



REGULAR PLANNING COMMISSION AGENDA

June 9, 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. May 12, 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 0002: Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone. - APPROVED AS RECOMMENDED**

Applicant: Rob Worden

Location: 4760 Glacier Hwy

DIRECTOR'S REPORT

Applicants request a Final plat review for an Alternative Residential Subdivision creating 42 residential lots and a single parent lot in a D15 zone.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE SMF2026 0002 with the requested conditions.

2. **USE2026 0005: Conditional Use Permit for amendment of existing hotel approval (USE1999-50) to include four (4) additional guest rooms, restaurant, bar, and small-scale retail. - APPROVED AS RECOMMENDED**

Applicant: LaQuita Chmielowski
Location: 1800 Shell Simmons Drive

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to amend the existing 96 rooms, two-story hotel approval, USE1999 00050, to include four (4) additional guest rooms, totaling 100, and a restaurant, bar, and small-scale retail. No proposed changes to the existing footprint. Internal space created by converting the existing 1,065 square foot pool room and 1,500 square foot conference room.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2026 0005 with conditions.

- I. UNFINISHED BUSINESS
- J. REGULAR AGENDA
- 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
- 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.