

# Additional Materials

## Regular Planning Commission Meeting

Assembly Chambers  
7:00 p.m.  
Meeting Date: February 14, 2023

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### A. AME2022 0006 & AME2022 0008:

1. Public Notice - Marriott, sent 12-12-2022
2. Public Comment - Fowler, received 1-2-2023
3. Public Comment - Hart, received 1-10-2023
4. Public Comment - Moore, received 1-20-2023
5. Presentation - Irene Gallion, Rezone in Aak'w Kwaan district [AME22-06, AME22-08 Rezone in Aak'w Kwaan district - YouTube](#)

### B. SMF2022 0003:

1. Public Comment- Holzman, received 2-3-2023

## Irene Gallion

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**From:** Irene Gallion  
**Sent:** Monday, December 12, 2022 10:15 AM  
**To:** 'franchise.transactions@marriott.com'  
**Subject:** AME22-06 and 08: Possible rezone in Juneau  
**Attachments:** AME20220006\_ZONING\_Summary.pdf; Willoughby\_Plan\_MAP\_COLOR.pdf

Hello,

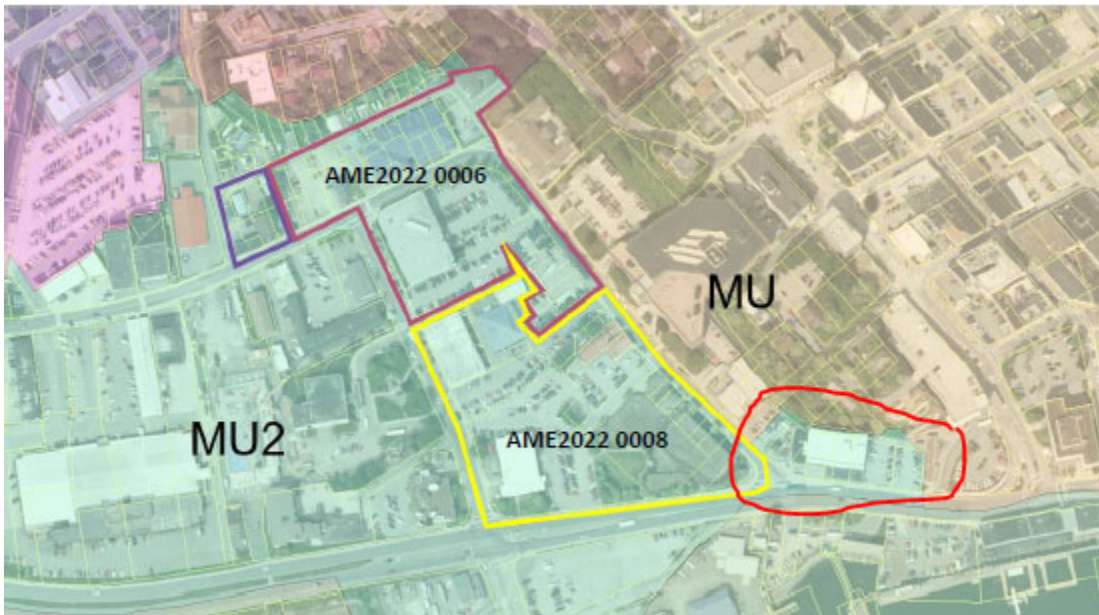
If you are not the right party to engage with, I hope you can send me in the right direction.

There is a rezone being considered in Juneau. Your property at 51 Egan Drive is not currently included. However,

- The Commission may choose to include it, to avoid it being on an island of zoning by itself.
- You may wish for it to be included, to take advantage of less restrictive height and setback provisions.

I've attached the zoning summary handout from our last public meeting, to give you a feel for impacts. I've also attached a map from our Willoughby District Land Use Plan, which the Planning Commission would consider, and which would limit the otherwise unlimited height.

The snip below shows where Marriott property is in relation to the proposed rezone.



Thank you for your time. Let me know if you have any questions,

### **Irene Gallion | Senior Planner**

[Community Development Department](#) | City & Borough of Juneau, AK  
Location: 230 S. Franklin Street | 4<sup>th</sup> Floor Marine View Building  
Office: 907.586.0753 X2



JAN 20 2023

CBJ LOCK BOX

CBJ Planning Commission  
Planning & Zoning

CBJ Planning Commission  
155 Seward Street  
Juneau, Alaska 99801

Re: TH AME2022006  
CBJ AME2022008


Dear Readers:

I am writing about two rezoning proposals , one which I support and one which I do not, at least not at this time.

First, I support Tlingit and Haida Central Council's rezone request, AME2022006.

Second, I oppose, at this time, CBJ AME2022008. This greatly expands the area for which no height restrictions would apply, a decision I believe needs more community dialogue. What prompted this? "Piggybacking" onto the T&H request seems opportunistic. What is anticipated? How dense could this ultimately be? Height restrictions are one of the ways the character of a community shows itself. The gaps between buildings that prevent wind tunnels, that offer light corridors, views to the water, up at the mountains, these help make downtown Juneau a walking community beyond the tourism district. This is part of what Juneau has to offer. Until there is more of a discussion of why this is being proposed and what protections there might be, I would urge this matter be disapproved.

