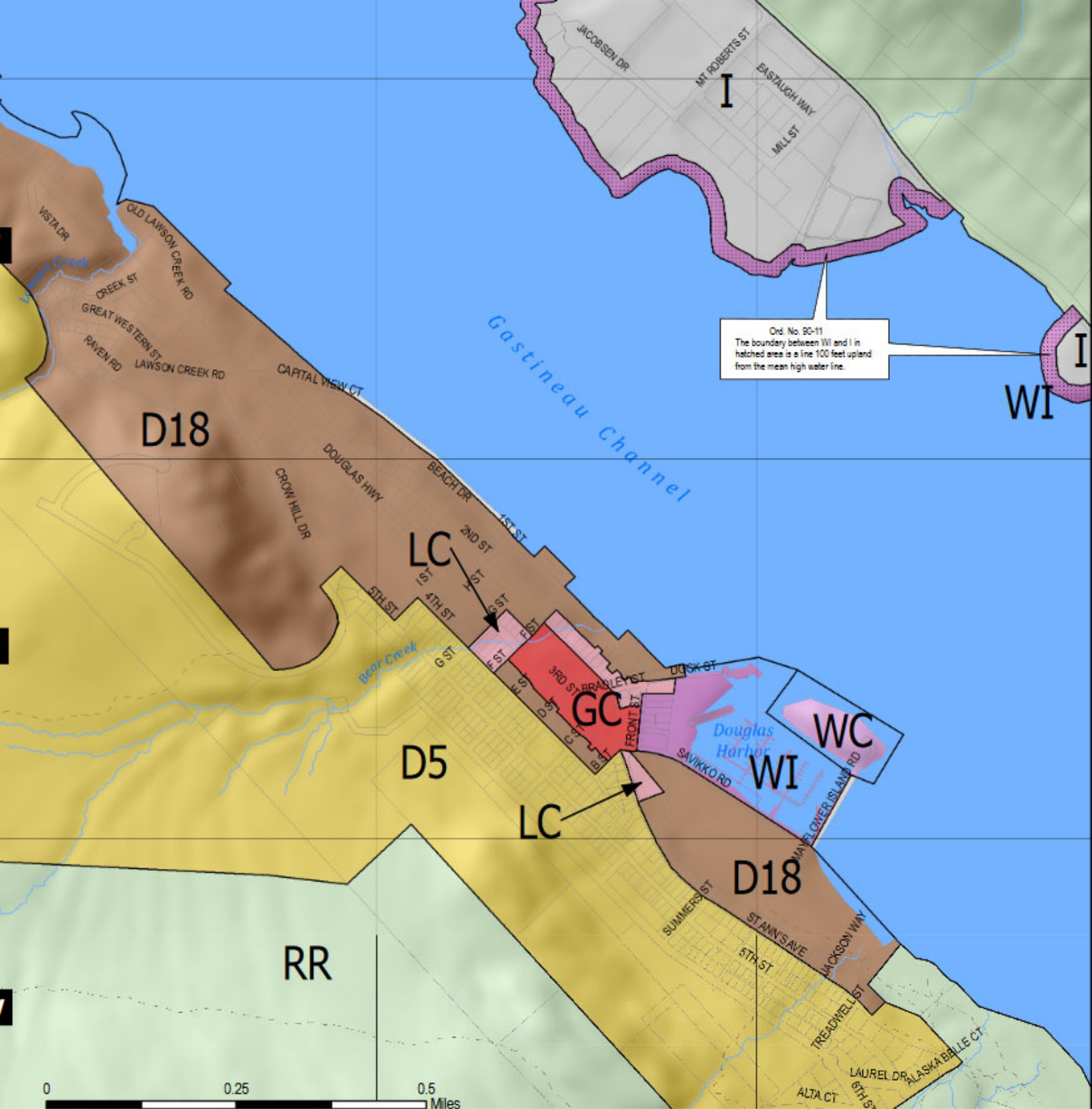
VIII. Adjournment – 6:24pm

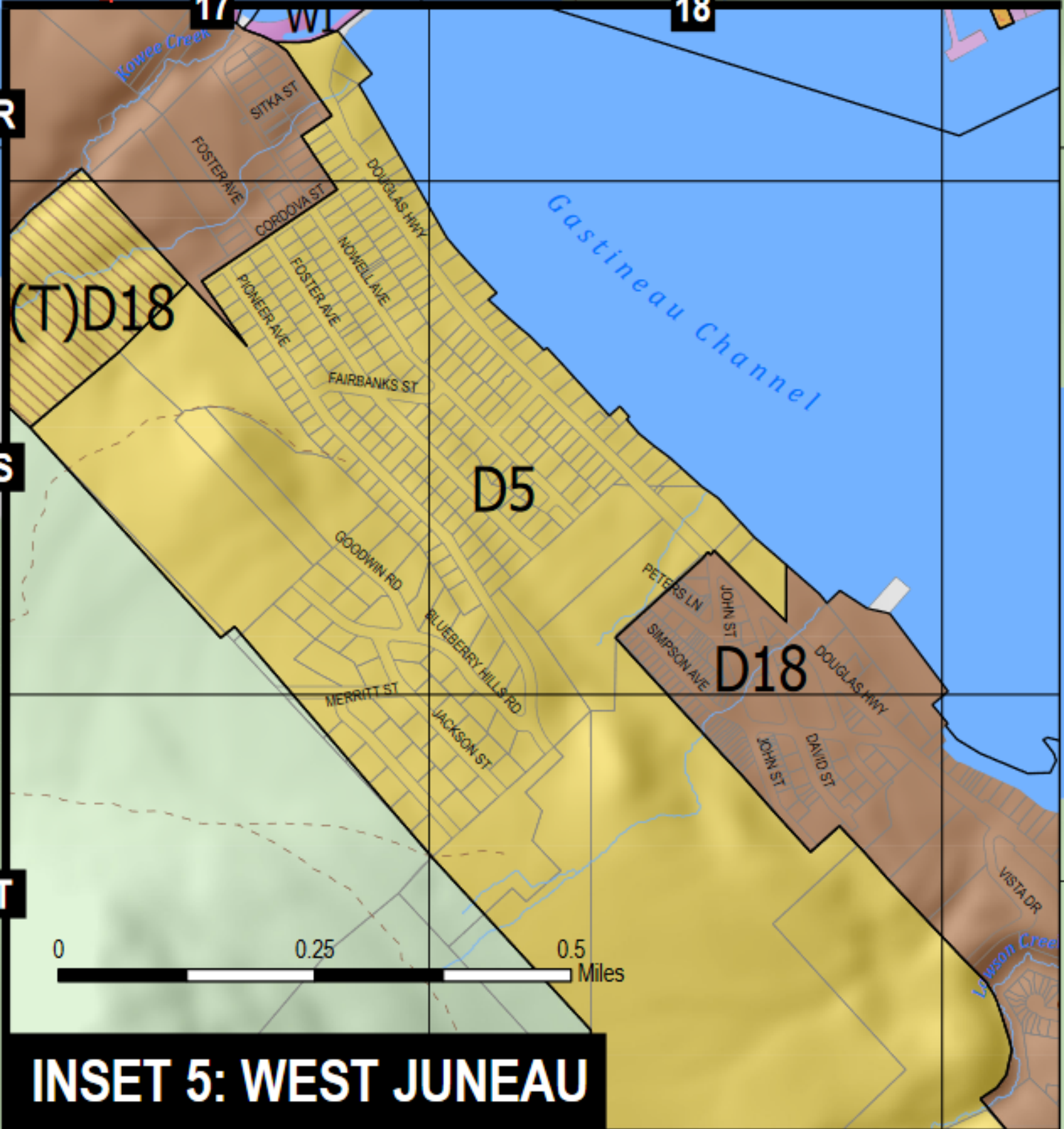
Next Meeting: TBD

Options include:

May 18<sup>th</sup>

June 1st





# INSET 5: WEST JUNEAU

<b><u>Zoning District in Douglas / West Juneau</u></b>	<b><u>Zoning District Descriptions</u></b>
<u>Residential</u>	
D5	D5 is intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. These lands are located in the urban service boundary and are served or can be served by public water and sewer. Minimum lot size is 7,000 square feet. Front and rear yard setbacks are 20 feet. Side yard setbacks are 5 feet. Corner lots have a street side setback of 13 feet.
D5 (T) D18	See above for the description of D5. The (T) stands for "transition". D18 is intended to accommodate primarily multi-family development at a density of 18 dwelling units per acre. This is a high density residential zoning district intended to accommodate midrise-type development. Single-family and duplexes development is allowed. Minimum lot size is 5,000 square feet. Front yard setback is 20 feet, rear yard setback is 10 feet and side yard setbacks are 5 feet. Corner lots have a street side setback of 13 feet. The "T" means that this lot could be rezoned to D18 at the time when proper infrastructure is in place. This can mean water and sewer or frontage and access to a publicly maintained right-of-way.
D18	See above for the description of D18.
<u>Commercial</u>	
LC (Light Commercial)	LC is intended to accommodate commercial development that is less intensive than that permitted in GC. LC is primarily located adjacent to existing residential areas. Although many of the uses allowed in this district are also allowed in GC, they are listed as conditional uses and therefore require Planning Commission review to determine compatibility with surrounding land uses. Single-family, duplexes and