



REGULAR PLANNING COMMISSION AGENDA

October 28, 2025 at 6:00 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

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. **AME2025 0002: Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. - DENIED AS RECOMMENDED**

Applicant: Charles Donart

Location: 5200 & 5220 Commercial Blvd.

DIRECTOR'S REPORT

The Applicant requests a rezone of 3.79 acres at 5200 and 5220 Commercial Boulevard from Industrial to Light Commercial. The proposed rezoning is in contradiction to the adopted maps of the Comprehensive Plan, which designates the area for light industrial uses; the changes in allowed uses therein are in contradiction to the intent of the area in key ways, such as opposing intents for manufacturing uses and residential uses. Residential units, which the Comprehensive Plan has stated should be restricted in this area, are a key component of the applicant seeking rezoning.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of denial of AME2025 0002 to the Assembly.

2. AME2025 0003: Applicant requests a rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial. - DENIED AS RECOMMENDED

Applicant: Marciano Duran

Location: 7170 Glacier Hwy

DIRECTOR'S REPORT

The Applicant requests a rezone of 4.03 acres at 7170 Glacier Highway from D18 to Light Commercial. The proposed rezoning is in contradiction to the adopted maps of the Comprehensive Plan. The site is designated Medium Density Residential (MDR), which means urban residential land for multifamily dwelling units at densities ranging from 5 to 20 units per acre. Any commercial development should be consistent with a residential neighborhood, as regulated in the Table of Permissible Uses. Light Commercial can reach a density of 30 units, allows for many uses that are not residential, and does not require residential as part of the development.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of denial of AME2025 0003 to the Assembly.

3. USE2025 0010: Conditional Use Permit for Juneau Hydropower Inc. - APPROVED AS RECOMMENDED

Applicant: Juneau Hydropower Inc.

Location: CBJ-Wide

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit (CUP) for the Lower Sweetheart Lake hydroelectric dam and related infrastructure, a high voltage transmission line, and electric distribution from the Lena Point Substation to Cascade Point and the Kensington Mine in Berners Bay with a substation at Echo Ranch Bible Camp. The Sweetheart Lake dam portion of this project received a CUP in 2016, but no building permit was issued for the proposed development before February 23, 2018, and the CUP expired.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2025 0010 with conditions.

K. OTHER BUSINESS

1. AME2025 0005: Title 49 Rewrite, Phase 1 Wave 2: Reasonable Accommodation, Zoning Maps, and Subdivisions on Arterials

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.