



REGULAR PLANNING COMMISSION AGENDA

July 28, 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. June 9, 2026, Draft Minutes Regular Planning Commission
2. June 23, 2026, Draft Minutes Regular Planning Commission

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 0006: An amendment to a Conditional Use Permit's (USE2006-00042) ongoing conditions for the Channel-facing side of the building to allow a façade-mounted art installation in a Waterfront Commercial (WC) zone.**

Applicant: Tracys King Crab Shack

Location: 108 Peoples Wharf

DIRECTOR'S REPORT

The applicant requests an amendment to Conditional Use Permit USE2006 00042 to allow a façade-mounted art installation on the Channel-facing side of the building. The proposal includes sculptural elements extending from the second-story windows and aligns with the vision of CBJ-adopted waterfront plans.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit amendment. This would allow an

amendment to Ongoing Condition 14 of USE2006 00042, allowing changes to the Channel-facing side of the building beyond the originally approved plans.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

- 1. SMP2026 0001: Applicant requests a preliminary plat review for Phase IV, Chilkat Vistas Subdivision, proposing the subdivision of Tract A1 to create seven (7) single-family residential lots and extend Robbie Road.**

Applicant: Chilkat Vistas LLC

Location: No existing address

DIRECTOR'S REPORT

Following the prior Phase I, Phase II, and Phase III subdivision approvals, Phase IV proposes single-family residential lots. Three lots may have accessory apartments. Prior settlement and sketch plat materials identify Robbie Road as terminating after the seven single-family lots and not serving as a public through street. Phase IV meets all development criteria set forth in the Richland Manor Settlement Agreement.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and **APPROVE WITH CONDITIONS.**

The approval is subject to the following conditions:

1. A drainage plan submitted and approved by General Engineering.
 2. A full set of construction plans submitted and approved by General Engineering.
 3. All improvements completed or bonded prior to signature of the plat.
 4. Property taxes are to be paid prior to the signature of the plat.
- 2. SGE2026 0002: The applicant, CBJ Lands and Resources Division and the Engineering and Public Works Department, requests a Conditional Use Permit renewal for sand and gravel extraction at CBJ's Stabler Point Quarry in Auke Bay. The development was initially permitted in 1996, began operations in 2001, and has been modified through subsequent Planning Commission approvals authorizing amendments and expansions, including a 10-year permit renewal and expansion in 2016.**

DIRECTOR'S REPORT

The 2026 renewal request includes an expansion of rock quarry operations, extension of the operational life to the year 2036, additional operating hours (one hour earlier and later), an increase of maximum blast size to 40,000 cubic yards (CY), including testing, and authorization that the Community Development Department (CDD) Director may grant temporary extension of operational hours and days during declared emergencies. Temporary extensions have been granted four times under the current permit.

STAFF RECOMMENDATION

Staff recommend the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit SGE2026 0002 with the requested modifications.

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.