

SYSTEMIC RACISM REVIEW COMMITTEE

January 3, 2022 12:00 PM

Zoom Webinar

MINUTES

I. CALL TO ORDER

Chair Worl called the Systemic Racism Review Committee to order at 12:01 p.m.

II. ROLL CALL

Present: Chair Lisa Worl, Vice Chair Grace Lee, Dominic Branson, Kelli Patterson

Absent: Carla Casulucan

Staff/Other: Robert Barr, Robert Palmer, Di Cathcart, Adam Gottschalk, Jill Maclean

Other staff in attendee mode: Sherri Layne, Deb Senn, Joseph Meyers (CDD)

III. APPROVAL OF AGENDA

Agenda approved as presented.

IV. PUBLIC PARTICIPATION

None

V. AGENDA TOPICS

VI. ITEMS FOR ACTION

- A. Ordinance 2021-26(am) An Ordinance Amending the Official Zoning Map by Rezoning Channel View, Lot 1, Located near 4650 North Douglas Highway from D-15 to Light Commercial.**

Mr. Barr read the ordinance title into the record and highlighted the path this ordinance has taken through the Community Development Department

(CDD), Planning Commission and Assembly Committee of the Whole. CDD Director Maclean outlined how rezones work; the main difference between Light Commercial (LC) and general Commercial being that LC requires a public hearing before the Planning Commission. Under the current D-15 designation, the only zoning use allowed is for housing.

Ms. Lee asked if the applicant has stated what they plan on using the land for. Ms. Maclean stated that staff and the Planning Commission are not allowed to ask what the stated use is for however the applicant has stated they would like to create boat storage but not the housing/boat storage option that has been built in other locations within Juneau. The applicant is Constellation Development, owned by Travis Arndt. Mr. Arndt built the condominiums along Riverside Drive as well as similar condos along Breese Street and Cinema Drive and currently sits as a member of the Planning Commission.

Chair Worl walked the committee through the legislative SRRC toolkit.

1a: Does the proposed legislation negatively impact or unduly advantage a particular racial/ethnic group or otherwise perpetuate systemic racism? YES

Chair Worl asked each committee member their thoughts on 1a. Through an informal voice vote: Lee, Patterson and Worl were a Yes vote; Branson was a No vote but agreed to go through the rest of the steps if that was the wish of the committee. The committee agreed to walkthrough the toolkit further.

1b: Does the legislation work to mitigate and/or eliminate structural racism? NO

2a-h: How does the legislation perpetuate systemic racism?

Discussion by committee members regarding 2a-h.

Ms. Lee noted that anything that will potentially take away housing due to a rezone, especially if it is going to take away housing is systemic racism. Ms. Lee asked about any public input received and if so, what were those comments. Ms. Maclean said that sixteen (16) abutters notices were sent out notifying property owners within a 500' radius of the proposed rezone; this did not include the mobile home park that is over 500' away from the property. A public meeting was held on March 11, 2021 as well as a public hearing before the Planning Commission. One public comment was emailed to the Planning Commission noting concerns related to the blind curve that the entrance to the property is located on. Other than the one email and comments from the property owner and Mandy Cole, a current planning commissioner, no other

public comments were received. Chair Worl noted the concern that more public comment had not been received.

Ms. Patterson asked if housing staff had input on this rezone request. Ms. Maclean stated this is not something housing staff would review. The committee noted that housing was one of the Assembly 2022 goals. Ms. Maclean commented that regarding this particular property, staff flagged this with some concerns around housing and traffic flow when bringing this to the Planning Commission.

Ms. Lee asked if when the Planning Commission is looking at a request for rezone is that material in the packet somewhere or is it a case-by-case basis. Ms. Maclean, the comprehensive plan is the vision document and the planning commission is what gets us there. Staff reviews the request to see if it fits within the comprehensive plan and bring that forward to the Planning Commission.

Mr. Branson stated that if the rezone were successful it could increase the density for housing and staff noted that past projects Mr. Arndt has done included housing development. Light Commercial would double at 30 units per acre. Ms. Maclean noted the only time CBJ can condition a rezone is as it relates to access and safety elements. You cannot do it by the type of development; you have to be comfortable with all the potentials allowed within the new zoning district.

3a-d: Who is affected by the proposed legislation?

Chair Worl stated that North Douglas and West Juneau area residents would be affected and asked if there is a benefit to a specific group does it come at the detriment of another group. Ms. Lee stated it only benefits those who have boats as well as the developer and other who wish to store their boats there and not necessarily a benefit to the neighborhood.

Ms. Patterson asked how many other D-15 locations were available in Douglas/North Douglas; stating that if the property is 50% of what's currently available at D-15 that could be a problem. If CBJ cannot control how the property is used it has the potential for systemic racism if POC are potentially losing areas if others that can afford things vs. another group that cannot.

Ms. Lee, if you look at the statics lists for West Juneau and North Douglas, 28% minority and 15% minority, it's not insignificant the type of impact it could have. 15 acres is a large enough of space. If we have a situation of housing possibly taken away vs. boat storage. I think asking the question – does this perpetuate racism – yes and need additional public comment and the

assembly should be aware.

Chair Worl, agreed with Ms. Lee, that question 3d – benefits a particular group and had concerns around possible loss of housing; there is only so much buildable land for housing. Chair Worl suggested the Assembly gather additional public input, especially around the neighborhoods potentially impacted.

4: What solutions could remedy the legislation's implications on perpetuating systemic racism?

Committee members recommended the Assembly request additional public testimony and input from the community, noting the SRRC is tasked with the goal of looking at the community overall.

VII. COMMITTEE MEMBER / LIAISON COMMENTS AND QUESTIONS

None

VIII. NEXT MEETING DATE

A. January 11, 2022 at 12:00pm via zoom

IX. ADJOURNMENT

There being no further business to come before the committee, meeting adjourned at 1:21 p.m.