



REGULAR PLANNING COMMISSION AGENDA

July 23, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/82652961046> or 1-253-215-8782 Webinar ID: 826 5296 1046

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 25th, 2024 Draft Minutes Regular Planning Commission - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

2. **USE2024 0004:** A Conditional Use Permit to continue an existing gravel mining operation in the Lemon Creek streambed. - **APPROVED AS RECOMMENDED**

Applicant: SECON

Location: Anka Street

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to continue gravel extraction in the lower Lemon Creek streambed. This is the fourth Conditional Use Permit for this development. The extraction method and conditions are the same as past proposals.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0004 with the requested conditions.

3. **STV2024 0001:** The Applicant requests to vacate the cul-de-sac at the end of Hendrickson Road, which is an unmaintained CBJ public right-of-way (ROW). The structure is within eight (8) feet of the cul-de-sac. - **APPROVED AS RECOMMENDED**

Applicant: Francis & Sarah Rue

Location: Hendrickson Road

DIRECTOR'S REPORT

Lot 1 is the only dwelling that gains access via the cul-de-sac. The vacation of the cul-de-sac would add an additional 5,588 square feet to Lot 1 and bring the property into conformance by providing land to accommodate the front yard setback. Lot 4 would gain an additional 500 square feet.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Director's analysis and findings, and recommends approval with conditions to the Assembly for the requested public way vacation with the following conditions:

Condition 1: Prior to approval of the ROW vacation, a 20-foot utility easement accommodating CBJ access to Sherry Lot 1 utilities must be shown on the preliminary plat and language must be approved by CBJ General Engineering.

Condition 2: Prior to approval of the ROW vacation, the owner of Sherry Lot 1 must either decommission the water services by removing the stub and plugging the connection at the saddle or provide documentation or financial guarantee in the form of a bond or other surety to Community Development that work was completed.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. PWP2024 0003: Parking Waiver Permit - **DENIED**

Applicant: Hali Duran

Location: 120 W. Ninth Street

DIRECTOR'S REPORT

The applicant requests a Parking Waiver to waive one (1) parking space required for an accessory apartment on a substandard lot in a D10 zoning district.

This application relates to USE2024 0011.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt Director's analysis and findings and APPROVE the requested Parking Waiver.

5. USE2024 0011: Conditional Use Permit for an accessory apartment - **APPROVED AS RECOMMENDED**

Applicant: Hali Duran

Location: 120 W. Ninth Street

DIRECTOR'S REPORT

Applicant requests a Conditional Use Permit to construct a 573 square foot accessory apartment in the basement of an existing single-family dwelling in a D10 zoning district. CBJ 49.25.510(k)(2)(G)(ii) allows efficiency or one-bedroom accessory apartments under 600 sq. ft. to be built in a multi-family zoning district with a Conditional Use Permit if the primary use of the lot is a single-family dwelling.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE Conditional Use Permit USE2024 0011 with conditions.

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

Additional Materials

6. Additional Materials

S. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.gov.