

APPROVED MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Erik Pedersen, Chair

May 12, 2026

A. LAND ACKNOWLEDGEMENT – Read by Ms. Derr.

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

Erik Pedersen, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 6 p.m.

Commissioners present: Commissioners present in Chambers –Erik Pedersen, Chair; Lacey Derr, Vice Chair; Mandy Cole, Clerk; Jessalynn Rintala, Vice Clerk; Larry Gamez; Keith Koruna; Karinne Wiebold

Commissioners present via video conferencing – Douglas Salik

Commissioners absent: Carlee Simon

Staff present: Scott Ciambor, CDD Director; Madeline Carse, CDD Administrative Assistant; Nicole Lynch, Attorney III

Assembly members: None

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. April 14, 2026, Draft Minutes, Regular Planning Commission

MOTION: *by Ms. Cole to approve the April 14, 2026 Planning Commission Regular Meeting 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. USE2026 0004: Conditional Use Permit to construct a five-bay storage structure with one dwelling unit in the Light Commercial (LC) zoning district.

Applicant: Rob Worden
Location: 9333 Glacier Hwy

Director's Report

The applicant requests a Conditional Use Permit to construct a five-bay storage structure with one dwelling unit in the Light Commercial (LC) zoning district. The applicant's proposal includes a two-story structure with five shop bays for storage and an upper-story dwelling unit. A single-family structure was originally constructed on the site in 1951. Over time, the property has transitioned to include commercial storage uses with residential development.

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2026 0004 with the recommended conditions.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2026 0004.*

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

Chair Pedersen announced the Committee assignments. Chair Pedersen, Title 49 Advisory Rewrite Committee; Commissioner Rintala, Chair of Governance; Commissioner Derr, Liaison for Lands and Housing Economic Development; Commissioner Gamez, Public Works and Facilities; and Commissioner Wiebold, Juneau Commission on Sustainability (JCOS).

L. STAFF REPORTS

Mr. Ciambor shared there are meetings scheduled for June 9th and June 23rd, and the May 26th meeting was canceled, as they did not have any cases. He expressed they have an AO that will start in June and are sending out a couple of offers for Planner 1 and 2. He announced he has been named Director for the Community Development Department from this point forward.

M. COMMITTEE REPORTS

Commissioner Pedersen reported on the Title 49 Rewrite Committee. He stated they are still diving into the Table of Permissible Uses and combining a lot of uses so there are less categories, and they will look at private and public improvements at the next meeting.

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Ms. Rintala thanked Director Lawhorne for her service, and welcomed Director Ciambor.

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The May 12, 2026 Planning Commission Meeting was adjourned at 6:10 p.m.