

APPROVED MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Erik Pedersen, Chair

July 28, 2026

A. LAND ACKNOWLEDGEMENT – Read by Mr. Gamez

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; Larry Gamez; Carlee Simon; Keith Koruna; Karinne Wiebold

Commissioners present via video conferencing – Jessalynn Rintala, Vice Clerk

Commissioners absent: Mandy Cole, Clerk

Staff present: Scott Ciambor, CDD Director; Minta Montalbo Senior Planner; Kathryn Oberlyn, Planner I; Jackson Sims, Planner I; Nicolette Chappell, CDD Administrative Coordinator; Nicole Lynch, Attorney III

Assembly members: Paul Kelly

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

MOTION: *by Ms. Derr to approve the June 9, 2026 and June 23, 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 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: Tracy's 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.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve USE2026 0006.*

The motion passed.

I. **UNFINISHED BUSINESS**

J. **REGULAR AGENDA**

- 2. 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.

The applicant was not present.

Ms. Derr commented that a hillside stabilization evaluation was talked about in the packet. She asked if that was still part of Condition 1 and what hillside stabilization meant.

Mr. Ciambor responded the drainage plan was submitted and approved by General Engineering, and as full construction plans are submitted, a lot of times a hillside endorsement permit is also included in the overall review.

Chair Pedersen asked for public comment.

Kris Curtis, Mountainside Estates resident, expressed she did not oppose development, but opposed irresponsible development with deadly consequences. She talked about the growing risk changing weather patterns have caused and some of the tragedies that have occurred by weather. She voiced they have the opportunity to protect current and future homeowners from those things by denying this request. She asked the Commission to consider the public testimony, recognize risks and damage already happening to homeowners, enforce standard city ordinances with no waivers or special exemptions, and hold the developer to the settlement agreement and

terminating Robbie road indefinitely. She also asked if hillside stabilization has been looked at and if they have the results of that review.

Calista Cameron, Laurie Ln resident, was concerned with the proposed development surrounding putting her family's home at risk because of negligence of the pursuit of development. She said they experienced a landslide about two years ago that damaged their home, and the hillside has become increasingly disturbed and exposed since the Phase IV logging occurred. She was also concerned how the loss of vegetation and disturbed soil will affect the stability of the hillside around their home with the wet season approaching. She was not opposed to development, but believed that should never come at the expense of safety of the families already living there. She asked the Commission to explain approving additional development where their home has already experienced a landslide, ongoing hillside instability, and structural cracking and who will accept responsibility if another landslide occurs and someone loses part of their home or is injured due to preventable hillside failure. She explained she is not asking them to stop progress, but to ensure the development is done safely, responsibly, and in accordance with the city's ordinances. She brought photographs of her property.

Mary Hakala, Laurie Ln resident, commented her concerns were around drainage, slope stability, wetlands protections, and the permanent termination of Robbie Rd. She explained there is a small stream alongside their lot and on the border of Phase IV with wetlands vegetation, and she requested there be an assessment of wetlands and what the protections they are. She added there is a lot of drainage off the hillside and it did not make sense to have just a few culverts, so the drainage needs to be realistic and follow the natural contours of the land as much as possible. She also asked the Commission to look at the landslide risk.

Tom Rutecki (ph), Mountainside resident, requested making sure Robbie Rd just accesses the seven lots, is a dead-end, and does not have a throughway into the high density housing proposed up there, as they had an agreement with the developer on that. He asked that the developer uphold the first condition of drainage they have to do, as drainage and slope stability go hand in hand. He shared they had a landslide in the neighborhood December 1, 2020, so rigorous slope stability should be undertaken before the developer is allowed to build up there.

