

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers  
7:00pm  
Meeting Date: February 27, 2024

---

**1. ARF2023 0002:**

- a. Memo: Irene Gallion, Ridgeview Subdivision Plat Restriction

**2. USE2023 0009 & CSP2023 0001:**

- a. Public Comment: Griggs, received 2.9.24
- b. Public Comment: Miller, received 2.9.24
- c. Public Comment: Gasper, received 2.11.24
- d. Presentation: Eaglecrest, received 2.23.24

**3. STAFF REPORT:**

- a. Memo: Scott Ciambor, Long-Term Planning Update
- b. Appendix A – Title 49 Comprehensive Plan
- c. Appendix B – Blueprint Planning Chart



**Department of Transportation & Public Facilities**  
**Design & Engineering Services**  
**Right of Way Section**  
**Phone: 907-465-4517**  
**Fax: 907-465-8485**

**MEMORANDUM**

**TO:** City and Borough of Juneau  
Planning Commission

**DATE:** February 22, 2024

**FROM:** Arthur Drown  
Right of Way Agent  
Southcoast Region  
Property Management

**SUBJECT: Ridgeview Subdivision:**  
Plat Restriction

The Department of Transportation and Public Facilities, Southcoast Region Right of Way section is requesting the Commission's approval of a plat restriction for the plat of Ridgeview Subdivision under City and Borough of Juneau Municipal Code 49.15.412. This request comes after more than a year's work with the developers of Ridgeview Subdivision toward resolving future mitigation should the development reach or exceed a certain number of housing units.

The original Traffic Impact Analysis (TIA) provided by the developer indicated the need for a left turn lane to maintain an appropriate level of service on Glacier Highway but failed to set a conclusive threshold outlining the correlation between a level of development and the need for mitigation. Currently, the Department and the developer are working toward a concise TIA that provides the necessary conclusion. Under 17 AAC 10.075, it is the burden of the developer to make those improvements necessary to maintain an acceptable level of service on the highway. Once a second TIA is conducted providing the needed mitigation threshold, an agreement will be reached between the developer and the Department to move forward with the necessary mitigation or otherwise ensure an appropriate level of service is maintained.

The Department of Transportation and Public Facilities and the Planning Commission are both charged with preserving public welfare. The proposed use of a plat restriction is in the best interest of the public as it will provide open and notorious record of the proposed restriction which will run with the land until such time as the appropriate action is taken and the restriction is lifted. The proposed restriction reads as follows: *"DOT&PF permitted access limits development to 100 housing units until that time an agreement is reached for mitigation of Glacier Highway to accommodate additional traffic volume."*

It is imperative that all parties present and future are aware of this requirement as stipulated on the proposed Approach Road permit for sound judgement in future decisions. Though an Approach Road permit issued by the Department is a public document, the plat is publicly recorded and associated with the title of the land, enforceable and transparent for future ownership. Such an open, notorious, and enforceable use of the proposed plat restriction is also in CBJ's best interest as the current developer proposes to build Seymour Way as a public right of way, becoming a CBJ street. Having the necessary mitigation clearly identified as the burden of the developer and the enforcement of that mitigation as the Department's action absolves CBJ of any undue burden.

## Jennifer Shields

---

**To:** Jennifer Shields  
**Subject:** FW: Eaglecrest

From: Bruce Griggs <brucegriggs@hotmail.com>  
Sent: Friday, February 9, 2024 6:52 PM  
To: PC\_Comments <PC\_Comments@juneau.gov>  
Subject: Eaglecrest

Dear commissioners,

Please note that I am a lifelong avid user and supporter of Eaglecrest. I have worked and played up there from the beginning. I have worked for and/ or personally known every manager we've ever had at Eaglecrest. They have all been excellent people and have helped keep this unique jewel of a publicly owned ski area alive and prosperous. Having said that, I know that it is imperative to diversify our ski area, and this current plan is exactly what we need to not only assure the survival of Eaglecrest, but also to take it to the next level by utilizing the rare opportunity that is our summer tourism industry.

Having said that, I think it is imperative that you all understand how lucky Eaglecrest and Juneau is to have Dave Scanolin as the general manager. He inherited a run down tired ski area. The ideas he has put forth are very ambitious and quite literally the saving grace of our beloved ski area. He has the knowledge, the gumption, and the ambition to pull this off. If he gets discouraged and quits, like most people would have by now, then we are screwed. He is pretty much irreplaceable, especially for what he is getting paid.

