



REGULAR PLANNING COMMISSION AGENDA

July 22, 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. June 24, 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. **ARF2025 0001: Alternative Residential Subdivision Final Plan Approval for Brow Tine Subdivision. - APPROVED AS RECOMMENDED**

Applicant: R&S Construction LLC

Location: 4760 Glacier Hwy

DIRECTOR'S REPORT

The applicant requests Final Plan Approval for the Brow Tine Subdivision, an Alternative Residential Subdivision (ARS) creating 42 unit lots and one (1) parent lot, for a total of 43 lots.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Alternative Residential Subdivision ARF2025 0001 with conditions.

2. **SMP2025 0001: Preliminary Plat Review for an Alternative Residential Subdivision to create 42 residential lots and a single parent lot in a D15 zone. - APPROVED AS RECOMMENDED**

Applicant: R&S Construction LLC

Location: 4760 Glacier Hwy

DIRECTOR'S REPORT

Applicant requests a Preliminary Plat Review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the Preliminary Plat with conditions.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. **CSP2025 0001: Conversion to a Continuous Green T (CGT) Intersection at Egan Drive and Vanderbilt Hill Road.- APPROVED AS RECOMMENDED**

Applicant: State of Alaska DOT & PF

Location: Egan Drive and Vanderbilt Hill Road Intersection

DIRECTOR'S REPORT

The applicant requests State Project Review for ADOT&PF's intersection modification at Egan Drive and Vanderbilt Hill Road. The applicant is requesting approval to perform construction and signalization changes within the existing right-of-way to convert the intersection to a Continuous Green T-style Intersection, where southbound Egan traffic will continue without stopping at a signal, and left-turning traffic from Vanderbilt Hill Road will merge with southbound Egan traffic using a channelized merge lane.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE CSP2025 0001.

2. **FZE2025 0001: Flood Zone Exception to allow an encroachment and development of the HESCO Barrier, Phase 1 project. - APPROVED AS RECOMMENDED**

Applicant: CBJ Engineering

Location: 9399 Rivercourt Way to 4395 Riverside Drive

DIRECTOR'S REPORT

The applicant requests a Flood Zone Exception to allow an encroachment and development of the HESCO Barrier, Phase 1 project. The applicant is requesting an exception from standards specified in CBJ 49.70, Article IV – Flood Hazard Areas for the HESCO Barrier,

Phase 1 project, completed May 10, 2025.

STAFF RECOMMENDATION

The Director recommends that the Planning Commission review and consider the request for an exception from the provisions of CBJ 49.70, Article IV – Flood Hazard Areas. If the exception is granted, the applicant shall submit an appropriate Letter of Map Change [44 CFR 72.2] request to FEMA within six months of project completion, noted as May 10, 2025 [44 CFR 65.3].

3. **AME2019 0015: The proposed Text Amendment would update the City and Borough of Juneau's Comprehensive Plan by adding the Downtown Douglas / West Juneau Area Plan as an attachment. - TO BE CONTINUED AT AUGUST 12, 2025, PLANNING COMMISSION MEETING**

Applicant: City and Borough of Juneau

Location: N/A

DIRECTOR'S REPORT

The draft Downtown Douglas / West Juneau Area Plan (the Plan) is a 20-year vision for development and growth in the area from the Juneau-Douglas Bridge to Sandy Beach. The Plan includes five main elements to set forth the goals and actions that support its vision of a community that is: connected, prosperous, healthy and active, cultural and artistic, and sustainable and green.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE the Downtown Douglas / West Juneau Area Plan as an addition to the CBJ Comprehensive Plan and forward their Notice of Recommendation to the City Assembly.

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

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.