

1 Garth A. Schlemlein, ASBA No. 8602011  
Schlemlein Fick & Franklin, PLLC  
2 66 South Hanford Street, Suite 300  
Seattle, Washington 98134  
3 Phone: (206) 448-8100  
Fax: (206) 448-8514  
4 Email: gas@soslaw.com  
Attorneys for Intervenor  
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9 BEFORE HEARING OFFICER FOR THE ASSEMBLY OF THE  
CITY AND BOROUGH OF JUNEAU

10 KARLA HART,

11 Appellant,

12 v.

13 CITY AND BOROUGH OF JUNEAU  
14 PLANNING COMMISSION,

15 Appellee.

16 Appeal Case No. APL 2023-AA01

17 **INTERVENOR’S MOTION TO SUPPLEMENT THE RECORD**

18 Pursuant to the Prehearing Order entered on September 25, 2023, Intervenor Huna Totem  
19 Corporation hereby moves to supplement the record in this matter. Counsel for the City and Borough of  
20 Juneau Planning Commission (“CBJPC”) has confirmed that CBJPC does not oppose this Motion.

21 A. Additional Documents Submitted.

22 The following documents are submitted for inclusion in the record:

23 1. Posts from the City and Borough of Juneau Facebook page:

24 1.a. Post dated July 7, 2023; and

25 1.b. Post dated July 11, 2023.  
26  
27

- 1           2.       Posts from the Official Twitter Account for the City and Borough of Juneau  
2       (@cbjuneau):  
3           2.a.   Official Twitter profile page, City and Borough of Juneau;  
4           2.b.   Post dated July 11, 2023; and  
5           2.c.   Post dated August 4, 2023.  
6           3.       Juneau Empire articles:  
7           3.a.   11/8/22 “Big change could be on deck for Juneau’s waterfront;”  
8           3.b.   8/23/22 “Pier to peer sharing: Cruise line gives waterfront property to Huna Totem  
9       Corp;”  
10          3.c.   12/20/22 “Downtown port development plans make winter waves;” and  
11          3.d.   1/31/23 “City decides against spending on cruise ship dock planning.”  
12           4.       Posts from the City and Borough of Juneau website:  
13           4.a.   Post dated April 17, 2023 ([https://juneau.org/newsroom-item/city-and-borough-of-  
14       juneau-and-cruise-lines-agree-on-port-capacity-guidelines](https://juneau.org/newsroom-item/city-and-borough-of-juneau-and-cruise-lines-agree-on-port-capacity-guidelines)); and  
15           4.b.   Post dated June 28, 2023 ([https://juneau.org/newsroom-item/regular-planning-  
16       commission-meets-july-11-2023-heres-how-to-weigh-in](https://juneau.org/newsroom-item/regular-planning-commission-meets-july-11-2023-heres-how-to-weigh-in)).

18           Each of the above-listed documents are attached.

19           B.       The Subject Documents are Relevant and Admissible.

20           Pursuant to CBJ Code 01.50.030(f), the record may be supplemented by “such new  
21       information as the . . . hearing officer finds relevant and admissible.” New information is  
22       admissible if it could not, through reasonable diligence, have been presented to PC for  
23       consideration during the underlying hearing. CBJ Code 01.50.110(d). For the following reasons,  
24       the documents submitted herewith are relevant and admissible.  
25

26           1.       Social Media and Website Posts.  
27

1 Facebook posts, Twitter posts and CBJ website posts dated prior to the July 11, 2023, PC hearing  
2 are relevant to this appeal because appellant has asserted that the Planning Commission conducted  
3 “inadequate outreach” regarding CBJPC consideration of the Conditional Use Permit for the subject project.  
4 Public outreach and, in particular, CBJ’s social media posts, were referenced during the July 11, 2023  
5 hearing:

6 MS. MACLEAN: . . . We also, just to include the others, post on social media as  
7 well, so the PSA is shared with the radio stations as well as our social media platforms. . .  
8 I tend to agree with the applicants that I think at this point the public is well aware of the  
9 project.

