



REGULAR PLANNING COMMISSION AGENDA

June 24, 2025 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

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. April 22, 2025 Draft Minutes Regular Planning Commission - **APPROVED**
2. May 13, 2025 Draft Minutes Regular Planning Commission - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (Limited to no more than 20 minutes, with each speaker limited to a length of time set by the Mayor not to exceed three minutes.)

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **ARP2025 0001: Alternative Residential Subdivision Preliminary Plan to Subdivide 3.69 acres into 11 unit-lots and one parent lot on an unaddressed property in the vicinity of 10655 Glacier Highway near Wilma Avenue in a D-10 zoning district. - **APPROVED AS AMENDED****

Applicant: Homeshore Engineering
Location: 10665 Glacier Hwy

DIRECTOR'S REPORT

The applicant requests approval for an Alternative Residential Subdivision Preliminary Plan to subdivide 3.69 acres into eleven (11) unit-lots and one (1) parent lot in a D-10 zoning district. The preliminary plan provides for a lot consolidation, a privately maintained access road, and eleven rough-graded unit-lots to be later developed into single-family homes similar in nature to those immediately surrounding the property.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the Alternative Residential Subdivision with conditions.

2. USE2025 0009: Conditional Use Permit to construct new camp facilities at Echo Ranch Bible Camp. - APPROVED AS RECOMMENDED

Applicant: Gospel Missionary Union Inc.

Location: 40001 Glacier Hwy

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to construct new staff cabins, camper cabins and associated camp facilities at Echo Ranch. Since 1981, a series of building and land use permits have been issued for expansion of the 155-acre site. Resorts and campgrounds are allowed, with Planning Commission approval, in the Rural Reserve zoning district. To streamline permitting, the applicant requests that camp facilities be preemptively approved under USE2025 0009.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2025 0009.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

1. Comprehensive Plan Update

"Our Juneau, Our Future"

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

1. 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, e-mail: city.clerk@juneau.gov.