



REGULAR PLANNING COMMISSION AGENDA

February 27, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/82129669482> or 1-253-215-8782 Webinar ID: 821 2966 9482

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. December 12, 2023 Draft Minutes, Regular Planning Commission- **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

2. **ARF2023 0002**: Alternative Residential Subdivision modification to increase surface parking and modify open space.

Applicant: Glacier Heights LLC -**APPROVED WITH CONDITIONS AS RECOMMENDED**

Location: 7400 Glacier Highway

DIRECTOR'S REPORT

The Alternative Residential Subdivision modification to increase surface parking and modify open space proposal eliminates underground parking in Buildings B,C and D, in favor of adding three-bedroom units to the 1- and 2-bedroom mix. The number of units does not change. Building B is moved northward due to unsuitable soils in the southwest corner, and Building B's previous footprint provides parking. Note that affordability bonuses were not a part of the original proposal, and the Commission does not have purview over the ownership style; whether apartments or condominiums.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and APPROVE WITH CONDITIONS the Alternative Residential Subdivision modification to increase surface parking and modify open space for the Ridgeview Subdivision Phase 1, developing 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 zone. Final proposed project: 444 units on 19.71 acres.

The approval is subject to the following ongoing conditions:

1. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. The vegetative buffer will be completed by phase, and required before the Temporary Certificate of Occupancy is issued.
2. The vegetative buffer on the west lot line shall be 15 feet wide, and can be reduced to five (5) feet with fence sufficient to provide a visual and acoustic buffer.
3. Establish unique names for the roadways in the subdivision.
4. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
5. The developer will submit documentation of approval of the mailbox location by the United States Post Office.
6. Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

3. **USE2023 0009**: Conditional Use Permit approval for Eaglecrest Ski Area's Summer Development Plans

Applicant: Dave Scanlan, Eaglecrest General Manager -**APPROVED WITH CONDITIONS AS RECOMMENDED**

Location: 3000 Fish Creek Road

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for amenities at Eaglecrest Ski area, a municipally owned ski area operated as a special revenue fund of the City and Borough of Juneau.

In 2018, Eaglecrest began planning the expansion of summer operations to ensure the long-term, financial sustainability of the ski area. In 2019, the Eaglecrest Summer Operations Task Force was created to better understand the range of business models, costs, and potential revenues from summer operations investments. In 2021, the CBJ Assembly purchased a gondola from Austria, and has subsequently entered into a Revenue Sharing Agreement with Goldbelt, Inc.

Proposed amenities include a new aerial conveyance gondola with three stations and supporting tower structures, a Summit House resort lodge, construction access roads, mountain bike trails, Upper Fish Creek bridge crossings, a picnic pavilion near Cropley Lake, and a snow tubing park.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit. The permit would allow the development of a gondola, Summit House lodge, and other amenities in a Rural Reserve (RR) Zone. Approval is subject to the following conditions:

1. The minimum required setback from the southern CBJ parcel boundary for the Summit House lodge structure is 25-feet.
2. The maximum allowed height is 45 feet.
3. Expand the Lower Nordic Trail parking lot by a minimum of thirty (30) off-street parking spaces.
4. All exterior lighting fixtures shall be of a “full cutoff” design.
5. Prior to issuance of a Temporary Certificate of Occupancy, ESA shall ensure that all drainage, storm water, and stabilization improvements related to specific features and facilities are completed and functioning.
6. ESA shall minimize disturbance to the natural course of streams and drainage ways. Where disturbance is unavoidable, ESA will protect adjacent areas from contamination from storm water runoff and provide a drainage system or structures that will minimize the possibility of sedimentation and soil erosion on-site and downstream and maintain or enhance the general stream characteristics of the stream and its receiving waters.

4. **CSP2023 0001**: City Project Review for Eaglecrest Ski Area’s Summer Development Plans

Applicant: Dave Scanlan, Eaglecrest General Manager -**APPROVED WITH CONDITIONS AS RECOMMENDED**

Location: 3000 Fish Creek Road

DIRECTOR'S REPORT

The applicant requests a City Project Review recommendation for amenities at Eaglecrest Ski area, a municipally owned ski area operated as a special revenue fund of the City and Borough of Juneau.

Proposed amenities include a new aerial conveyance gondola with three stations and supporting tower structures, a Summit House resort lodge, construction access roads, mountain bike trails, Upper Fish Creek bridge crossings, a picnic pavilion near Cropley Lake, and a snow tubing park.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the requested gondola, Summit House lodge, and other amenities.

K. OTHER BUSINESS

L. STAFF REPORTS

5. Memo – Long-Term Planning Update
6. Appendix A – Title 49 Comprehensive Plan
7. Appendix B – Blueprint Planning Chart

M. COMMITTEE REPORTS

N. LIAISON REPORT

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Q. EXECUTIVE SESSION

R. SUPPLEMENTAL MATERIALS

8. Additional Materials Packet - **2.23.24**

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.