



REGULAR PLANNING COMMISSION AGENDA

January 27, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 8868 4722 1296

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

1. **MLG2025 0001: Applicant requests Summary Approval for an extension of the Tailings Disposal Facility (TDF) at Greens Creek Mine. APPROVED AS RECOMMENDED**

DIRECTOR'S REPORT

The Applicant requests a Summary Approval for an extension of the Tailings Disposal Facility (TDF) at Greens Creek Mine. The Greens Creek Mine Tailings Disposal Facility extension project has gone through a strict environmental review process and received a Final Record of Decision from the US Forest Service. Greens Creek Mine is approximately 18 miles outside the CBJ Road Service Area and meets the requirements of Summary Approval under CBJ 49.65.170(b)(2)(A).

STAFF RECOMMENDATION

Staff recommends the Planning Commission GRANT the Summary Approval for case MLG2025 0001.

2. **CSP2025 0002: Replacement of Pump Station at Cope Park. RECOMMENDED FOR APPROVAL**

DIRECTOR'S REPORT

The applicant requests a City Project Review for replacement of the water utility pump

station at Cope Park, upgrades to underground piping and valves, and installation of new curb, gutter, and pavement. The Cope Park water pump station provides potable water service to higher-elevation areas of downtown Juneau. The existing pump station is nearing the end of its service life and requires replacement, according to the application packet. The proposed project complies with Title 49 of the CBJ Land Use Code and is in general conformity with adopted plans, including the 2013 Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL of CSP2025 0002 to the Assembly.

3. USE2025 0011: A proposal for a Conditional Use Permit for a vehicle-repair garage in a GC zone. APPROVED AS RECOMMENDED

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to construct a vehicle-repair garage in a General Commercial zone. Motor vehicle repair and maintenance, including body work, is an allowable use (CBJ 49.25.300, Use 9.100) via the conditional-use process in the General Commercial (GC) zoning district.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2025 0011 with the requested conditions.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. PAD2025 0001: Applicant requests a Property Disposal Review for the purchase of approximately one (1) acre of City & Borough of Juneau-owned land. RECOMMENDED FOR APPROVAL WITH FINDING

DIRECTOR'S REPORT

The applicant requests a Property Disposal Review for the purchase of approximately one (1) acre of City & Borough of Juneau-owned land adjacent to his property at 1110 Mendenhall Peninsula Road. The applicant would use the acquired property to construct a 24-foot by 40-foot addition to his existing home with an attached deck. The proposed land disposal is in general conformity with the 2013 Comprehensive Plan and the 2016 CBJ Land Management Plan and has a motion of support from the Assembly Lands Housing & Economic Development (LHED) Committee to go to the full Assembly for review.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL of PAD2025 0001 to the 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 (907) 586-5278, e-mail: city.clerk@juneau.gov.