10 Hearing Transcript, 76:25-78:1. These supplemental items will serve to complete the record as to these  
11 posts.

12 Appellant identified “Phasing the project approval” as an Issue on Appeal. Notice of Appeal at 2  
13 (emphasis in the original); *see also* page 1 of 5 typewritten pages, criticizing the PC’s approval of a “CUP  
14 for the dock PHASE.” In addition, the Relief Requested by appellant (Notice of Appeal at 2) states that  
15 “since this approval was phased and uplands split out . . . and that suffers the same lack of data and  
16 analyses,” the “entire project [should] be rejoined.” Post-July 11, 2023, social media and website posts are  
17 relevant to appellant’s assertions regarding phasing as they address the PC meeting (in August 2023)  
18 regarding the uplands. Intervenor objects to the inclusion of “phasing” as an issue on appeal and to the  
19 Relief Requested by appellant insofar as appellant purports to include the uplands portion of the project,  
20 which was subject to a separate CUP,<sup>1</sup> in this appeal. In an attempt to be thorough, however, Intervenor  
21 has provided some materials pertinent to the CBJPC’s review of the uplands portion of the project.

22 Appellant also listed “Conditions that are in conflict with city policy” as an Issue on Appeal (Notice  
23 of Appeal at 2) (emphasis in original). The April 17, 2023, CBJ website post addresses city policy regarding  
24 port capacity.

25  
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27  

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<sup>1</sup> Appellant did not appeal the CUP approval for the uplands portion of the project.

1 As for admissibility, this turns on whether the subject documents could have been provided to the  
2 PC prior to the underlying hearing. The issues raised in this appeal, however, are so wide ranging that  
3 Intervenor could not have reasonably expected that associated materials would be relevant or welcome at  
4 the hearing. As one example, public outreach requirements are outlined at CBJ Code 49.15.230. For this  
5 project the only portion of these requirements that fell to Intervenor was the requirement for signage at the  
6 site (and Intervenor fully complied). CBJ Code 49.15.230(3). There was no way in which Intervenor could  
7 have anticipated appellant's arguments regarding deficient public outreach by CBJ prior to the hearing.  
8 Intervenor could not, through reasonable diligence, have provided additional evidence of CBJ's public  
9 outreach efforts or other matters raised in the Notice of Appeal to the PC for consideration at the hearing.

10  
11 2. Juneau Empire Articles.

12 While the Juneau Empire articles are not public outreach by CBJ, they are nevertheless relevant on  
13 the topic of public awareness of the subject project and CBJPC review of the same. The January 31, 2023,  
14 article entitled "City decides against spending on cruise ship dock planning" also addresses city policy. As  
15 with the social media and website postings, Intervenor could not have anticipated the need for these  
16 materials prior to the hearing.

17 For the foregoing reasons, Intervenor asserts that each of the attached documents is relevant to this  
18 appeal and therefore requests that they be included in the record for review.

19 DATED this 9th day of November, 2023.

20 SCHLEMLEIN FICK & FRANKLIN PLLC

21 s/ Garth A. Schlemlein

22 Garth A. Schlemlein, ASBA No. 8602011

23 66 South Hanford Street, Suite 300

24 Seattle, Washington 98134

25 Phone: (206) 448-8100

26 Fax: (206) 448-8514

27 Email: [gas@soslaw.com](mailto:gas@soslaw.com)

*Attorneys for Intervenor*

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**CERTIFICATE OF SERVICE**

I hereby certify that on this 9th day of November, 2023, the document to which this certificate is attached was served upon the following via the method indicated:

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 Legal Messenger  
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 E-mail

**Appellant:**  
Karla Hart  
[karlahart@gmail.com](mailto:karlahart@gmail.com)

Hand Delivery  
 Legal Messenger  
 U.S. Mail  
 Facsimile  
 E-mail

**Appellee:**  
CBJ PC  
Attn. Sherry Layne  
Assistant Municipal Attorney  
[sherri.layne@juneau.gov](mailto:sherri.layne@juneau.gov)

Hand Delivery  
 Legal Messenger  
 U.S. Mail  
 Facsimile  
 E-mail

**Counsel for Advisors for the Assembly:**  
Emily Wright  
Robert Palmer  
[Emily.wright@juneau.gov](mailto:Emily.wright@juneau.gov);  
[robert.palmer@juneau.org](mailto:robert.palmer@juneau.org)

Hand Delivery  
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s/ Lacey Georgeson  
Lacey Georgeson, Legal Assistant



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### Intro

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(907) 586-5240

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### City and Borough of Juneau

July 7 · 🌐

The Regular Planning Commission meets July 11, 2023, at 7 p.m. in the Assembly Chambers. This meeting will be a hybrid meeting held in person and via Zoom. The Commission will discuss the following agenda item:

Conditional Use Permit for Huna Totem Corporation (USE2023 0003)

A Conditional Use Permit for mixed use development: Up to 50,000 square feet of retail and related uses, underground bus staging and vehicle parking, and a park. Project includes a steel dock up to 70 feet wide and 500 feet long. Uplands located at southwest corner of Egan Drive and Whittier Street, zoned Mixed Use 2. Dock extends into tidelands, zone Waterfront Commercial.