Alec Venechuk (ph), Fritz Cove Rd resident, gave public comment on behalf of his mother-in-law, Mary Fiorella, resident of Robbie Rd. He shared that he worked for the CBJ as the chief engineer of the General Engineering Department, and reviewed Chilkat Vistas Phases I and II construction plans, which were constructed by a local, reputable contractor, but he has now heard a rumor that Chilkat Vistas is doing their own construction, and the question of workmanship and quality is worth noting. He mentioned there have been some potential SWPPP violations recently and Phase III is cleared, grubbed, and exposed right now, and he did not know if it was wise for the contractor to open up another phase. He said the first three Chilkat Vistas plats shared the same note that Robbie Rd shall terminate and not be a point of access at Chilkat Vistas unless required and gated for emergency service access only. He added another issue is Robbie Rd having to go through a vegetative buffer along the southern end of proposed Phase IV, which needs to be

addressed. He noted right now there are 97 homes in and around Phase IV with one access point, which needs to be addressed before more homes and properties are added.

Julie Staley, Mountainside Dr resident, expressed there have been three landslides since she has lived in on Mountainside Drive, so they need to protect the properties as much as they can and make sure the drainage is well addressed. She wanted to make sure that the homeowners can protect themselves with the right kind of insurance coverage, which they would like to be taken into consideration. She noted there was a property owner at the neighborhood meeting recently who said they counted 11 trees adjacent to their property in this path that have already fallen on their own since the ground developed below, so they need to be very careful.

MOTION: *by Ms. Simon for the Commission to view the photographs brought by a resident that was mentioned in the public testimony.*

Ms. Rintala was okay not being able to view the photos, as she attended the meeting virtually.

The motion passed.

Ms. Cameron showed the pictures of her family's property to the Commission.

Ben Curtis, Laurie Ln resident, commented he was in land development from 1984 to 1999 and voiced his concerns that this project creates an immediate danger, as the cleared slope now stands bare and exposed, which is especially concerning as they head into late fall, when Juneau faces heavy rains and atmospheric river events. He added the preliminary and other partially-developed plats include zero retention or detention ponds across any of the proposed lots, which will cause the rain to shed directly into the neighboring homes and violates CBJ 49.70.254. He noted that summer logging has already pushed direct and uncontrolled runoff onto adjacent properties and sediment can be seen accumulating in the wetlands across from Hooter Lane. He added Phase 3 sat bare all winter with no grass planted. He encouraged the Commission to drive up there and see the junction connecting Ling Ct, Laurie Ln, and Robbie Rd, as there is a severe vertical blind spot, which forces vehicles to halt on a non-compliant icy slope.

Dawn Wolfe, Mountainside Dr resident, talked about the termination of the emergency access on Robbie Rd, as she was one of the signers of the settlement agreement, where they agreed there would be no more than seven homes, that Robbie Rd would terminate, and if necessary, it would be a fire emergency access only. She noted that in 2019, the fire marshal testified he felt there was no way they could make it to the upper part of Mountainside in the wintertime. She was fine with emergency access only, if truly necessary, and that they have assurance that is permanent and can never change. She added there are some homes on Laurie Ln starting to see instability in their property, and there needed to be some mitigation on the stabilization of that.

Chair Pedersen asked for Commission questions for staff.

Ms. Derr asked staff to speak to what a hillside endorsement permit means and entails.

Mr. Ciambor pointed the Commission to the pre-application conference report that was provided to the applicant for this phase of the development, as all that was required for the public hearing tonight was an application form, draft plat, fee, and public notice. He stated after they get through the preliminary plat process, full construction plans are due, where a lot of the questions asked tonight will likely become available, along with surveying and monumentation. It will then come back to the Commission for a final plat approval, where they can make sure the applicant addresses all the concerns and conditions in the staff report and anything new they would like to add to it. He noted hillside endorsement tends to come once the final plat is approved and going into the construction phase, and slopes of 18 degrees or more require General Engineering to look at it. He added they are very early in the process so there is a lot more information to come.

Mr. Gamez shared he drove up there today and they were heavy in things like excavation and surveying, and there was open soil that is being washed down. He said they should be taking care of that mountainside at this time, and wanted to know if they were going to be doing that.

