



REGULAR PLANNING COMMISSION AGENDA

December 10, 2024 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86939674618> or 1-253-215-8782 Webinar ID: 869 3967 4618

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

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR RECONSIDERATION

H. CONSENT AGENDA

1. **USE2024 0018:** Conditional Use Permit for a marijuana retail store. - **Approved as Recommended**

Applicant: The Mason Jar

Location: 5690 Glacier Highway

DIRECTOR'S REPORT

The applicant requests approval for a Conditional Use Permit to convert the small retail space of a large commercial building into a Marijuana Retail Store of approximately 493 sq ft. It will be in Unit 19, in the front portion of R&S Rental's storage unit building, which was originally designed and operated as a "Subway" sandwich store in 2009. It is located at 5690 Glacier Hwy which is a General Commercial zone district.

The permit would allow for marijuana sales between the hours of 8:00 am and 11:00 pm and would operate under state and local requirements, respectively.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0018.

2. **USE2024 0019:** A Conditional Use Permit to construct a 219 square foot accessory apartment in a D1 zoning district. - **Approved as Recommended**

Applicant: Galen Lamphere-Englund

Location: 20136 Cohen Drive

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit for an existing 219 square foot detached garage to be converted into an accessory apartment. This property is certified nonconforming for lot size and the addition of the accessory apartment will not aggravate the nonconforming situation.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Directors analysis and findings and APPROVE Conditional Use Permit USE2024 0019.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

K. OTHER BUSINESS

3. 2025 Proposed PC Meeting Dates - **Approved**
4. Draft Rules of Order for Discussion - **Approved as Amended**

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.