



REGULAR PLANNING COMMISSION AGENDA

August 08, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85938116675> or 1-253-215-8782 Webinar ID: 859 3811 6675

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. July 11, 2023 Draft Minutes, Regular Planning Commission- **APPROVED as AMENDED.**

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. **VAR2023 0001:** Variance to lot coverage limitations to allow an additional 1,440 square foot garage. **DENIED as RECOMMENDED.**

Applicant: RESPEC

Location: 3050 Fritz Cove Road

DIRECTOR'S REPORT

The applicant requests the variance to accommodate a 1,400 square foot garage. The Applicant states the garage is for improved ADA access. The applicant has an existing attached garage with ADA-compliant doors, and an attached carport. The Applicant has an existing detached 800 square foot garage, built despite a Planning Commission decision denying it.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny VAR2023 0001.

3. **USE2023 0010:** A Conditional Use Permit for mixed use development: Up to 50,000 square feet of retail and related uses, underground bus staging and vehicle parking, and a park. **APPROVED as RECOMMENDED.**

Applicant: Huna Totem Corporation

Location: 0 Egan Drive

DIRECTOR'S REPORT

The Applicant requests a Conditional Use Permit for uplands development that was previously proposed under USE2023 0003. The differences between this application and USE2023 0003 are:

- The dock is not included, it was approved.
- There is no phasing. The proposal is for one project.
- The site will include a cultural and science center. Under the previous application, 40,000 square feet was proposed for one of three uses: Housing, retail, or a cultural center. In this proposal, the applicant has determined that the structure will be developed as a culture and science center.

This application focuses on code and plan compliance of this proposal and is part of a larger process. All proposed uses are permissible in the Mixed Use 2 zoning district.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit 2023 0010.

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

4. Additional 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.org.