

APPROVED MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Erik Pedersen, Chair

June 9, 2026

A. LAND ACKNOWLEDGEMENT – Read by Ms. Cole.

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

Lacey Derr, Vice 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 6:01 p.m.

Commissioners present: Commissioners present in Chambers – Lacey Derr, Vice Chair; Mandy Cole, Clerk; Karinne Wiebold

Commissioners present via video conferencing – Jessalynn Rintala, Vice Clerk; Douglas Salik; Carlee Simon

Commissioners absent: Erik Pedersen, Chair; Larry Gamez; Kieth Koruna

Staff present: Forrest Courtney, Senior Planner, Floodplain Manger; Jeffrey Hedges, Building Code Official; Nicolette Chappell, CDD Administrative Coordinator; Nicole Lynch, Attorney III

Assembly members: Greg Smith

C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. May 12, 2026 Draft Minutes, Regular Planning Commission

MOTION: *by Ms. Cole to approve the May 12, 2026 Planning Commission Regular Meeting minutes.*

The motion passed.

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 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.

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.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve USE2026 0005.*

The motion passed.

I. UNFINISHED BUSINESS

J. REGULAR 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.

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.

Ms. Cole asked for confirmation that the findings on Page 9 of 250 of the packet that have not been met will still be in effect and need to be met prior to the issuance of the final plat even though they are saying the final plat meets the standard set forth.

Mr. Courtney answered yes.

MOTION: *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve SMF2026 0002.*

The motion passed.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Courtney shared that Director Ciambor will be returning to the office on Monday, and Senior Planner Minta Montalbo is currently serving as their Acting Planner Manager. He expressed that he attended the National Floodplain Conference in Milwaukee last week. He stated they recently recruited a Planner I and administrative officer, who will both start next Monday, and they just finished a round of interviews for the senior planner position, as they currently have two vacancies. He added they recently relaunched recruitment for their Planner 1, 2, and flex positions.

M. COMMITTEE REPORTS

Ms. Wiebold reported the Committee of Sustainability is working on field trips, including to the land fill.

- N. LIAISON REPORTS
- O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- P. PLANNING COMMISSION COMMENTS AND QUESTIONS
- Q. EXECUTIVE SESSION
- R. ADJOURNMENT

The June 9, 2026 Planning Commission Meeting was adjourned at 6:12 p.m.