



REGULAR PLANNING COMMISSION AGENDA

October 25, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/83425441349> or 1-253-215-8782 Webinar ID: 834 2544 1349

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. September 27, 2022 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

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. USE2022 0013: A Conditional Use Permit to create seven apartments - APPROVED ON REGULAR AGGENDA

Applicant: Juneau Housing First Collaborative dba The Glory Hall

Location: 241, 243, & 247 S. Franklin Street

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 a multi-family apartment building with seven dwelling units in a Mapped Landslide and Avalanche Hazard Area.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to create seven apartments in a Mapped Landslide and Avalanche Area. The project will provide affordable and/or workforce housing in the Downtown Historic District and a commercial restaurant on the first floor. In 1989, the property received Conditional Use Permit approval to operate an emergency shelter in a Mapped Hazard Area, based on conditions outlined in a 1989 engineering report. Those conditions have not been confirmed as completed. The project will increase density of dwelling units by converting an emergency shelter into a multi-family apartment building.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and DENY the application.

3. PAD2022 0003: A CBJ Property Disposal next to 12005 Glacier Highway - RECOMMENDED DENIAL
Applicant: City & Borough of Juneau and James Parise
Location: Next to 12005 Glacier Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the CBJ Assembly for the land disposal.

DIRECTOR'S REPORT

The applicant request a Property Acquisition and Disposal permit to purchase approximately 6,098 square feet of land located along Glacier Highway in the Auke Bay area in order to construct a driveway for a single-family residential lot. The applicant proposes purchasing the land and consolidating it with their property in order to create an improved access off of the highway.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend DENIAL of the land disposal to the Assembly.

K. OTHER BUSINESS

4. 2023 Legislative Priorities
5. 2023 Proposed Meeting Dates

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 for October 25, 2022 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.