



# REGULAR PLANNING COMMISSION AGENDA

June 25, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/83127986319> or 1-253-215-8782 Webinar ID: 831 2798 6319

**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. May 28, 2024- Regular Planning Commission

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

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

**G. ITEMS FOR RECONSIDERATION**

**H. CONSENT AGENDA**

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

2. **AME2024 0001**: Zoning Upgrade Request

Applicants: Gabe Dunham & David Klein

Location: 12400 & 12410 Glacier Highway

**DIRECTOR'S REPORT**

The applicants request a rezone for 1.96 acres from D1(T)D3 to D3 on Glacier Highway west of Auke Bay. In accordance with Title 49 and the Comprehensive Plan, transition zones are intended for higher density development after public water and sewer have been provided. The lots are connected to public water, but not public sewer. Additionally, CBJ 49.35.210(b)(3) prohibits direct access onto an arterial from a parcel of land with less than 500 feet of frontage, less than 350 feet in depth, or less than 36,000 in square feet. These requirements make subdivision of these lots impermissible.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and **DENY** Rezone Application Permit AME2024 0001.

3. **ARF2024 0001**: Ridgeview Building B: Shift east and provide underground parking.

Applicants: Glacier Heights LLC

Location: 7400 Glacier Highway

**DIRECTOR'S REPORT**

The applicant requests a modification to ARF2024 0001. This application is in response to soil conditions, leveraging the shift to respond to market desires for underground parking and three-bedroom units. The shift increases the distance between the development and the established Vista del Sol neighborhood to the west. Parking requirements remain the same, and parking provided is increased. During final plat approval in April 2023, a Vista del Sol comment requesting definition of the setback details was missed, but can be considered under this case.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings, and approve the modifications to ARF2022 0001.

**K. OTHER BUSINESS**

- 4. ARF2024 0001 PROCEDURE MEMO

**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.

**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).