



# REGULAR PLANNING COMMISSION AGENDA

May 14, 2024 at 7:00 PM

**Assembly Chambers/Zoom Webinar**

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<https://juneau.zoom.us/j/86939674618> or 1-253-215-8782 Webinar ID: 869 3967 4618

**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. April 9th, 2024 Draft Minutes Regular Planning Commission
2. April 23, 2024 Draft Minutes Special Meeting
3. April 23, 2024 Draft Minutes Regular Planning Commission

**E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

**F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**G. ITEMS FOR RECONSIDERATION**

**H. CONSENT AGENDA**

4. **PWP2024 0001**: Parking Waiver Permit

Applicants: Jessica Barker & Caitlin Stern

Location: 114 Sixth St.

**DIRECTOR'S REPORT**

Applicants request a Parking Waiver Permit to waive one (1) required parking space for an accessory apartment on top of an existing garage in a D18 zoning district. The applicants have pledged one parking space within the garage will be designated for the tenant of the accessory apartment.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Parking Waiver Permit PWP2024 0001 with conditions.

5. **USE2024 0005**: Conditional Use Permit for an accessory apartment

**Applicant:** Jessica Barker & Caitlin Stern

**Location:** 114 Sixth St.

**DIRECTOR'S REPORT**

Applicants request a Conditional Use Permit to construct a 430 square foot accessory apartment on top of an existing garage in a D18 zoning district. The garage is certified nonconforming for a zero (0) ft. front yard setback. CBJ 49.25.430(M) allows for additional stories to be added to certified nonconforming structures.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2024 0005 with conditions.

6. **USE2024 0009:** A Conditional Use permit for a temporary asphalt plant at the Juneau International Airport

**Applicant:** SECON

**Location:** Shell Simmons Drive

**DIRECTOR'S REPORT**

The applicant requests a Conditional Use Permit for a temporary asphalt plant at the Juneau International Airport. Temporary asphalt plants have been approved at this location in 2019 and 2020, and the operation has all required permits.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2024 0009 with conditions.

7. **USE2024 0007:** Expansion of Community Center from 7,625 to 9,984 square feet. Parking shared with neighboring buildings.

**Applicant:** MRV Architects

**Location:** Hospital Drive

**DIRECTOR'S REPORT**

The expansion creates a more uniform structure, expanding into gaps to better serve the community use. Structures in the anadromous stream setback will be removed. Parking will need to be compliant before issuance of a building permit.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE 2024 0007 with requested conditions.

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

8. **USE2024 0006**: Conditional Use Permit for three, 16-unit apartment buildings with a total of 48 single-room occupancies with private facilities in the D15 zoning district.

**Applicant:** William Heumann

**Location:** Hillcrest Avenue

**DIRECTOR'S REPORT**

The applicant requests a Conditional Use Permit USE2024 0006 for a development creating 48 single-room occupancies with private facilities in the D-15 zoning district. The units will be allocated to three (3) separate buildings, each two stories in height. SROs with private facilities count as one-half (½) dwelling unit under CBJ 49.25.510(j)(2).

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0006 with the following conditions:

1. Prior to Temporary Certificate of Occupancy, Hooter Lane must be accepted by the CBJ for maintenance.
2. Prior to TCO, a new plat of Chilkat Vistas Tract A3 must be recorded.

**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.