



REGULAR PLANNING COMMISSION AGENDA

November 12, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85359809226> or 1-253-215-8782 Webinar ID: 853 5980 9226

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

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **USE2024 0013: Conditional Use Permit for a self-serve pet grooming kiosk. - APPROVED AS RECOMMENDED**

Applicant: Adam Brown

Location: 9000 Glacier Highway

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit (CUP) for a portable, self-serve, pet grooming kiosk of approximately 168 sq located within a Light Commercial (LC) zoning district. The kiosk will be located in the Jordan Square parking lot. It will be 100% self-serving, with no on-site employees or drive through.

The permit would allow the development of pet grooming, walking and dog daycare services in a LC zone.

According to CBJ Table of Permissible Uses, 49.25.12.250 – “grooming” is an allowable use which requires planning commission approval via a conditional use permit.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the Conditional Use Permit USE2024 0013.

2. **USE2024 0016: Riverside Baptist Church Expansion. - APPROVED AS AMENDED**

Applicant: Riverside Baptist Church

Location: 4395 Riverside Drive

DIRECTOR'S REPORT

The applicant requests to add a 3,956 square foot addition to an existing 3,574 square foot church facility.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0016 with conditions.

3. **PWP2024 0004: Parking Waiver Permit. - APPROVED AS RECOMMENDED**

Applicant: Thomas Fletcher

Location: 529 Kennedy Street

DIRECTOR'S REPORT

The applicant requests a Parking Waiver to waive one (1) parking space required for an accessory apartment on a substandard lot in a D5 zoning district.

This application relates to USE2024 0017.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt Director's analysis and findings and APPROVE the requested Parking Waiver

4. **USE2024 0017: Accessory Apartment on an undersized lot. - APPROVED AS RECOMMENDED**

Applicant: Thomas Fletcher

Location: 529 Kennedy Street

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to construct a 600 square foot accessory apartment on the ground level of an existing single-family dwelling in a D5 zoning district on Starr Hill.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit.

I. **UNFINISHED BUSINESS**

J. **REGULAR AGENDA**

- K. OTHER BUSINESS
- L. STAFF REPORTS
- 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
- 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.