



REGULAR PLANNING COMMISSION AGENDA

April 08, 2025 at 6:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/85421744892> or 1-253-215-8782 Webinar ID: 854 2174 4892

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. March 11, 2025 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. **USE2025 0005** - Conditional Use Permit Modification for Vintage Park Condos. - **APPROVED AS RECOMMENDED**

Applicant: Mary Adelmeyer

Location: 3005 Clinton Drive

DIRECTOR'S REPORT

The applicant, on behalf of the Vintage Park Condominiums Homeowners Association, has submitted a request to amend an existing Conditional Use Permit (USE2018 0007) to reduce the number of exterior parking spaces by one (1).

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0005 with one condition.

3. **USE2025 0008** - Conditional Use Permit for a Childcare Center in a residential zoning district. - **APPROVED AS RECOMMENDED**

Applicant: Carolina Sekona

Location: 3200 Mendenhall Loop Road

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to operate a childcare center out of four rooms in a CBJ owned building formerly used as a middle school.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0008 with one condition.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

4. **USE2025 0004** - Conditional Use Permit to Construct 30 single-family homes on a 3.81 acre lot. -
APPROVED AS AMENDED

Applicant: Harris Homes LLC

Location: Glacier Highway

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit USE2025 0004 for construction of 30 - 38 single-family detached dwellings. The 3.81 acres provided allow for a multi-family residential density of up to 38 units. The applicant has identified adequate parking, snow storage and drainage sites on included site plans. The property will be connected to city water and sewer. Access from Glacier Hwy will be provided by a new privately maintained driveway that is currently in review by DOT & PF.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2025 0004 with the stated 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

5. 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.