Chair Pedersen stated the work they were doing now is on previously approved phases of the subdivision, which is not technically what they are discussing tonight.

Ms. Simon asked if the hillside endorsement would only be on this plat or if they would also look at Phase 1 and II, as there seems to be a lot of impact happening with already approved and finished final projects.

Mr. Ciambor responded when construction and building permits are applied for, it is reviewed to see if it triggers hillside endorsement code, and the engineer will either make recommendations or approve it before signing off on the building permit. He added that Phases I, II, and III have probably already reviewed or scanned whether they need hillside endorsements.

Ms. Simon inquired if there is another way to trigger the evaluation besides having the 18% slope.

Mr. Ciambor was unsure and would have to look up the hillside endorsement code, but they are speaking to Phase IV tonight and the small parcel with the 7 proposed lots. He added they would have to bring information back to them on the current work being done on Phase III, but it is likely already approved and have been given permits since construction is already happening.

Ms. Wiebold asked about the developer's obligation to not negatively impact adjacent properties prior to plat approval.

Mr. Ciambor answered there is a settlement agreement in this case, with a full list of conditions they are obligated to follow, and they are following those conditions as far as they know.

Mr. Gamez stated he could see where they are developing and there are pads for the homes. He asked if rockeries were part of this phase, as they are going to have to do those when climbing to another elevation.

Mr. Ciambor responded they are just simply talking about the preliminary plat for Phase IV tonight, but he was not sure if that was included in Phase III.

Chair Pedersen reiterated this is a preliminary plat, where they are showing the layout of the proposed subdivision and have not submitted any drawings related to how they will construct the street or provide utilities, as that is a separate review process through General Engineering. He noted the final plat will come back to the Commission, along with any conditions or the Commission may add to the preliminary subdivision.

Mr. Ciambor commented after reading the terms in the settlement agreement, the details of what was agreed to between the parties are laid out for consideration, which will be a part of any final plat consideration before approval and be back in front of the Commission again.

Ms. Simon asked for an explanation on the covenants mentioned in testimony.

Chair Pedersen noted the two things at play are the settlement agreement and the previous plat notes that attached restriction to the property.

Ms. Derr stated the plat note on ending Robbie Rd is referenced many times in the materials but not actually stated in the plat notes. She wanted to know if that termination of Robbie Rd was still carried through this project or if they need to add it to the material.

Chair Pedersen voiced they cannot erase a plat note from a previous phase, but that plat note should probably be included on this particular plat just for clarity. Mr. Ciambor agreed.

Ms. Derr inquired if they could add a condition for an updated mass land movement report similar to what DOT has done or if that would be considered overreaching the bounds of the body.

Mr. Ciambor said the Planning Commission has the opportunity to add conditions or modify the recommended conditions in the report, and their feedback, comments, and testimony will be delivered to the applicant and considered in the final plat process.

Ms. Simon was uncomfortable that it felt like the phases were being stacked. She asked if they could see how Phase IV intermingles with the previous phases and the surrounding environment.

Mr. Ciambor responded they could keep that on their radar and ask those questions. He hoped the applicant will be there to take questions for the final plat, as a lot of the questions being asked should be answered by the applicant, who would have more concrete details about the intentions, plans, and specificity of what they want to accomplish.

Ms. Simon shared this is first hearing since she has been on the Commission where the applicant was not present, which causes limitations and staff having to answer to things they do not know.

Chair Pedersen asked if they could condition in the preliminary plat that the hillside endorsement be provided prior to street construction.

Mr. Ciambor answered they can add a condition and request to see that information prior to the final plat approval if they are uncomfortable with the status of the slopes on Phase IV.

Chair Pedersen asked if hillside endorsements were handled as a non-commission procedure.

Mr. Ciambor answered yes, as it is received by CDD and Engineering with the building permit.

Chair Pedersen asked for Commission discussion.

Ms. Wiebold shared concerns about unstable slopes with winter coming and that it sounds like some harm has already been done and will not be addressed until something is inevitably built.