Join the virtual meeting online at [juneau.zoom.us/j/88134375638](http://juneau.zoom.us/j/88134375638) or see the public notice for dial-in information and remote comment procedure at [bit.ly/44eG3ul](http://bit.ly/44eG3ul).

Read the agenda/packet at <http://juneau-ak.municodemeetings.com/.../regular...>

See all CBJ public meetings at [juneau.org/calendar](http://juneau.org/calendar).



# City and Borough of Juneau

## Intro

The is the official page of the City and Borough of Juneau, Alaska's Capital City

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City and Borough of Juneau  
July 11 · 🌐

The Planning Commission meets tonight at 7 p.m. in the Assembly Chambers and over Zoom to discuss a Conditional Use Permit for Huna Totem Corporation.

"A Conditional Use Permit for mixed use development: Up to 50,000 square feet of retail and related uses, underground bus staging and vehicle parking, and a park. Project includes a floating steel dock up to 70 feet wide and 500 feet long."

Read the full agenda/packet at <http://juneau-ak.municodemeetings.com/.../regular...>

Join the virtual meeting online at [juneau.zoom.us/j/88134375638](https://juneau.zoom.us/j/88134375638) or call 1-253-215-8782 and enter Webinar ID 881 3437 5638. If you're giving public comment, you'll be asked to state your name, place of residence, and will be asked to stay on the phone after your testimony to answer any questions from the Commission.

See all CBJ public meetings at [juneau.org/calendar](https://juneau.org/calendar).



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**CBJ** @cbjuneau · 6d

The City and Borough of Juneau is very pleased to announce that Derek Bos will serve as the next Chief of the Juneau Police Department. Chief Bos' appointment is effective February 1, 2024.

Read the full press release: [bit.ly/3FBZgvn](https://bit.ly/3FBZgvn)







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At their August 8 regular meeting, the Planning Commission will hear a Conditional Use Permit application from Huna Totem Corporation regarding a waterfront mixed-use development. Read more: [bit.ly/44RcFKX](https://bit.ly/44RcFKX).



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The Planning Commission meets at 7 p.m. tonight in the Assembly Chambers and over Zoom to discuss a Conditional Use Permit for Huna Totem Corporation. Read more about what's on the agenda and how to join the meeting: [bit.ly/44eG3ul](https://bit.ly/44eG3ul)



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# Big change could be on deck for Juneau's waterfront

Huna Totems plan for developing the land is still on track

By Clarise Larson

Tuesday, November 8, 2022 7:20pm | NEWS

CITY AND BOROUGH OF JUNEAU LOCAL NEWS



This rendering depicts a proposed community park that is included in Huna Totem Corp's plans to develop a new pier and cruise terminal for the downtown waterfront. (Courtesy / Huna Totem Corp.)

Downtown Juneau is poised to undergo big changes in the coming years as Huna Totem Corp. ramps up its plans to develop a new pier and cruise

terminal.

Huna Totem president and CEO Russel Dick and marketing director Mickey Richardson spoke at the City and Borough of Juneau's Committee of the Whole meeting Monday night to give the city an update on the Alaska Native corporation's concept designs and plans to develop a downtown waterfront pier and cruise terminal after being donated the 2.9 acres property by the Norwegian Cruise Line in late August.

"We're excited to take this on," Dick said.

The project, Àak'w Landing, is set to be located along the Gastineau Channel off the intersection of Whittier Street and Egan Drive. downtown. The land was originally purchased by NCL in a \$20 million bid in 2019, before being

given this summer to Huna Totem. According to Dick and Richardson, Huna Totem wasn't aware that NCL had plans to donate the property to the corporation and said it came as a surprise gift, and the donating process began more than a year ago.

Richardson said the vision behind the development is to highlight Juneau as a "unique place and unique culture" and to "tell the story of the Àak'w people the minute you step off the ship." He said a major goal of the corporation is to ensure the development is realistic and practical while still fitting with the culture of downtown Juneau.