Of course this permit will get granted, but a fewatta boys wouldn't hurt at this point.

Thank you for your time. It is appreciated by those of us who know what you do.

Sincerely,  
Bruce

Bruce Griggs  
(907)723-7851  
Creative Development Inc  
SJS Excavation Inc

**Jennifer Shields**

---

**From:** Gary Miller <gmiller.juneauak@gmail.com>  
**Sent:** Friday, February 9, 2024 2:23 PM  
**To:** PC\_Comments  
**Subject:** Cropley Lake Pavilion & Picnic Area

I heard about the plan to place a pavilion and picnic area at Cropley Lake and I am very excited about it. I hike up there several times each summer and would love to have a covered picnic area to eat my lunch under.

I strongly support the project.

Thanks.

Gary Miller  
20135 Cohen Dr  
Juneau, AK 99801-8211  
(907) 789-3757

## Jennifer Shields

---

**To:** Jennifer Shields  
**Cc:** Scott Ciambor  
**Subject:** FW: Gondola project

From: Jason Gasper <jgasper0114@gmail.com>  
Sent: Sunday, February 11, 2024 9:34 AM  
To: PC\_Comments <PC\_Comments@juneau.gov>  
Subject: Gondola project

Dear planning commission,

I am in support of the Gondola project and hope it's successful. I am concerned about the construction access roads to the summit hut. Hopefully, we can avoid a large footprint along the ridge and carefully site and prep the road with the environment also in mind. This area is beautiful and delicate due to the alpine environment and Juneau residents use this area for hiking and berry picking. A "light" touch is needed to not destroy the unique natural environment tourists are also seeking.

Thanks,

Jason Gasper



***Eaglecrest***  
**SKI AREA**

# Gondola Project

## Sustainability and Resiliency



Protect winter operations against the impact of climate change with upload and download capacity



Develop a durable and sustainable year-round revenue stream that will:

Fund repair and replacement of existing aging infrastructure.

Continue to support competitive wages for recruitment and retention of staff

Reduce the amount of General Fund Support needed to cover increasing costs of operations

