



REGULAR PLANNING COMMISSION AGENDA

March 14, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/83644882057> or 1-719-359-4580 Webinar ID: 836 4488 2057

A. LAND ACKNOWLEDGEMENT

B. ROLL CALL

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. February 28, 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 0001**: Conditional Use Permit for an accessory apartment on an undersized lot - APPROVED AS AMENDED

Applicant: Mark Regan

Location: 1718 Evergreen Ave

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for an accessory apartment on a substandard lot in a mapped moderate landslide/avalanche zone in the D5 zoning district. The applicant proposes an accessory apartment in the basement of the existing single-family dwelling. The proposal will not expand the footprint or height of the existing structure.

In conjunction with this permit, the applicant has applied for a Parking Waiver to waive the one (1) required parking space for the accessory apartment PWP2023 0001.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings, and APPROVE WITH CONDITIONS the requested Conditional Use Permit.

3. **PWP2023 0001**: Parking Waiver to waive one (1) parking space for an accessory apartment - APPROVED AS RECOMMENDED

Applicant: Mark Regan

Location: 1718 Evergreen Ave

DIRECTOR'S REPORT

The applicant requests a Parking Waiver to waive one (1) parking space required for an accessory apartment on a substandard lot in a mapped moderate landslide/avalanche area in the D5 zoning district.

This application relates to USE2023 0001.

RECOMMENDATION

Staff recommends the Planning Commission adopt Director's analysis and findings and APPROVE the requested Parking Waiver.

4. **AME2023 0001:** Repeal Wetland Review Board - RECOMMENDED FOR APPROVAL TO THE ASSEMBLY

DIRECTOR'S REPORT

The proposed ordinance would repeal 49.10.700, Wetlands Review Board. The Board's wetland permitting authority has expired, the Board has not met since 2018, and the Board is no longer needed.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and recommend approval of the ordinance to the CBJ Assembly.

5. **AME2017 0001:** Streams & other Waterbodies Ordinance (anadromous waterbodies buffer) - APPROVED TO THE ASSEMBLY AS AMENDED

DIRECTOR'S REPORT

The proposed ordinance would amend CBJ 49.70.310, Habitat, to revise the stream buffer ordinance. The revision would clarify uses allowed and prohibited within stream buffers, and streamline development for low impact uses.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and make a recommendation to the Assembly to APPROVE the proposed text amendment to revise the stream buffer ordinance.

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

6. Additional Materials

USE2023 0001 & PWP2023 0001- Comments

AME2017 0001- Memo from Director Mclean

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.