



REGULAR PLANNING COMMISSION AGENDA

November 22, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/87456889190> or 1-253-215-8782 Webinar ID: 874 5688 9190

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. October 25, 2022 Draft Minutes, Regular Planning Commission

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. USE2022 0011: Development of condominiums with up to 21 dwelling units

Applicant: Bayhouse Properties LLC

Location: 11445, 11465, & 11485 Auke Bay Harbor Road

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** the requested Conditional Use Permit. The permit would allow the development of condominiums with up to 21 dwelling units, zoned Waterfront Commercial.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for up to 21 apartment-style condominium units at the site in the Auke Bay harbor area. Access has evolved through the Statter Harbor parking lot. Access history is complex, and includes a past Planning Commission decision to allow the subdivision that created the lot to proceed without access to a public right-of-way. CBJ Docks and Harbors and CBJ Capital City Fire and Rescue have expressed safety concerns with condominium access through the parking lot.

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny based on safety concerns expressed by departments, no formal agreement to use the parking lot for access, and the availability of frontage onto Glacier Highway.

3. VAR2022 0002: A Non-administrative Variance to remove vegetation within the Jordan Creek streamside setback to address public safety issues

Applicant: City and Borough of Juneau

Location: Teal Street

RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director’s analysis and findings and **DENY** the requested Non-administrative Variance. The Non-administrative Variance would allow the JIA to remove vegetation within the Jordan Creek streamside setback to address public safety issues.

DIRECTOR’S REPORT

The applicant requests a non-administrative variance to remove vegetation within the Jordan Creek stream setback to address public safety issues, within the Industrial and General Commercial zoning districts.

The applicant has not demonstrated hardship; the subject properties are used for their intended purposes. The property has unusual or special conditions not caused by the owner due to the stream setback, and a grant of the variance is not detrimental to public health, safety or welfare.

Staff recommends the Planning Commission adopt the Director’s analysis and findings and deny the requested non-administrative variance.

K. OTHER BUSINESS

- 4. 2023 Legislative Priorities
- 5. 2023 Planning Commission Priorities

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

- 6. Additional Materials Packet for 11/22 Regular Planning Commission

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.org.