



REGULAR PLANNING COMMISSION AGENDA

March 24, 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

1. February 24, 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

1. **VAR2025 0006: Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet to build a single-family structure in a D1(T)D3 zone. - APPROVED AS RECOMMENDED**

Applicant: Mallarie Yeager

Location: 2765 Fritz Cove Road

DIRECTOR'S REPORT

The applicant requests a Non-Administrative Variance to reduce the front yard setback from twenty-five (25) feet to five (5) feet. Steep slopes (exceeding approximately 35%) constrain the buildable area and limit feasible placement of a single-family structure and two required off-street parking spaces on the lot. The variance would allow the family to construct a single-family structure and accommodate the two required off-street parking spaces. Staff finds the requested variance meets all criteria of CBJ Section 49.20.250(b)(1), Non-Administrative Variances.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Variance VAR2025 0006.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

- 1. VAR2025 0007: Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet in a D3 zone to build a boat condo with overhead living space. - DENIED AS RECOMMENDED**

Applicant: Lucas Mesdag

Location: 16470 Ocean View Drive

DIRECTOR'S REPORT

The applicant requests a Non-Administrative Variance to reduce the front yard setback from 25 feet to 15 feet. The lot is developed and contains a single-family dwelling, ADU, sauna, driveway, grading, and drain field. The lot meets minimum size requirements for two single-family dwellings in the D3 zone. The requested setback reduction is to allow placement of a second dwelling, proposed as a boat condo with overhead living space. Staff finds the requested variance does not meet the criteria of CBJ 49.20.250(b)(1)(A), (B), and (D).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Variance VAR2025 0007.

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: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.