This project isn't the corporation's first time partnering with NCL. In 2018, Huna Totem and NCL entered into an agreement to build a second pier at Icy Strait Point, an addition to its pre-existing port built after the cooperation converted Hoonah's cannery in 1996.

Some of the features outlined in the update included the construction of a curved trestle skywalk which would move cruise ship visitors toward a new retail/ welcome center which he said will have an emphasis on having "guaranteed year-round vitality."

The entire development from the port to the welcome center to parking is outlined to be built in three phases, the first phase would include developing the dock and retail/welcome center. Richardson said Huna Totem's goal is for the terminal and pier to greet the first ships of 2025.

NCL will gain preferential use of the pier once it's constructed, which means the cruise line will have the right of first refusal for mooring as they schedule their vessels, a process that typically occurs 24-36 months out.

That goal could be subject to change, he said, but noted Huna Totem plans to be aggressive in trying to keep things moving at the planned pace.

Richardson said Huna Totem plans to have the second phase, which includes creating additional retail space and an upper-level plaza, completed by 2026.



Clarise Larson / Juneau Empire Huna Totem Corp. President and CEO Russel Dick and marketing director Mickey Richardson speak at the City and Borough of Juneau's Committee of the Whole meeting Monday night to give the city an update on the Alaska Native corporation's concept designs and plans to develop a downtown waterfront pier and cruise terminal after being donated the 2.9 acres property by the Norwegian Cruise Line in late August.

Richardson did not give a timeline for the third phase, which would include parking and a "flex space," which could become one of three options: a conference area, a long-discussed ocean center or apartments. Richardson said the corporation will open discussion with the public on which option the community would most like to see come to Juneau.

Corey Wall, principal architect at Jensen Yorba Wall, Inc, spoke at the Monday night meeting to answer Assembly-asked questions if the port will include shore power.

Jensen Yorba Wall Architects were a part of the design process for the plan, along with Alaska Commercial Contractors and Turnagain Marine.

Wall described shore power as a "difficult project" that the corporation is open to discussing in the future, but dock electrification is not being included in the initial design.

“We want to be ready when dock electrification is ready,” he said. “We know it has to be energy efficient moving forward and it is a big priority.”

But, before the project can fully move forward Huna Totem will need approval from the Assembly for a land deal to lease the city-owned tidelands the corporation plans to use, something CBJ city manager Rorie Watt said could stop the project from moving forward all together.

“If the Assembly doesn’t think it’s in the best interest of the community they can choose to not lease the tide lands, and I think there’s a long way to go before the Assembly is going to approve the project” he said.

Watt said though he is encouraged to see Huna Totems’ eagerness for the project to begin, he emphasized there are a lot of factors, decisions and permits that will factor in before breaking ground and the Monday night update was “just the start of a long process.”

“It’s a really big community decision,” Watt said. “Once you allow a project like this to move forward, you can’t go back.”

• *Contact reporter Clarise Larson at [clarise.larson@juneauempire.com](mailto:clarise.larson@juneauempire.com) or (651)-528-1807. Follow her on Twitter at [@clariselarson](https://twitter.com/clariselarson).*

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Norwegian Cruise Line announced Tuesday that it would donate a 2.9-acre plot of land owned by the cruise line since 2019 on Juneau's harborfront to Huna Totem Corp. to develop. (Michael S. Lockett / Juneau Empire)

# Pier to peer sharing: Cruise line gives waterfront property to Huna Totem Corp

The plan for developing the land is still on track.

By Michael S. Lockett

Tuesday, August 23, 2022 5:38pm | NEWS CRUISE SHIPS LOCAL NEWS

Norwegian Cruise Line Tuesday morning announced that it would donate the waterfront land it owned in downtown Juneau to Huna Totem Corp.

The 2.9-acre lot, purchased with a \$20 million bid in 2019 from the Alaska Mental Health Trust, a development group, including Huna Totem and Goldbelt Inc., will develop the land in line with the city's waterfront plan,

building a pier and cruise terminal.

“We’re excited that the decision was made,” said Huna Totem marketing director Mickey Richardson in a phone interview. “Having local ownership and operation of the site makes a lot of sense for Huna Totem and Juneau.”

