



REGULAR PLANNING COMMISSION AGENDA

April 14, 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. **March 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. **SMF2026 0001: Tlingit Haida Regional Housing Authority requests final plat approval for Phase 1 of Seet Kanax Duteen, consisting of 21 lots and one tract in the D18 zoning district for detached residential development. — APPROVED AS RECOMMENDED**

Applicant: Lorraine DeAsis

Location: No existing address

DIRECTOR'S REPORT

THRHA requests final plat approval for Phase 1 of Seet Kanax Duteen, consisting of 21 lots and one tract in the D18 zoning district for detached residential development. The plat has been modified from the preliminary version (SMP2024-0001) after a more thorough analysis of the topography and existing drainage. The preliminary plat was designed to accommodate 25 lots with two tracts, A and B, to be set aside for future development. The current final plat will consist of 21 single-family residential lots and a large tract that would be subdivided at a later time. Sheix'w Deiyi (Red Alder Road) is a 60-foot right-of-way that will be provided as a CBJ adopted access within the subdivision and be consistent with Title 49.35.240, the table of roadway construction standards.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE SMF2026 0001.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

- 1. FZE2026 0001: Flood Zone Exception for construction of a gymnasium/agricultural structure at Echo Ranch Bible Camp in an unnumbered Velocity (V) Zone. - APPROVED**

Applicant: Ryan Regier

Location: 40001 Glacier Hwy

DIRECTOR'S REPORT

The applicant requests a Flood Zone Exception to allow the construction of a structure on an existing foundation to be used as a gymnasium by Echo Ranch Bible Camp (Echo Ranch) for five (5) months and agricultural storage for seven months (7) out of the year. The existing foundation was constructed in 1988 and was not evaluated for flood loads, general flood hazard protection, or the more stringent Zone V requirements. The proposed design and construction methods have not been certified by a licensed professional engineer or architect. Base flood elevation data for the site is inconclusive. The site is remote and does not have emergency services. Alternative construction sites outside the special flood hazard area are available.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings and DENY Flood Zone Exception FZE2026 0001.

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.