



REGULAR PLANNING COMMISSION AGENDA

November 14, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/84239335411> or call 1-253-215-8782 Webinar ID: 842 3933 5411

A. LAND ACKNOWLEDGEMENT

We would like to acknowledge that the City & 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. October 24, 2023 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 CONSIDERATION

H. CONSENT AGENDA

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

2. **USE2023 0013**: Conditional use permit for up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

APPROVED as AMENDED

Applicant: Douglas Indian Association

Location: St. Ann's Avenue

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve with conditions USE2023 0013.

DIRECTOR'S REPORT

The applicant requests up to 4,000 square feet for a culture and learning center, focusing on language and traditional food with up to 1,000 square feet covered outdoor area.

Staff recommends the Commission consider VAR2023 0002 and PWP2023 0003 before deciding on this case. Both cases impact parking, which may influence approval of this conditional use permit.

The learning center is proposed on St. Ann's Avenue, overlooking the site where T'aaku Kwáan homes were burned in 1962. The facility will include a teaching kitchen, computer lab, and offices and studios for visiting educators and artists.

3. **VAR2023 0002:** Variance requests a Non-Administrative Variance to allow nine (9) off-street back-out parking spaces for a learning facility. **DENIED as RECOMMENDED**

Applicant: Douglas Indian Association

Location: St. Ann's Avenue

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny VAR2023 0002. If the Commission approves the variance, they must submit amended findings, and clarify the number of spaces approved, in addition to other conditions they may see fit.

DIRECTOR'S REPORT

Applicant requests a Non-Administrative Variance to allow nine off-street back-out parking spaces for a learning facility.

This variance would allow parking spaces that back-out onto St. Ann's Avenue. The Applicant has proposed that nine spaces be built on their lot, and has offered to construct two additional spaces on CBJ property if CBJ approves. Six spaces are required for the project proposed under USE2023 0013.

4. **PWP2023 0003:** Parking waiver requests a parking waiver to reduce required off-street parking from six (6) spaces to (5) five. **DENIED as RECOMMENDED**

Applicant: Douglas Indian Association

Location: St. Ann's Avenue

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and deny PWP2023 0003. If the Commission approves the waiver, they must submit amended findings and conditions they may see fit.

DIRECTOR'S REPORT

Applicant requests a parking waiver to reduce required off-street parking from six off-street spaces to five off-street spaces.

As described by the applicant's narrative, the request to reduce off-street parking from six off-street spaces to five off-street spaces is mainly driven by the high development cost and limited usable space. A CBJ parking study, attached to the staff report, indicates limited on-street parking in the project area. Public comments also indicate concerns about limited parking.

K. OTHER BUSINESS

5. CONTINUED - Draft FY25 Legislative Capital Priorities
6. APL2023 0005, an appeal of Director's determination regarding SLC2023 0002 – consideration whether to accept the appeal per CBJ 49.20.110. **Postponed to December 12, 2023 at the appellant's request.**

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

7. Additional Materials Packet

-Public Comment for USE2023 0013; VAR2023 0002; PWP2023 0003

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.