[\[Man arrested at Statter Harbor following altercation\]](#)

The process that resulted in NCL donating the land to the Alaska Native corporation began more than a year ago, Richardson said. Huna Totem’s goal is for the terminal and pier to greet the first ships of 2025, Richardson said, but that’s subject to permitting, supply chain and many other interlocked issues.

“We are pleased to be able to donate our property in the heart of Juneau to Huna Totem Corporation to develop a new pier and surrounding facilities,” said NCL executive vice president Dan Farkas in a [news release](#). “Ensuring this project is fully integrated into the local community is incredibly important to us, and as we began planning its development, it became abundantly clear that Huna Totem, owned entirely by Native Alaskans, was the right stakeholder to lead this effort.”

NCL will gain preferential use to the pier once it’s constructed, according to the [news release](#). That means the cruise line will have the right of first refusal for mooring as they schedule their vessels, a process that typically occurs 24-36 months out, Richardson said.

“We are excited to see the project start to move forward regardless of the outcome and whether a dock is actually constructed,” said Alexandra Pierce, tourism manager for the City and Borough of Juneau. “It still ultimately rests with the Assembly and the planning department whether the project is approved.”

Huna Totem and NCL have also partnered for projects elsewhere in Alaska, Richardson said, giving them long experience working with each other.

However, the announcement was not greeted with universal joy.



“I think it’s just ramped things up a notch in a really bad way. I will personally continue to oppose the fifth cruise terminal in downtown Juneau,” said Karla Hart, a local activist focused on limiting cruise traffic’s effects on Juneau. “The ships are already coming to Juneau. The people are getting off the boats and presumably spending money. How is that going to change with a new dock instead of people coming to shore by tenders?”

Hart said that Juneau’s involvement with the cruise industry has been primarily reactive in nature instead of proactive, and that the state of the industry makes committing to a fifth pier downtown a rash course of action, regardless of who owns the pier.

“I don’t care who owns the dock. We haven’t dealt with the impacts of cruise tourism in Juneau yet,” Hart said. “We don’t have any data. We don’t have any management. We don’t have any idea what’s going on.”

### **Next steps**

The next steps involve working with the Assembly and planning department to get permitting approved, Richardson said. Huna Totem and Goldbelt will work with Jensen Yorba Wall Architects, Alaska Commercial Contractors and Turnagain Marine, all Alaska-based companies, to develop the plan, according to the [news](#) release.

“This is an astonishing gift for Juneau and our Goldbelt shareholders,” said Goldbelt president and CEO McHugh Pierre in the [news](#) release. “Giving ownership back to the Tlingit people is a tremendous way to honor the culture of this community. We look forward to partnering with Huna Totem to share the values and ancestral history of this land.”

Juneau City Manager Rorie Watt warmly greeted the [news](#), saying he was looking forward to working with Huna Totem and their experience and wide roots in Southeast Alaska. Huna Totem president and CEO Russell Dick also voiced his enthusiasm for the project in the [news](#) release.

“Huna Totem is thrilled to partner with Norwegian once again to expand regenerative tourism in Alaska with the development of a new pier in Juneau,” Dick said in the [news](#) release. “In following with Huna Totem’s port development model, design and development of the new destination

will reflect our guiding principles as Native Alaskans while protecting and preserving the natural beauty of Juneau, empowering our community, and fully supporting the region’s tourism-based economy.”

Hart said that the cruise tourism industry was not an empowering or regenerative one for Juneau in the long run.

“Russell Dick is quoted saying they’re promoting regenerative tourism. There’s nothing regenerative about large cruising,” Hart said. “There’s nothing there that reflects that Juneau is a community beyond a cruise destination.”

The development group is aiming to begin the permitting process in earnest this autumn, Richardson said.

• *Contact reporter Michael S. Lockett at (757) 621-1197 or [mlockett@juneauempire.com](mailto:mlockett@juneauempire.com).*

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This photo shows a Coast Guard vessel moored in Auke Bay. Another vessel, an icebreaker, could soon be homeported in Juneau following passage of the NDAA. City officials are considering whether that developed should encourage the city to become involved with plans to develop a cruise ship dock on a waterfront property. (Clarise Larson / Juneau Empire)

## Downtown port development plans make winter waves

City discusses assisting private developers with proposed cruise ship dock with eye on icebreaker.

