



# REGULAR PLANNING COMMISSION AGENDA

December 12, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/81956826377> or 1-253-215-8782 Webinar ID: 819 5682 6377

## A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & 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. November 14, 2023 Regular Planning Commission Draft Minutes - **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. **USE2023 0012**: Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in a D5 zoning district. - **APPROVED WITH MINOR REVISION TO ADDRESS AN ERROR IN THE REPORT**

Location: 5th Street

Applicant: Douglas and Cherry Eckland

## DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for the construction of a new single-family dwelling with an accessory apartment on a substandard lot in a D5 zoning district. The accessory apartment will be approximately 544 square feet and located on the first floor.

## STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2023 0012.

3. **USE2023 0017**: Conditional Use Permit approval to construct a new 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district. - **APPROVED AS RECOMMENDED**

Location: Anka St.

Applicant: The Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA)

**DIRECTOR'S REPORT**

The Central Council of the Tlingit and Haida Indian Tribes of Alaska (CCTHITA) is requesting Conditional Use Permit approval to construct a new 8,940 square foot Food Securities building on a 5.4-acre lot in an Industrial zoning district. The building will include a commercial kitchen for food processing, cooking, and preparation in support of CCTHITA's catering business.

**STAFF RECOMMENDATION**

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

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

4. **USE2023 0008:** Conditional Use Permit request for a new six (6) story, 72-Unit Multi-Family Housing Development. - Continued from 10/24 PC. - **APPROVED AS AMENDED**

Location: Gastineau Avenue

Applicant: Steve Soenksen

**DIRECTOR'S REPORT**

The applicant requests a Conditional Use Permit to create a six (6) story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

The project site consists of three (3) vacant lots in a mixed-use zoning district. In support of this application, the applicant is in the process of consolidating the three (3) lots into one (1) lot, to eliminate the proposed structure crossing internal side lot lines. The Lot Consolidation may be approved at the Director level.

In October 2022, the CBJ Assembly approved the appropriation of \$700,000 from the Juneau Affordable Housing Fund for the project.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Conditional Use Permit USE2023 0008.

**K. OTHER BUSINESS**

5. **APL2023 0005:** An appeal of Director's determination regarding SLC2023 0002 – consideration whether to accept the appeal per CBJ 49.20.110. - **COMMISSION WILL HEAR THE APPEAL ON THE RECORD**

Applicant: Howard Andrew Graves

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