



REGULAR PLANNING COMMISSION AGENDA

March 11, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

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. January 23, 2024 Draft Minutes Regular Planning Commission - **APPROVED**
2. February 25, 2025 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

3. **USE2025 0002**: A Conditional Use Permit to use existing church facilities for a preschool, Family Promise's rotational shelter program and as a Red Cross Emergency Shelter Facility - **APPROVED AS RECOMMENDED**

Applicant: St. Brendan's Episcopal Church

Location: 4207 Mendenhall Loop Rd.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to establish a half or full day preschool. Additionally, in the evenings the existing classrooms may be used to house up to 3 families for Family Promise's temporary shelter services. In the event of a disaster, applicant also requests that the rooms be designated a Red Cross's Emergency Shelter.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve the Conditional Use Permit USE2025 0002 with the requested conditions.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. **USE2025 0001**: A Conditional Use Permit for a site plan revision of a fire turnaround relocation. - **APPROVED AS RECOMMENDED**

Applicant: Chilkat Vistas

Location: Hillcrest Ave

DIRECTOR'S REPORT

The applicant requests a modification to Conditional Use Permit USE2024 0006 to relocate the fire turnaround relocation. USE2024 0006 approved a 48-single-room occupancies on Hooter Lane. The relocated fire turnaround modification meets CBJ standards. Snow removal surface area has been increased, and new snow storage needs are accommodated. The original permit had three conditions: That Hooter Lane must be accepted for ownership and maintenance by CBJ, that a new plat reduce lot size to qualify for tax abatement, and that a lighting plan be required before a building permit was issued. The three conditions have been met. No temporary certificates of occupancy have yet been issued. No new conditions are proposed as part of this modification.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0001 with the requested modifications.

5. **ARP2024 0001**: Preliminary Plan approval for the Ravenwood/Brow Tine Subdivision - **Approved as Amended**

Applicant: R & S Construction LLC

Location: 4670 Glacier Hwy

DIRECTOR'S REPORT

The applicant requests Preliminary Plan approval for the Ravenwood/Brow Tine Subdivision, an Alternative Residential Subdivision creating 42 Unit Lots with common wall dwellings and one (1) parent-lot.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the director's analysis and findings and approve the Preliminary Plan with conditions.

6. **AME2025 0001**: Proposed amendments to Title 49 - **Forwarded as Recommended**

Applicant: City and Borough of Juneau

Location: Borough-wide

DIRECTOR'S REPORT

The proposed ordinance amends the Title 49 Land Use Code Relating to Rules of Construction, Permits, Equivalent Use Determinations, Determination of Minor Versus Major Developments, Accessory Dwelling Units, Caretaker Units, and Transition Zones. Revisions are being considered under the accelerated program. Rather than approving code changes, the Assembly has asked the Commission to provide feedback by March 28, 2025. The Assembly will decide on approval.

STAFF RECOMMENDATION

Staff recommends that the Commission provide a recommendation to approve the code changes.

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

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.