



REGULAR PLANNING COMMISSION AGENDA

February 25, 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. January 23, 2024 Draft Minutes Regular Planning Commission
2. January 14, 2025 Draft Minutes Regular Planning Commission - APPROVED
3. January 28, 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

4. **USE2024 0021**: Use of the building formerly known as Floyd Dryden Middle School as an education center offering Head Start, Tlingit language immersion, and after-school programs. - APPROVED AS RECOMMENDED

Applicant: Stephanie Banua C/O CCTHITA

Location: 3200 Mendenhall Loop Rd

DIRECTOR'S REPORT

The applicant proposes to use the building formerly known as Floyd Dryden Middle School as an educational center offering Head Start, Tlingit Language immersion, and after-school programs. The Juneau School District vacated the building in July of 2024. At the direction of the Assembly, CBJ Staff have been working with the applicant on lease terms for use of the facility.

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2024 0021 with the condition.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

5. AME2025 0001: Proposed amendments to Title 49. - CONTINUED

Applicant: City and Borough of Juneau

Location: Borough-wide

DIRECTOR'S REPORT

The proposed ordinance amends the Title 49 Land Use Code Relating to Rules of Construction, Permits, Equivalent Use Determinations, Determination of Minor Versus Major Developments, Accessory Dwelling Units, Caretaker Units, and Transition Zones. Revisions are being considered under the accelerated program. Rather than approving code changes, the Assembly has asked the Commission to provide feedback by March 28, 2025. The Assembly will decide on approval.

STAFF RECOMMENDATION

Staff recommends that the Commission provide a recommendation to approve the code changes.

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

6. Additional Materials Packet

-Public Comment for AME25-01

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.