Thank you.

  
Susi Gregg Fowler  
603 West 12th Street  
Juneau, Alaska 99801

WAT CREEG  
POB 21693  
JUNEAU 99801

JAN 20 2023

LOCK BOX

PLANNING COMMISSION  
155 S ELMWOOD  
JUNEAU, AK 99801



Walter Gregg; PO Box 21693; Juneau, Alaska 99802; 253-234-5145; g620w02@use.startmail.com

Planning Commission  
155 S Seward Street  
Juneau, Alaska 99801

**Re: TH AME20220006; CBJ AME20220008;**

Dear Readers:

**CBJ AME20220008: I'm concerned about removing all height limits from the lots including the Union Hall, Bullwinkles, Twilight cafe, 400 Willoughby, teenage club, and CBJ parking lot back through the JACC and Centennial Hall.** Your notice indicates that this comes with the mixed use designation.

- People worked really hard for years to get a height limit so that the downtown could never turn into a concrete canyon. I would prefer that the height limit be retained in this particular area.
- Additionally, as I understand it, our mixed use designation isn't **mandatory** mixed use. I think it needs to be. Otherwise it could just be a bridge to changing the entire character of an area to a single use.

**TH AME20220006: By contrast, I am aware of no issues with the rezoning from the Malaspina through the original Native Village and including the DEC building.** It seems to me that the removal of the height limit so close to the hillside is not likely to adversely affect anyone. Tlingit and Haida Central Council have my trust. Additionally, we do desperately need the Malaspina returned to some sort of use. With any luck that would at least include a residence or two. But even if that building became all commercial, that would be better than letting it sit derelict.

In summary, I ask that you seriously consider approving TH's AME20220006 but question whether it's good for the city's future for you to approve CBJ's AME20220008.

Thank you.



Walter Gregg

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**From:** Kriss Hart <kriss@wmc2775.com>  
**Sent:** Tuesday, January 10, 2023 9:43 AM  
**To:** PC\_Comments  
**Subject:** Re: Case AME2022 0006 & 0008  
**Attachments:** CBJ Notice Comment and Request 10Jan23.pdf

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

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Please see attached my letter of support for this action and a request to add my property adjacent to the action area to the rezone. Please contact me if there is additional documentation I need to supply to be included in this action.

Thank you.

Kriss Hart  
206 849-4812

10 January 2023

City & Borough of Juneau  
Community Development  
155 S. Seward Street  
Juneau, Alaska 99801

Case No.: AME2022 0006 & AME2022 0008  
Request for Comment

**Request to be included in the Action**

CBJ Staff & Planning Commission,

I am the owner of an adjacent parcel at 500 Egan Drive (Juneau Support LT C2A) that is currently leased to CBJ for parking. The lot was acquired to site a district heating plant and other uses to improve the area.

I strongly support the requested change to the zoning proposed in these cases. Building a strong core for down town Juneau is important for the vitality of the community. Cost of building is expensive and these accessible lots should benefit from increased flexibility in adding multiple uses and increased density.

I request also that my lot (Juneau Support LT C2A) also be changed from MU2 to MU to allow consistent zoning and improved development of the area. Is there a formal request I need to make to be included in this action?

Thank you for your consideration.



Kriss Hart  
Develop Juneau Now LLC  
P.O. Box 32598  
Juneau, AK 99803  
206 849-4812 cell



**Ilsa Lund**

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**From:** Sarah Moore <rasha\_150@hotmail.com>  
**Sent:** Friday, January 20, 2023 4:41 AM  
**To:** Irene Gallion; PC\_Comments  
**Subject:** AME2022 0006 and 0008: Aak'w Kwaan Village District Rezone

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I am writing to provide comment to the planning committee on the proposed rezoning of Aak'w Kwaan Village District under AME2022 0006 and 0008.

I do not support rezoning solely for the impact it has on required setback and allowable lot coverage. I enjoy the trees and green spaces on lots within the impacted area and think properties developed without greenspace detract from the overall authentic and user enjoyment of an area.

Thank you,  
Sarah Moore  
638 Seward Street

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**From:** Sailors on  
**Sent:** Friday, February 3, 2023 1:34 PM  
**To:** PC\_Comments  
**Subject:** Chilkat Vistas

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Commissioners;

I and my wife live in Tamarack Trails Condominium D-6. Our windows face the Chitchat Vistas development. There is a strip of land [approximately 30 ft.] between our condo building and the new road. We were under the impression that there would be a buffer zone between us and the road to the new development.

During a wind event two of the remaining trees fell toward the condo building, one landing on the building without damage. This resulted in all remaining growth being removed by the developer.

We no longer have any privacy as anyone on the road is at eye level with our living room, kitchen, and bedroom. I spoke with the developer Mike, on 2/1/2023, and brought up the need for a buffer between the road and the condo. He stated that he will plant the area between and the condo with trees, both conifers and deciduous, by the end of this summer.

I'm bringing our concern to your attention as it will be very difficult living here without a buffer between the road and the building, in hopes you may assist in this matter.

Thank You for the work that You do.

Sincerely, Allen & Leslie Holzman