multi-family development is permitted in this zoning district. A lower level of intensity is also achieved with height restrictions of 45 feet and setback restrictions of 25 feet for the front yard setback, 10 feet for the rear and side yard setbacks. Corner lots also have a street side setback of 17 feet.
GC (General Commercial)	GC is intended to accommodate most commercial uses. Commercial activities are permitted outright in the zone except for a few uses that are listed as conditional uses to ensure compatibility. Residential development is allowed in mixed-use and single-use developments. Height restrictions are 55 feet. All setbacks are 10 feet from each property line.
<u>Waterfront Districts</u>	

WC (Waterfront Commercial)	WC is intended to provide both land and water space for uses which are directly related to or dependent upon a marine environment. Such activities include private boating, commercial freight and passenger traffic, commercial fishing, floatplane operations, and retail service directly linked to a maritime clientele. Other uses may be permitted if water-dependent or water-oriented. Residential development is allowed in mixed-use and single-use developments. Height restrictions are 35 feet. All setbacks are 10 feet from each property line.
WI (Waterfront Industrial)	WI is intended for industrial and port uses which need or substantially benefit from a shoreline location. In addition, many uses that are allowed in WC are also allowed in WI. Residential uses are limited to caretaker residences. Height restrictions are 45 feet. All setbacks are 10 feet from each property line.
<u>Other</u>	
RR	Intended for lands primarily in public ownership managed for conservation and development of natural resources and for future community growth. In addition, recreational cabins, lodges and small seasonal recreational facilities may be allowed.