



REGULAR PLANNING COMMISSION AGENDA

February 24, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86847221296> or 1-253-215-8782 Webinar ID: 868 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

1. January 13, 2026, Draft Minutes Regular Planning Commission — APPROVED
2. January 27, 2026, Draft Minutes 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

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. USE2025 0013: Applicant requests a Conditional Use Permit to construct a 38,000-square foot entertainment and retail building at 356 South Franklin Street in a Waterfront Commercial zone. — APPROVED AS RECOMMENDED

Applicant: Reuben Willis

Location: 356 South Franklin Street

DIRECTOR'S REPORT

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The property is zoned Waterfront Commercial, with the first 40 feet located within the Juneau Downtown Historic District. The proposed use is permissible

in the Waterfront Commercial zone through the conditional use permit process. The proposal is consistent with the 2013 Comprehensive Plan, the 2015 Economic Development Plan, and the Blueprint Downtown Area Plan. The applicant has also requested two variances for this project.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0013 with the requested conditions.

- 2. VAR2025 0008: Applicant requests a Non-Administrative Variance to reduce the west side yard setback from 10 feet to 0 feet for a length of 60 feet in a Waterfront Commercial zone. — APPROVED AS RECOMMENDED**

Applicant: Reuben Willis
Location: 356 South Franklin Street

DIRECTOR'S REPORT

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The Waterfront Commercial zone requires 10-foot setbacks on all sides. The first 40 feet of the site lies within the Juneau Downtown Historic District, which encourages construction at the front and side property lines. The conflict between these guidelines creates a site-specific hardship if zoning setback requirements are applied. The requested Variance meets the criteria of CBJ Section 49.20.250(b)(1).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and grant Variance VAR2025 0008.

- 3. VAR2025 0009: Applicant requests a Non-Administrative Variance to extend the Waterfront Commercial height limit from 35 feet to 38 feet, and from 35 feet to 54 feet for an area of 5,800 square-feet to accommodate a flying theater. — APPROVED AS RECOMMENDED**

Applicant: Reuben Willis
Location: 356 South Franklin Street

DIRECTOR'S REPORT

The proposed building includes three theater attractions, a retail space, and associated office and support areas. The property is immediately adjacent to a CBJ-owned parking garage that exceeds the surrounding height limit. When Historic District boundaries were adopted in 2013, the parking garage parcel was intentionally excluded from the district. As a result, adjacent properties that function together visually and physically are subject to

different height standards. The requested Variance with conditions meets the criteria of CBJ Section 49.20.250(b)(1).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and grant Variance VAR2025 0009 with the requested conditions.

K. OTHER BUSINESS

1. Discussion of Regular Meeting Times

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.