

GREATER JUNEAU BOROUGH PLANNING COMMISSION  
Meeting December 9, 1968  
Juneau, Alaska

(1) The regular meeting of the Greater Juneau Borough Planning Commission was held December 9, 1968 at 210 Admiral Way. The meeting was called to order by Charles Ward, Chairman, at 8:15 p.m. The following members were present:

<u>Present</u>	<u>Absent</u>
Zagars	Graves
Sands	Hart
Schulz	Hope
Peratrovich	
Ward	
Campbell	

The Chairman noted that a quorum was present. Borough administration present were Planning Director Margaret Fritsch, Assistant Planner Adrienne Brockman and Zoning Administrator Ron Bolton. Mr. Mike Miller, Assemblyman, was also present.

(2) PUBLIC HEARING - None.

(3) MINUTES - Mr. Peratrovich pointed out that (9) and (11) should be reversed in the minutes of November 25 since the amendment was made before the vote was taken on the main motion. Mr. Campbell moved and Mr. Peratrovich seconded that the minutes be approved as corrected. The motion passed unanimously on voice vote.

(4) PLATTING - None.

(5) AUDIENCE PARTICIPATION - None.

(6) DOG POUND - Mr. Campbell moved and Mr. Peratrovich seconded that the public hearing on the Borough Conditional Use for Dog Pound on North Douglas Road be set for the meeting of January 13, 1969. The motion passed unanimously.

(7) AVALANCHE HAZARDS - Mrs. Fritsch read a letter from Mr. LaChapelle concerning avalanche hazards. Mr. Campbell asked what the importance and concern was now. Mrs. Fritsch explained that the report by Keith Hart had been kept under wraps by the City of Juneau for whom it had been written and was just recently presented to the Borough. With the new zoning ordinance pending, this report could be utilized.

(8) Mr. Campbell said that if the Commission was going to concern itself with avalanches that they should also consider the danger of tidal waves. Mr. Sands added that this was also true of rock slides. Discussion followed concerning various forms of natural hazards.

(9) Mrs. Fritsch pointed out that one of the problems is that there are several areas with minor avalanche danger and the people should be warned about the most dangerous of these.

(10) Upon a request from Chairman Ward, Mr. Bolton said that the report clearly defined the hazard, that he felt he could not ignore it and that basic avalanche zoning should be drafted. Chairman Ward suggested that the Commission wait until Mr. Hart returned so that he could discuss his report. Mr. Campbell said he felt that if avalanches are a real problem, then the area should be cleared by condemnation, that zoning was not the answer. Mr. Bolton said that this was only one facet, that another is the question of whether new property should be allowed to develop. Mr. Peratrovich recommended that no other public facilities be built in the direct path of the avalanche area. Mrs. Fritsch pointed out that building mounds was one alternative although extremely costly. Mrs. Zagars also felt that the Commission should wait for Mr. Hart. Chairman Ward urged every member to study the report.

(11) STANDARD OIL TANK FARM EXPANSION - A letter from Governor Walter J. Hickel to Mr. Herb Lehfeldt, City Manager of Juneau, was read. Mrs. Fritsch then presented a map showing what the Standard Oil Company was proposing. This involves a trade by the State of Alaska and Mr. Keith Reischl so that Mr. Reischl can sell land to Standard Oil so that they can build additional tanks. This area is located adjacent to present docking and distribution facilities. In order to do this the City of Juneau would have to pass ordinances changing the fire code and the Greater Juneau Borough would have to change the building code and zoning of the area.

(12) Mr. Schulz felt this subject should not be discussed. Mr. Campbell moved and Mr. Peratrovich seconded not to continue discussion unless the Commission received a recommendation from the City of Juneau asking them to take some action. The motion passed unanimously.

(13) STREET STANDARDS - Mr. Peratrovich, as Chairman for this Committee, reported that 3 meetings had been held although not much had been accomplished as yet; that he was counting on FHA people who were arriving on Wednesday and would be here through Friday. Gravel roads should offer a substitute in lieu of paved streets in some areas and the proposal will be on the next agenda of the Planning and Zoning Commission.

(14) Mr. Peratrovich stated that he was concerned about the vote of the Assembly of reducing the distance from 100' to 50' between septic tanks and wells, that the State was thinking of raising theirs to a minimum of 100' and he felt that the Boroughs' should be no less.

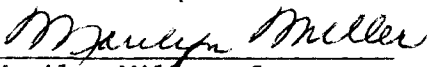
(15) Mr. Schulz pointed out that if the standards were lowered that this area would have no chance of acquiring FHA backing which is so badly needed. Mr. Sands said that no area will ever be compatible with both septic tanks and wells, that the basic concept is wrong. Mr. Schulz replied that central sewer and water systems are needed but that lowering the standards would not help the present situation. Chairman Ward said that if the 100' minimum requirement was enforced that a number of lots in the Borough could not be developed or built upon. Mr. Campbell said that a make-shift arrangement was needed so that progress would not stop.

(16) Mrs. Fritsch then pointed out that this ordinance had not passed since Assemblyman Mike Miller had served notice of reconsideration and it would be voted on again.

(17) Mrs. Fritsch announced that as of the last of February she was retiring. Her replacement, Mr. Joe Kozlovski, would arrive the first of February from Portland, and she would be working with him for a month before leaving her position.

(18) The meeting adjourned at 9:00 p.m.

Respectfully submitted,

  
Marilyn Miller, Secretary