By Clarise Larson

Tuesday, December 20, 2022 7:26pm | NEWS CITY AND BOROUGH OF JUNEAU LOCAL NEWS

U.S. COAST GUARD

Nearly 200 additional Coast Guardsmen — and an icebreaker — as well as thousands of more tourists — and a cruise ship dock — could soon be coming to Juneau. The City Assembly will now consider how involved in those plans it wants to be.

A proposal spending up to \$300,000 in Port Development Fees to help plan the location of an additional downtown cruise ship dock was unanimously approved Monday by Juneau Assembly members meeting as the Committee of the Whole. The effort may also include accommodating a U.S. Coast Guard icebreaker tentatively slated to be homeported in the city.

The proposal will now get consideration from the full Assembly, which will also allow for public input That will determine if the city becomes further involved with the potential dock at the downtown subport owned by Huna Totem Corp., formerly owned by Norwegian Cruise Line.

In a memo written by City Manager Rorie Watt and shared at the meeting, Watt outlined why he thinks it's in Juneau's best interest for the city to get involved with the planning of the proposed dock.

"It's a complicated issue, and it's a big deal," Watt said in an interview with the Empire. "If we decide a fifth dock is good for the community, it has to be done right and it's not the kind of issue you can go backward on."

Watt said the allocation of up to \$300,000 would go toward preliminary engineering to see what it would take to build a cruise ship dock at the subport, along with looking at ship movement in the harbor. However, he said as planning continues it will likely accrue more expenses than covered by the proposed allocation.

If OK'd by the Assembly, Watt said the city's involvement in the planning would be pivotal in helping the further gauging what is best for the Huna Totem Corp. development or a further waterfront development, which he said he thinks is looking more likely than not to happen.

The recent [news](#) of Juneau being chosen as the preferred home port for a privately owned icebreaker being purchased by the U.S. Coast Guard was also a factor in the decision to introduce the allocation proposal to the Assembly, Watt said.

The \$150 million purchase of a private icebreaker with a controversial history, included in the 2023 National Defense Authorization Act that passed Congress last week, would result in about 190 Coast Guard personnel assigned to the ship and 400 family members being stationed in Juneau,

according to U.S. Sen. Dan Sullivan, an Alaska Republican. The purchase would also be accompanied by the purchase of adjacent land to its docking site for development of supporting infrastructure.

A Coast Guard assessment of Alaska ports determined Juneau is the most suitable overall. Scott McCann, a Coast Guard spokesperson in Juneau, said the location of a home port is open to all local Coast Guard sites and still being evaluated.

[Juneau may be home to only Coast Guard icebreaker station in Alaska]

However, Watt said he believes the Coast Guard will likely choose to port the 361-foot-long ship at its downtown waterfront location, which also factored into his push for the city to get involved in planning at the subport which is adjacent to the Coast Guard property. This is a shift from previous reporting that indicated Auke Bay may be the favored location.

“We want to make sure the Coast Guards’ needs can be met,” Watt said at the meeting Monday night. “A cruise ship dock is a big piece of infrastructure and complicated, we want to make sure everything fits together.”

Mickey Richardson, director of marketing for Huna Totem Corp. said in an interview that Monday night meeting was the first time Huna Totem had heard the city intended to get involved with its proposed dock and said he couldn’t say how receptive Huna Totem is to it, or how the recent news of the Coast Guard icebreaker might affect the corporation’s plans to develop.

Huna Totem has already shared extensive plans for the location and dubbed the project as the Àak’w Landing. During a Committee of the Whole meeting in November, the Alaska Native corporation gave the city an update of its concept designs and plans, sharing that it has a goal for the terminal and pier to greet the first ships of 2025.

[Big change could be on deck for Juneau’s waterfront: Huna Totems plan for developing the land is still on track]

Richardson said Huna Totem intends to gather more information and will discuss more during its upcoming presentation at the Rotary Club of Glacier Valley meeting in January.

“Our goal is to work together with the city and the Coast Guard,” Richardson said. “We firmly believe there is a workable solution for the good of the development, benefiting our community of Juneau and our Huna Totem shareholders.”

A handful of Assembly members were hesitant with the allocation request, most notably Assembly member Alicia Hughes-Skandijs who said she understands the urgency cited by Watt in the memo, but emphasized the cruise ship dock at the subport property is not a done deal and still needs approval from the Assembly and Juneau community before it moves forward.

“How can we be involved in creating a dock there and simultaneously holding a public process on whether there should be a doc there?” Hughes-Skandijs said.

