



REGULAR PLANNING COMMISSION AGENDA

February 28, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85332637622> or 1-669-444-9171 Webinar ID: 853 3263 7622

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. February 14, 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

2. **USE2022 0012**: Conditional Use Permit for Pederson Hill Nursery with Retail Sales - APPROVED AS RECOMMENDED

Applicant: Bobbi J Epperly

Location: 10460 Glacier Highway

DIRECTOR'S REPORT

The applicants request a Conditional Use Permit to develop an organic cut-flower and vegetable nursery with 14 hoop houses, multiple garden beds, a gravel driveway, and a parking area for customers on the southern portion of the lot. Seasonal retail sales will be open to the public May through September; or, customers may come by appointment or by ticketed sales events. Operating times when the nursery will be open to the public are tentatively planned for Monday through Sunday, 10:00 am to 6:00 pm.

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 a Nursery with retail sales.

3. **WCF2022 0001**: Installation of new Wireless Communication Facility Tower - APPROVED AS RECOMMENDED

Applicant: CCTHITA

Location: 5750 Concrete Way

DIRECTOR'S REPORT

The applicant requests a Special Use Permit to develop a new 62-foot, non-concealed wireless communications tower in an Industrial zone. The tower will be located next to the Tribal Emergency Operations Center (TEOC) for the Central Council of Tlingit and Haida Indian Tribes of Alaska (CCTHITA). The tower will improve communications by connecting remote Southeast Alaskan Tribal communities and emergency/first responders through the monitoring of established frequencies. The tower will also allow real time communications with the Village Public Safety Officer Program (VPSO) in Tribal communities.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings, and APPROVE WITH CONDITIONS the requested Special Use Permit. The permit would allow the development of a new 62-foot, non-concealed wireless communications tower.

4. **ARF2023 0001**: Design modifications to Phase 1, including structure reorientation and drainage modifications. - APPROVED AS RECOMMENDED

Applicant: Rooftop Properties LLC

Location: 7400 Glacier Highway

DIRECTOR'S REPORT

The applicant requests relocation of Unit Lot D to accommodate geotechnical conditions encountered on the site. The proposed change includes reorienting a detention pond. The recommended approval remains subject to the conditions of the original approval. If this modification to the ARS plan is approved, the lot relocation will be shown on the final plat.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve ARF2023 0001. The approval remains subject to the conditions of ARF2022 0001:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

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

- 5. Additional Materials Packet

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.