REGULAR PLANNING COMMISSION AGENDA

September 22, 2026 at 6:00 PM

Assembly Chambers/Zoom Webinar

https://juneau.zoom.us/j/86847221296 or 1-253-215-8782 Webinar ID: 868 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. August 25, 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

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

1. USE2026 0007: A conditional-use-permit amendment to allow occupancy by a commercial tenant of the existing, second, commercial unit at 3020 Clinton Drive.

Applicant: Elizabeth Clayton
Location: 3020 Clinton Dr

DIRECTOR'S REPORT

The applicant is requesting an amendment to the existing conditional use permit (USE23-18) commercial building located at 3020 Clinton Drive to allow occupancy of the other suite as a commercial tenant space in addition to the existing Domino's Pizza use. The proposed space square feet and is intended for low-intensity commercial uses. The proposed uses are consis the surrounding Light Commercial zoning district.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and a Conditional Use Permit USE2026 0007.

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: Michael Heuman
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.

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

1. **Additional 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.