



REGULAR PLANNING COMMISSION AGENDA

September 12, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/84057349041> or 1-253-215-8782 Webinar ID: 840 5734 9041

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. August 8, 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

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. USE2023 0011: Bitterman Conditional Use Permit for Commercial Storage and Parking

The applicant requests a Conditional Use Permit to use a residentially zoned lot for the off-season storage of commercial boats and parking of commercial vans in support of his seasonal tourist business. The applicant proposes the exterior storage of three (3) commercial boats outside this winter until construction of a new single-family/garage structure is completed which will provide 4,080 square feet of interior boat storage and van parking. Six (6) commercial vans are currently parked year-round in a leased building near Auke Bay. Once construction of the new single-family/garage structure is completed, the three (3) commercial boats and up to six commercial vans will be stored/parked inside during the off-season. Employees and customers of the tourist company will not be reporting to the site for commercial purposes.

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 for commercial boat storage and van parking on a residential lot.

Approval is subject to the following conditions:

1. Exterior storage of commercial boats shall be temporary, for a period not to exceed eighteen (18) months from the date of issuance of the Conditional Use Permit.

2. Commercial boats and vans shall be stored / parked inside the new single-family/garage structure.
3. No exterior parking of commercial vans shall be permitted.
4. Parking spaces shall be a minimum of 8.5 feet by 17 feet.
5. One accessible parking space shall be at least 13 feet by 17 feet, including an access aisle area of at least 5 feet by 17 feet. A blue wheel stop and CBJ-approved signage shall be posted for the space prior to commencement of the proposed use.
6. Exterior lighting shall be designed and located to minimize off-site glare.
7. Employees and customers of the tourist company shall not report to the site for commercial purposes.

APPROVED as AMENDED

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

3. August 22, 2023 Draft Minutes, Regular Planning Commission- **APPROVED**

Public Comment received between 8/31-9/8

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.