



PLANNING COMMISSION REGULAR MEETING AGENDA

August 23, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/82017306873> and use the Webinar ID: 820 1730 6873, or join by telephone, calling: 1-253-215-8782 and enter the Webinar ID. You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, AK.

- A. LAND ACKNOWLEDGEMENT
- B. ROLL CALL
- C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION
- F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- G. ITEMS FOR RECONSIDERATION
- H. CONSENT AGENDA

1. PAD2022 0002: A property acquisition and disposal review of land by the City & Borough of Juneau - REMOVED FROM CONSENT AND RECOMMENDED APPROVAL TO THE ASSEMBLY ON THE REGULAR AGENDA

Applicant: Murray Walsh

Location: 4305 North Douglas Highway

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

DIRECTOR'S REPORT

The applicant requests a Property Acquisition and Disposal review for the acquisition and disposal of land by the CBJ, located adjacent to 4305 North Douglas Highway, which is owned by the applicant. The applicant is seeking to purchase 140,394 square feet of CBJ land, and to sell 105,347 square feet of land to CBJ in order to subdivide and create buildable residential lots. This proposal is in general conformity with the 2013 Comprehensive Plan, the Land Management Plan, and the Housing Action Plan.

Staff recommends the Planning Commission adopt the Director's analysis and findings and recommend approval of the requested Property Acquisition and Disposal application as conditioned.

I. UNFINISHED BUSINESS

2. APL2021 0006: Juneau Cooperative Christian Ministry, dba The Glory Hall v. CDD - Continued from the June 28, 2022 Planning Commission Meeting - APPROVED

Applicant: Juneau Cooperative Christian Ministry, dba The Glory Hall

Location: 247 S. Franklin Street

J. REGULAR AGENDA

3. USE2022 0010: A Conditional Use Permit modification for Juneau Youth Services - APPROVED AS AMENDED

Applicant: Juneau Youth Services

Location: 10685 Mendenhall Loop Road

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit Modification. The permit would allow for the development of Juneau Youth Services' conversion of Montana Creek House dorm rooms into administrative offices with USE2022 0010 superseding USE2000-00003, USE2004-00018, and USE2006-00028.

The approval is subject to the following conditions:

1. Maximum number of residents approved on site is 29, the total maximum previously approved for Lighthouse and Black Bear House.
2. The applicant shall clear brush and small trees along Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway to the Montana Creek Bridge as required by the Alaska Department of Transportation and Public Facilities. The applicant will be responsible for maintaining safe driveway sight distance as long as the site is occupied.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit (CUP) Modification for Juneau Youth Services (JYS) to convert existing dorm rooms into administrative offices in Montana Creek House. JYS purchased the Mendenhall Loop Road property in 1995, and have been continuously operating this location since that time. Services include residential dorms for homeless youth with associated residential treatment program and administrative support services. Through this CUP Modification, the applicant seeks to combine three active CUPs into one permit, which will supersede the other three, allowing the applicant to best manage the conditions of approval.

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve with conditions the requested conditional use permit.

K. OTHER BUSINESS

4. Juneau Douglas Second Crossing Study

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: 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.org.