



REGULAR PLANNING COMMISSION AGENDA

October 24, 2023 at 7:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/83224510650> or 1-253-215-8782 Webinar ID: 832 2451 0650

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 10, 2023 Regular Planning Commission Draft Minutes - **APPROVED**

E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

G. ITEMS FOR CONSIDERATION

H. CONSENT AGENDA

2. **USE2023 0014:** Conditional Use Permit to construct a new 10,500 square foot financial center with three (3) drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district. - **APPROVED AS RECOMMENDED**

Location: 7860 Honsinger Drive

Applicant: MRV Architects

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and approve Conditional Use Permit USE2023 0014 with requested conditions.

DIRECTOR'S REPORT

The Applicant requests a Conditional Use Permit for a new facility in the Honsinger Drive subdivision. The proposal includes extra parking, heated sidewalks, and landscaping that doubles the vegetative cover requirement. At the time of this report, the Applicant has not provided a Traffic Impact Analysis or data indicating one is not needed. Average Annual Daily Traffic over 500 also requires a Commission waiver of roadway standards outlined in CBJ 49.35.240.

I. UNFINISHED BUSINESS

J. REGULAR AGENDA

3. **USE2023 0008:** Conditional Use Permit request for a new six (6) story, 72-Unit Multi-Family Housing Development - **CONTINUED TO 12/12 PLANNING COMMISSION**

Location: Bulgar Way

Applicant: Steve Soenksen

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and DENY Conditional Use Permit USE2023 0008.

DIRECTOR'S REPORT

The applicant requests a Conditional Use Permit to create a six (6) story, 72-unit multi-family structure in a Mapped Moderate Landslide and Avalanche Hazard Area. A Hillside Endorsement from the Planning Commission is also required.

The project site consists of three (3) vacant lots in a mixed-use zoning district. In support of this application, the applicant is in the process of consolidating the three (3) lots into one (1) lot, to eliminate the proposed structure crossing internal side lot lines. The Lot Consolidation may be approved at the Director level.

In October 2022, the CBJ Assembly approved the appropriation of \$700,000 from the Juneau Affordable Housing Fund for the project.

K. OTHER BUSINESS

4. Draft FY25 Legislative Capital Priorities

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 Packet

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.