



# REGULAR PLANNING COMMISSION AGENDA

March 26, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86797019746> or 1-253-215-8782 Webinar ID: 867 9701 9746

## 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. March 12, 2024 Draft Minutes Committee of the Wole and Regular Planning Commission - **APPROVED**

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

## F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

## G. ITEMS FOR RECONSIDERATION

## H. CONSENT AGENDA

2. **USE2024 0001:** Conditional Use Permit for the Vehicle Rental and Storage of Merchandise Outside of the Enclosed Structure. - **APPROVED WITH CONDITIONS AS RECOMMENDED**

**Applicant:** Amerco Real Estate Company

**Location:** Glacier Highway

## DIRECTORS REPORT

Applicant requests a Conditional Use Permit for a U-Haul Moving and Storage Facility utilizing an existing 122,278 square foot structure on a 10.75 acre lot in a General Commercial zoning district. A CUP is required for the vehicle rental and storage of merchandise outside of the enclosed structure.

## STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0001 with the requested conditions.

## I. UNFINISHED BUSINESS

## J. REGULAR AGENDA

3. **SMP2023 0001:** Subdivision of Tract A2, into Phase 3 of Chilkat Vistas. A 19 lot subdivision with two (2) tracts. - **APPROVED AS AMENDED**

**Applicant:** Michael Heumann

**Location:** Hillcrest Avenue

**DIRECTOR'S REPORT**

The applicants are proposing the development of Phase 3 of Chilkat Vistas (Phase 3) Tract A2 in to 19 single-family lots, and two (2) large tracts. Proposed Tract A2A, situated to the north of the property, spans 751,006 square feet (17.24 acres) and could be accessed via Hooter Lane for potential future development. Tract A2B encompasses 57,055 square feet (1.31 acres) and is designated to remain as open space.

**STAFF RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Minor Subdivision of Chilkat Vistas Phase 3.

**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 Packet - **3.22.24**

**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).