Chair Pedersen reiterated the only thing they can review at this meeting is Phase 4.

Ms. Simon suggested addressing anything they find in the hillside endorsement evaluation or anything that needs to be mitigated prior to road development.

Chair Pedersen felt the road construction may be creating the unstable slopes, and if they get too far into the road already being constructed and there are major issues with it, they will be less inclined to approve the final plat, which would be a bad situation.

Ms. Rintala understood more information will be available to them at the final plat review, but she was hesitant not to flag some of the concerns now since they are at an early stage and have the opportunity to. She also considered having conditions around hillside stability and drainage.

Ms. Derr thanked everyone for coming and providing their public testimony, but felt it was unfortunate the applicant was not there to answer their many questions. She was uncomfortable waiting for a final plat to come back to them and approving anything with all the questions she still has. She was inclined to add several additional conditions, including hillside endorsements prior to a road being constructed, requiring hillside endorsements before construction, and an updated landslide report. She noted landslides are occurring at an increased rate and she did not want to be part of a body that approves a subdivision that ends a life.

Ms. Simon asked if they had to vote on this today.

Ms. Lynch answered they can continue it to a future meeting if they need additional information.

Chair Pedersen stated if they want to continue it, they need to discuss the different items they want additional materials on.

[5 minute at ease]

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve SMP2026 0001, with the addition of Condition 5.*

Condition 5: Prior to road construction, a hillside endorsement permit must be issued, which evaluates the impacts of prior Phases 1 through 3.

Ms. Simon asked if they wanted to discuss additional conditions, as it felt they were alluding to more conditions prior to the break, or if they want to delay this vote and ask the city to add additional conditional points based on the previous discussion.

Chair Pedersen felt they should see if the motion would pass first.

Ms. Simon was not in support of the current motion.

Ms. Derr expressed that after further conversation, conditioning for an additional DNR report could have adverse consequences on the homeowners, so she was not comfortable with that.

Ms. Wiebold was in support of the hillside evaluation addition, and requested the applicant be there for testimony in the future to answer questions.

Chair Pedersen was not overly concerned with adding a condition to make a plat note that the Robbie Rd not be a through street, as he felt that was something they could easily handle on flat plat approval.

Ms. Simon inquired if they want to have discussion about any mitigation or addressing anything discovered in the hillside endorsement process. She asked if that was just an evaluation.

Chair Pedersen answered that process goes through General Engineering and the Commission does not have a lot of say as to how that is conducted or what recommendations come out of it.

The motion failed 4-3.

(5 votes were required to pass)

- 3. 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
- Applicant:** CBJ Lands and Resources Division and the Engineering and Public Works Department
- Location:** Stabler Point Quarry in Auke Bay

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.

Dan Bleidorn, CBJ Lands and Resources Manager, made a correction that they are requesting an expansion of operating hours of half an hour earlier instead of one hour later. He did not have anything else to add to what was already provided, but was happy to answer questions.

Chair Pedersen asked for questions for the applicant.

Ms. Derr asked if there was a request for Saturday hours.

Mr. Bleidorn answered they discussed that option internally at one point, but it did not end up being part of their request.

Ms. Wiebold asked for confirmation there is no change to the blasting hours.

Mr. Bleidorn confirmed that is correct.

Mr. Koruna asked if there would be trucks on the road earlier in the morning.

Carleton Shorey, CBJ Material Source Manager and Project Manager, answered yes.

Ms. Derr asked if they see an issue with adding Saturday hours.

Mr. Bleidorn responded there are potential issues, given the amount of traffic on off-business day hours, as well wanting to make sure they had full coverage to be able to respond quickly to any incidents that happen.

Chair Pedersen asked for public comment.

James Sidney, sole operator at Stabler Point Quarry, shared he put in an application for Saturday hours. He noted all the other quarries in town operate 7 days a week. He said they used to have Saturday hours, but it was dropped in 2011 and never readdressed except for in emergencies, which they have only done four times in the last 10 years. He said the local contractors wanted a Saturday operation as well. He added one of the problems they are having is being compressed down to a 40-hour a week when they are not a 40-hour community.

