



# REGULAR PLANNING COMMISSION AGENDA

August 13, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/84261423650> or 1-253-215-8782 Webinar ID: 842 6142 3650

**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**

**E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

**F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**G. ITEMS FOR RECONSIDERATION**

**H. CONSENT AGENDA**

1. **USE2024 0014**: Conditional Use Permit for an additional two-story structure providing 10,200 square feet for warehousing, retail and restaurant use. - **APPROVED AS RECOMMENDED**

Applicant: Kristel Liska

Location: Jensine Street

**DIRECTOR'S REPORT**

The proposed structure is in addition to the existing coffee cart on Jensine Street, which received a conditional use permit in 2013. The proposed structure would enhance current coffee service with an 1,800 square foot café, and provide 1,800 square feet of retail space for relocation of the applicant's snow sports business. 6,600 of warehousing would support multiple businesses owned by the applicant.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

2. **USE2024 0015**: Conditional Use Permit for 51 Single-Room Occupancy units with private facilities. - **APPROVED AS RECOMMENDED**

Applicant: Gastineau Human Services

Location: Aisek Street

**DIRECTOR'S REPORT**

The Applicant proposes a residential building consisting of 51 Single-Room Occupancy units with private facilities on a 5-acre lot in a General Commercial zone. A Single-Room Occupancy with private facilities is defined in CBJ 49.80 as a dwelling unit composed of a private bathroom and a combined kitchen, living, and sleeping area, designed for occupancy by a single person. This development is designed for individuals experiencing a combination of income disparities, recovery, and reentry challenges. This is Phase I of a multi-phase development.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2024 0015 with the requested conditions stated in the Staff Report.

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

- 3. **PAD2024 0002**: Disposal of CBJ property for future utility access. - **RECOMMENDED AS AMENDED**

Applicant: City & Borough of Juneau

Location: Auke Rec Bypass Road

**DIRECTOR'S REPORT**

The applicant requests a P-property Disposal Review for approximately one acre from a 151-acre CBJ parcel creating an easement to CBJ land. This property is located outside of the sewer service boundary. This property also does not have water service as service out the road is located south of their property, on Auke Rec Bypass Road. The applicant's property is served by municipal water. If this application is approved there is an opportunity for an access and utility easement to provide municipal drinking water to the remaining CBJ parcel. Access to Municipal Drinking water would help facilitate development of the remaining CBJ property.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Property Acquisition and Disposal, No. PAD2024 0002.

**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**

**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](mailto:city.clerk@juneau.gov).