



REGULAR PLANNING COMMISSION AGENDA

February 14, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/82195817761> or 1-669-444-9171 Webinar ID: 821 9581 7761

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. January 24, 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 CONSIDERATION

H. CONSENT AGENDA

2. **SMF2022 0003:** Major Subdivision Final Plat on Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone. - APPROVED AS RECOMMENDED

Applicant: Michael Heumann

Location: Hillcrest Ave

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested final plat. The permit would allow the final plat approval for the final plat review for Chilkat Vistas Phase II creating 13 lots and 3 tracts in a D15 zone.

The approval is subject to the following conditions:

1. Bonding will be fully executed before the Chair of the Planning Commission signs the final plat.
2. CBJ General Engineering comments on the Applicant's draft plat dated January 24, 2023 must meet GE's requirements before the Chair of the Planning Commission signs the final plat.

DIRECTOR'S REPORT

The preliminary plat was approved with conditions on February 1, 2022. Construction and drainage plans have been approved by CBJ's General Engineering Division. Wetland fills have been permitted by the United States Army Corps of Engineers. Bonding is a multi-departmental endeavor, and has been initiated. The outstanding plat modifications are for legibility and do not impact Title 49 standards. At the time of the staff report, there were no public comments on the final plat, though one call for clarification may result in a comment to the Commission before or during the hearing.

I. UNFINISHED BUSINESS

3. **AME2022 0006:** Rezone approximately 3.7 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting - RECOMMENDED FOR APPROVAL TO THE ASSEMBLY

Applicant: CCHITA

Location: 250 Village Street

RECOMMENDATION

Staff recommends the Planning Commission extend the rezone west to Capital Avenue, then forward a recommendation of APPROVAL to the Assembly.

DIRECTOR'S REPORT

The applicant requests a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 4.2 acres that encompass the Indian Village, the Andrew Hope Building, and current offices of the Alaska Department of Environmental Conservation. This area includes the 3.7 acres in the applicant's application, and a staff-proposed expansion of half an acre. This rezone would reduce zoning setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future CDD and Commission decisions would be moderated through the Willoughby District Land Use Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended.

4. **AME2022 0008:** Rezone approximately 5.1 acres in the Aak'w Kwaan District from MU2 to MU, eliminating setback requirements, lot coverage restrictions and height restrictions. - Continued from the January 24, 2023 Regular Planning Commission Meeting - RECOMMENDED FOR APPROVAL TO THE ASSEMBLY

Applicant: City & Borough of Juneau

Location: Willoughby Ave

RECOMMENDATION

Staff recommends the Planning Commission extend the rezone east to encompass the Four Points Sheraton (0.9 acres), then forward a recommendation of APPROVAL to the Assembly.

DIRECTOR'S REPORT

The applicant requests a rezone from MU2 to MU in the Aak'w Kwaan District. This project proposes a westward extension of less-restrictive MU zoning to 6.6 acres that encompass Centennial Hall, the Juneau Arts and Culture Center, Zach Gordon Youth Center, the proposed location of a new City Hall, and the Four Points Sheraton. If AME22-06 is approved, this would be a southward extension that creates clean boundaries along streets. This area includes the 5.7 acres in the applicant's application, and a staff-proposed expansion of 0.9 acres. This rezone would reduce setbacks and facilitate canopies over sidewalks, improving conformity with the Willoughby District Land Use Plan, elements of which are incorporated by reference into the Comprehensive Plan. While MU has no height restrictions, future

CDD and Commission decisions would be moderated through the Willoughby Plan. CDD held a public meeting on December 6, 2022, and one member of the public attended.

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

5. Additional Materials Packet

AME2022 0006 & AME2022 0008 Presentation - <http://www.youtube.com/watch?v=oEAFc3IKX8Y>

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.