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 AGENDA

      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.