• *Contact reporter Clarise Larson at [clarise.larson@juneauempire.com](mailto:clarise.larson@juneauempire.com) or (651)-528-1807. Follow her on Twitter at [@clariselarson](https://twitter.com/clariselarson). Reporter Mark Sabbatini contributed reporting to this article.*

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Carla Casulucan, shareholder relations manager for Huna Totem, gives public testimony Monday night in support of the Huna Totem development and urged the city to vote against an ordinance that would have allowed the city to spend \$300,000 to help plan the location of a proposed cruise ship dock at the downtown subport. (Clarise Larson / Juneau Empire)

# City decides against spending on cruise ship dock planning

ADVERTISEMENT

Assembly votes down ordinance after more than a dozen public comments against it.

By Clarise Larson

Tuesday, January 31, 2023 2:33pm | NEWS CITY AND BOROUGH OF JUNEAU LOCAL NEWS

*This article has been updated to clarify that Carla Casulucan's testimony was given strictly in her capacity as a Juneau resident.*

The city Assembly on Monday voted against an ordinance that would have allowed the city to spend \$300,000 to help plan the location of a proposed cruise ship dock at the downtown subport.

After it was announced in August that Norwegian Cruise Line Holdings had donated the waterfront property in Juneau that it purchased in 2019 for \$20 million to Huna Totem Corp., the Alaska Native corporation has sought to get its proposed cruise ship dock and waterfront development into fruition.

At Monday night's Assembly meeting, more than a dozen members of the public provided testimony mainly in opposition to the ordinance, and in a late-night decision after multiple failed motions and amendments, the ordinance was voted down by Juneau Assembly members Carole Triem, Waahlaal Giidaak Barbara Blake, Alicia Hughes-Skandijs, Wade Bryson and Michelle Bonnet Hale.

They outnumbered Assembly members Maria Gladziszewski, Greg Smith and Mayor Beth Weldon who voted in favor of passing the ordinance. Assembly member Christine Woll was not present at the meeting.



Assembly member Wade Bryson discusses the whether the Assembly should vote in favor or against an ordinance that would have allowed the city to spend \$300,000 to help plan the location of a proposed cruise ship dock at the downtown support. Bryson was one of the five Assembly members who voted down the ordinance. (Clarise Larson / Juneau Empire)



According to the proposed master plan, the city's involvement and the \$300,000 appropriation from marine passenger fees would have gone toward funding preliminary engineering and planning consultation services through CBJ to "ensure competing interests are synchronized" and enable "CBJ decision makers to expand economic opportunities while balancing local priorities."

Nearly all public comments — including from Huna Totem officials, project architects, private developers and Greater Juneau Chamber of Commerce officials — said the city's efforts would be redundant to the typical permitting process and delay Huna Totem's project timeline. Many called it an overreach of private development.

"CBJ doing its own partial study of the port is duplicative to what the private developer is already doing," said John Blasco, president of the Greater Juneau Chamber of Commerce. He said he represents the chamber that collectively opposed the ordinance because it could delay the fiscal benefits that could be made from the development of the subport.

Carla Casulucan, a Juneau resident, shareholder relations manager for Huna Totem and past member of the CBJ Systemic Racism Review Committee Member, also offered testimony. Casulucan specified her testimony was strictly in her capacity as a resident of Juneau.

She said she supports the Huna Totem development and expressed disappointment toward city officials who she said have been critical or "wishy-washy" of the development and said she feels CBJ has placed a level of scrutiny on Alaska Native corporations' development that goes beyond the other waterfront developments.

"Through 100% private investment this development stands to enhance the beauty of downtown and serve to complement the efforts of Sealaska and Alaska Heritage Institute to indigenize the true aesthetic of the Juneau area," she said. "Your constant adversarial stance on this project with 'do it my way or else' tactics is just another variation of the systematic racism that has been pitted against us here."

Each member of the Assembly spoke about the project which varied in support and opposition to the city planning. Hughes-Skandijs said it should be noted that the city's goals and interests for the project and its timeline is going to be different from private developers regardless of the developer.

“It is our job to be concerned about the best and highest use of the city property and whether all the interests of everyone in the city is being represented — that is always going to be based on and coming from a different place than a private developer,” she said.

An initial motion to vote down the ordinance failed with an even split of votes among the Assembly members. Following the failed motion the Assembly voted on amendments, including making the study area smaller and requiring the new cruise ship dock planning to be done within three months, but ultimately the ordinance as a whole was voted down.