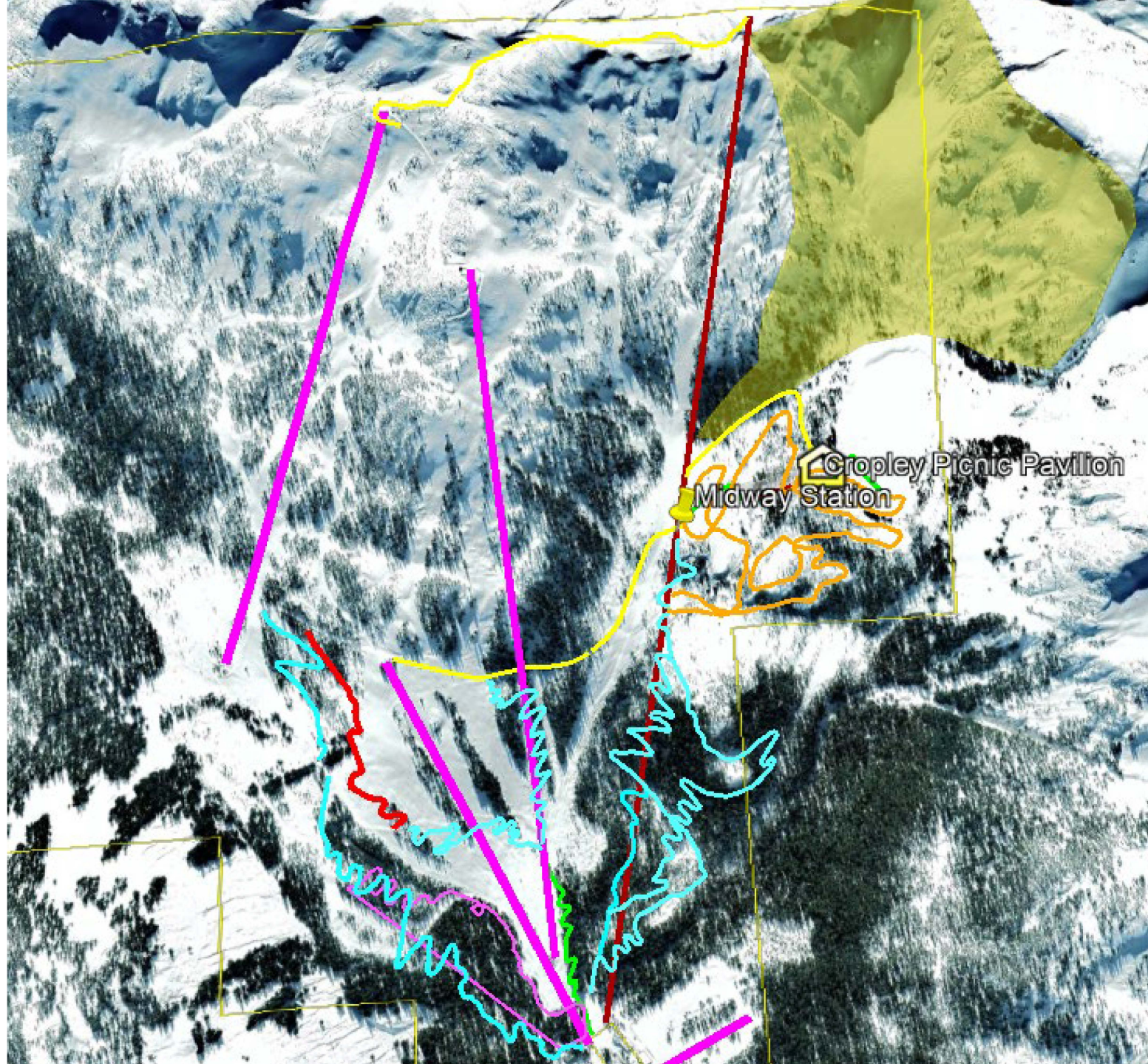


# Gondola Statistics

- Pulse Gondola currently has twelve / fifteen passenger cabins
- Total hourly capacity of 750 passengers per hour
- Four pods of three cabins circulating the line
- Plans for a midway loading and unloading station
- Total top to bottom ride time as fast as 7.5 minutes
- The City of Juneau contributed \$2 Million toward the purchase
- We have entered a long-term partnership with Goldbelt inc.
- Goldbelt has provided \$10 Million in Development Capital