Ms. Derr asked for confirmation that if there were Saturday hours allowed, operations would not allow any sort of blasting activity, including drilling.

Mr. Sidney answered yes, they would not do any blasting, drilling, or crushing on Saturdays.

Chair Pedersen invited the applicant back up to add anything additional information.

Mr. Shorey expressed Saturday operations could be a big benefit for their city projects, as most of their contractors work a 6-day work week and they have a limited construction season. He understood Saturday operations in the past were allowed on a case by case basis.

Chair Pedersen asked for Commission questions.

Chair Pedersen inquired if they would support adding Saturday hours from 8 a.m. to 5 p.m. in the conditional use permit and if CBJ had an arrangement to allow CBJ to stop Saturday operations at their discretion.

Mr. Bleidorn supported Saturday hours being part of the permit, with the understanding that the city sets the hours and operations of the facility and that the City Manager could determine if they should only allow Saturday operations on a case by case basis.

Chair Pedersen proposed adding the Saturday hours into the Conditional Use Permit, which has to go through Planning Commission, and then be up to CBJ and the operator of the quarry to flush out the additional details of working on Saturday.

Mr. Bleidorn agreed that was very reasonable.

Chair Pedersen asked for Commission questions for staff. There were none.

Chair Pedersen asked for Commission discussion.

Chair Pedersen clarified they are asking to extend the current 8 a.m. to 5 p.m. hours, Monday through Friday, to 7:30 a.m. to 5:30 p.m. He noted those hours are the most prone traffic.

Ms. Simon felt the 30 minutes prior to and after made the most sense, as there is clearly a concern with not having enough time to do the work, and she also supported the Saturday aspect, but it needed to be clear that it does not include the demolition part.

Mr. Gamez also supported working on Saturday. However, he wondered if they were still going to be driving those trucks at dark at those hours when they go into fall and winter.

MOTION: *by Ms. Derr to accept staff's findings, analysis, and recommendations, and approve SGE2026 0002, with the amendment of Condition 1, to add Saturday hours from 8 a.m. to 5 p.m., excluding state holidays, that Saturday operations to not allow any blasting activity, drilling, or crushing, and with the understanding that CBJ Management has overall oversight and will work with the operator to flush out Saturday operations.*

The motion passed.

K. OTHER BUSINESS

L. STAFF REPORTS

Mr. Ciambor announced they hired a Planner I and Planner II, one starting on August 10th, and the other starting in September. He stated the IT Department noticed the scams that hit applicants asking for additional funds was a nationwide scandal and the FBI is looking into that, but they are still spreading awareness and asking applicants to be careful with fake invoices coming to them. He added the Juneau Affordable Housing Fund Round Six press release will go out next week, which includes \$10 million funding for affordable and workforce housing projects.

M. COMMITTEE REPORTS

Chair Pedersen shared the Title 49 Rewrite Committee has not met since the last report.

Ms. Wiebold reported she enjoyed the tour of the flume in the Gold Creek Power Plant that she went on with the Sustainability Commission, and she thanked AEL&P for letting them to do that and have several engineering at their disposal. She learned about the improvements in Salmon Creek, where they replaced the tubing carrying the water and increased the efficiency of that energy outlet by 10%, and they are only using about half of what is proposed for Dorothy Lake, so there is a big expansion possibility when needed.

N. LIAISON REPORTS

O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

P. PLANNING COMMISSION COMMENTS AND QUESTIONS

Chair Pedersen asked what alternatives were available for the developer regarding USE2026 0006 since it did not pass.

Mr. Ciambor answered the applicant can reapply and hopefully take into consideration the commentary provided so they can be ready the next time around.

Q. EXECUTIVE SESSION

R. ADJOURNMENT

The July 28, 2026 Planning Commission Meeting was adjourned at 7:59 p.m.