

Agenda

Planning Commission - Special Meeting City and Borough of Juneau

June 22, 2021
Virtual Meeting Only
6:00 PM

This virtual meeting will be by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/99589799185>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 995 8979 9185.

- I. ROLL CALL
- II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
- IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION
- V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS
- VI. ITEMS FOR RECONSIDERATION
- VII. CONSENT AGENDA
- VIII. UNFINISHED BUSINESS
- IX. REGULAR AGENDA
 - A. **AME2020 0001: A Text Amendment proposing new zoning districts: Neighborhood Commercial, Mixed Use 3 - RECOMMENDED APPROVAL TO ASSEMBLY**

Case No.: AME2020 0001
Applicant: City & Borough of Juneau
Location: Borough-wide
Proposal: A Text Amendment proposing new zoning districts: Neighborhood Commercial, Mixed Use 3

Staff recommends the Planning Commission adopt the Director's analysis and findings, and make a recommendation to the Assembly to APPROVE the proposed text amendment to adopt the Neighborhood Commercial (NC) and Mixed Use 3 (MU3) zoning districts.
 - B. **AME2020 0002: A Text Amendment to add landscaping and vegetative cover purpose statements to the CBJ Land Use Code - RECOMMENDED APPROVAL TO ASSEMBLY**

Case No.: AME2020 0002
Applicant: City & Borough of Juneau
Location: Borough-wide
Proposal: A Text Amendment to add landscaping and vegetative cover purpose-statements to CBJ Land Use Code

Staff recommends the Planning Commission adopt the Director's analysis and findings, and make a recommendation to the Assembly to APPROVE the proposed text amendment to add landscaping and vegetative cover purpose statements to the CBJ Land Use Code.
 - C. **AME2015 0010: A proposal to rezone a portion of the Auke Bay Center to Neighborhood**

**Commercial, Mixed Use 3, and revisions to landscape and vegetative cover standards -
DENIED THE REZONE**

Case No.: AME2015 0010

Applicant: City & Borough of Juneau

Location: Auke Bay

Proposal: A proposal to rezone a portion of the Auke Bay Center to Neighborhood Commercial, Mixed Use 3, and revisions to landscape and vegetative cover standards

Staff recommends the Planning Commission ADOPT the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for a rezone proposal for the Auke Bay Center with the boundary adjustment to the NC zoning district to exclude the Tanner Terrace Subdivision and include UAS property along Glacier Highway.

D. AME2021 0006: A Text Amendment to revise Title 49 to create the Auke Bay Overlay District - DENIED THE ZONING OVERLAY DISTRICT

Case No.: AME2021 0006

Applicant: City & Borough of Juneau

Location: Auke Bay

Proposal: A Text Amendment to revise Title 49 to create the Auke Bay Overlay District

Staff recommends the Planning Commission ADOPT the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for a text amend the CBJ Land Use Code to create the Auke Bay Overlay District with an amended boundary map that includes properties east of Auke Bay along the uphill side of Glacier Highway and removes the Tanner Terrace Subdivision.

Note that CBJ will not use a density bonus until water and waste water utilities can be upgraded.

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials for June 22, 2021 Special Planning Commission

XIX. 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