



REGULAR PLANNING COMMISSION AGENDA

January 24, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85347094359> or 1-669-444-9171 Webinar ID: 853 4709 4359

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. December 13, 2022 Draft Minutes, Regular Planning Commission - APPROVED
2. January 10, 2023 Draft Minutes, Regular Planning Commission- Commissioner Training - APPROVED

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

3. PAD2022 0004: Proposed Property Disposal Review - COMMISSION RECOMMENDED APPROVAL TO THE ASSEMBLY

Applicant: 1000 Harbor Way, LLC

Location: 1000 Harbor Way

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings forwarding a recommendation of APPROVAL to the CBJ Assembly for the disposal of approximately 4,812 square feet of CBJ land at 1000 Harbor Way.

DIRECTOR'S REPORT

The applicant requests a Property Acquisition and Disposal Permit to purchase approximately 4,812 square feet of land located at 1000 Harbor Way in order to. The applicant owns the commercial structure which is located on both privately and City owned property and crosses a lot line. The property owner is unable to get development permits to make improvements to the building due to the encroachment. The applicant proposes purchasing the land and consolidating it with their property in order to bring the structure into greater conformity.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. 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 TO FEBRUARY 14, 2023 REGULAR PLANNING COMMISSION MEETING

Applicant: CCTHITA

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.

5. 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 TO FEBRUARY 14, 2023 REGULAR PLANNING COMMISSION MEETING

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.

6. USE2022 0015: Conditional Use Permit - 35 mile Off-Road-Vehicle (ORV) riding park - APPROVED AS AMENDED

Applicant: CBJ Parks & Recreation

Location: 'CONVERTED ADDRESS'-

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings, and APPROVE WITH CONDITIONS the requested Conditional Use Permit. The permit would allow the development of an Off-Road Vehicle (ORV) Riding Park at 35-Mile.

DIRECTOR'S REPORT

The applicants request a Conditional Use Permit to develop an ORV Riding Park on approximately 565 acres of CBJ-owned land. The CBJ Parks and Recreation Department is partnering with the Juneau Off-Road Association to develop the riding park under a management agreement. In addition, local, State, and Federal agencies and organizations have been involved in reviewing the site as an appropriate riding park location.

The park will be open during daylight hours during spring, summer, and fall seasons. Phase 1 of the riding park will consist of 5 miles of trails through approximately 175 acres of the site, and will include a gated entrance, parking area, picnic area, caretaker RV, looped riding trails, a mud bog, and cross country riding.

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

7. Additional Materials for January 24, 2023 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.