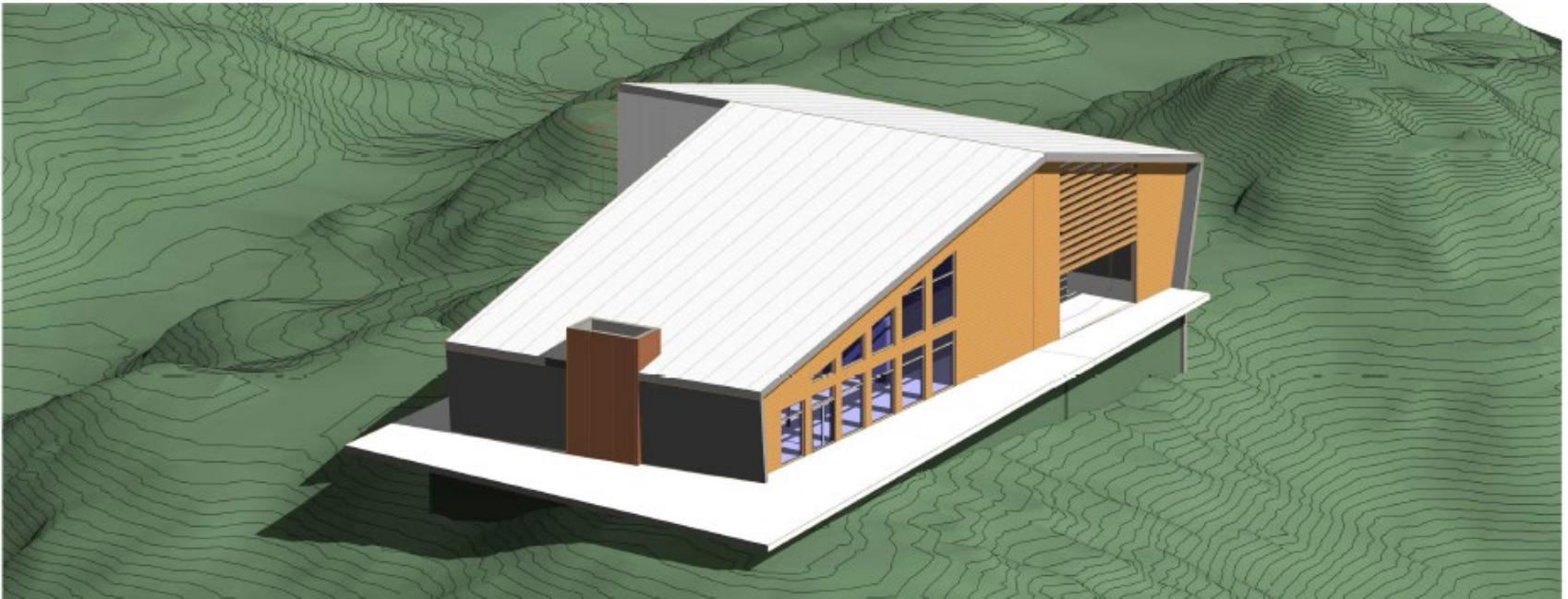
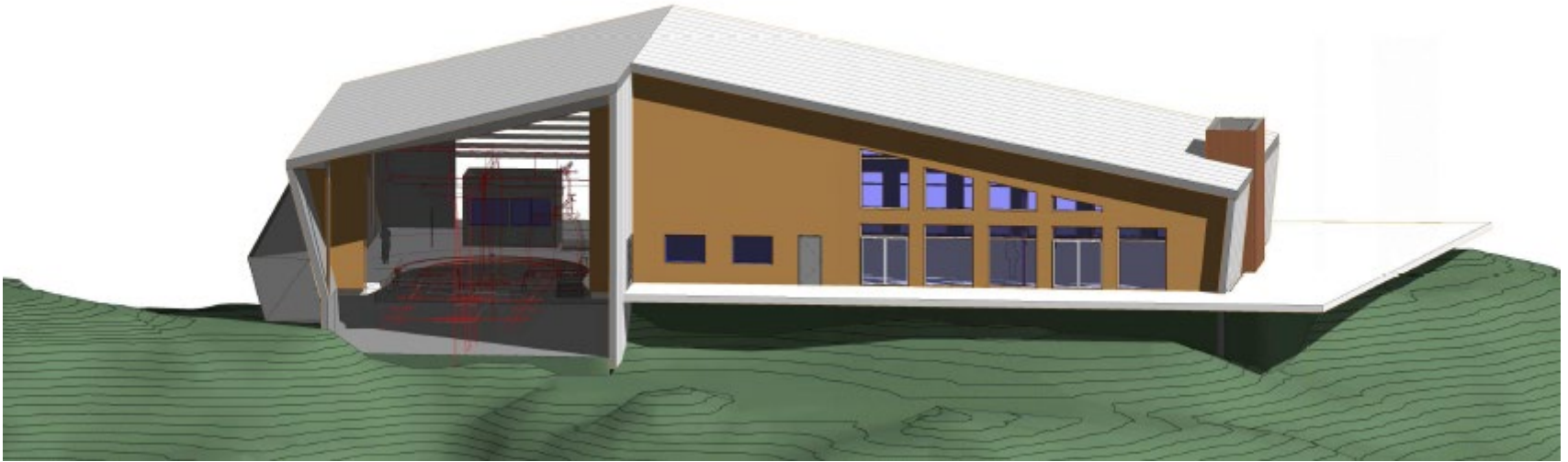




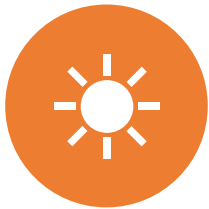
Cropley Picnic Pavilion  
Midway Station



# Summit House Concept Rendering



# Midway Station Activities



SUMMER AND  
WINTER TUBING



NORDIC SKIING



SNOWSHOEING



SPRING LEARN TO  
SKI



HIKING TRAILS TO  
CROPLEY LAKE  
PICNIC PAVILION



ROPES COARSE



MOUNTAIN BIKE  
TRAILS



MOUNTAIN CART  
TRAILS

# Questions?