City Manager Rorie Watt told the Empire the decision is just another step in the public process. He emphasized that there is still much public process that needs to happen. That process, Watt said, includes approval by the Assembly and negotiations and an agreement with the U.S. Coast Guard and possibly the National Oceanic and Atmospheric Administration before it can begin development. He said Huna Totem has submitted an application for a conditional use permit and the planning commission will likely review it this spring.

“Democracy is messy and trying to weigh conflicting interests isn't easy, we joke that all the easy decisions have already been made,” he said. “My position was the public would have benefited from a broader perspective, and I think Huna Totem's perspective was they wanted to propose a specific project and I think both opinions are equally valid.”

Huna Totem marketing director Mickey Richardson said in an interview he was pleased to see the amount of public and Assembly dialogue on the topic at the meeting and is excited to work with the city and public moving forward.

“There was just a lot of redundancy and it was clear it was going to increase in scale and slow down the process and we felt like we were already doing a lot of this work,” he said. “We will continue to engage with the city. The

outcome allows us to continue the dialogue and engage in the process.”

• *Contact reporter Clarise Larson at [clarise.larson@juneauempire.com](mailto:clarise.larson@juneauempire.com) or (651)-528-1807. Follow her on Twitter at [@clariselarson](https://twitter.com/clariselarson).*

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## City and Borough of Juneau and Cruise Lines Agree on Port Capacity Guidelines

April 17, 2023 – [News](#)

The City and Borough of Juneau (CBJ) and major cruise lines calling on the port have signed a Memorandum of Agreement (MOA) to help manage visitor volume in the Capital City by establishing a threshold of no more than five large ships in port per day. The agreement, negotiated by CBJ and Cruise Lines International Association (CLIA) on behalf of its cruise line members, is based on recommendations established by the Visitor Industry Task Force (VITF) in 2020 and furthers the partnership among the parties.

The threshold of five large ships per day is intended to provide a positive experience for the benefit of both residents and visitors, while providing a reliable market for the many local businesses that rely on the visitor industry, especially

cruise. It also demonstrates the collaborative partnership that exists between the community and the cruise industry as we work together to maintain a vibrant and sustainable visitor industry in Juneau and Southeast Alaska.

“This agreement provides our community with the assurance we need to plan for the future. The visitor industry is vital to our local economy and it’s essential we preserve the things that make Juneau an incredible place to live and to visit. We hope to have a thriving tourism economy for many years to come,” said Alexandra Pierce, Tourism Manager at the City and Borough of Juneau.

“Our work on this MOA recognizes the importance of cooperation, collaboration, and communication made possible by Juneau’s leadership. They continually keep the wishes of the community at the forefront of the conversation, while ensuring the cruise industry is still able to deliver a world-class visitor experience in Alaska’s capital city,” said Renée Limoge Reeve, Vice President of Government and Community Relations at CLIA. “Destination stewardship remains one of our highest priorities. We support the VITF’s recommendations and can assure the community that our work together is ongoing.”

Cruise schedules are set well over a year in advance. The development of a 2024 schedule that met this five big ship per day threshold was made possible by all parties, including Cruise Line Agencies of Alaska, working together even before this MOA was finalized. CBJ and cruise lines are continuing to further improve the functionality of the port and enhance the Juneau experience for all.

“We appreciate the industry’s willingness to listen and learn as we worked through the VITF process and the commitment to meeting our community goals,” said Pierce. “We value our open and collaborative relationship with both the cruise lines and CLIA and look forward to continuing our work together to achieve a positive outcome for our community and its visitors.”

This is the second MOA based on VITF Goals. In July of 2022, the parties agreed to a series of industry management objectives. This agreement is an important next step as CBJ and cruise lines continue to work together to meet community goals while considering the complex logistics of cruise line operations.

Find information on the Visitor Industry Task Force and the agreement at [juneau.org/tourism](https://juneau.org/tourism).

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# City and Borough Of Juneau

155 S. Seward Street, Juneau AK 99801

Phone: 907.586.5240



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## Regular Planning Commission meets July 11, 2023. Here's how to weigh in.

June 28, 2023 – [FYI, Notices for Public Comment](#)

The Regular Planning Commission meets July 11, 2023, at 7:00 p.m. in the Assembly Chambers. This meeting will be a hybrid meeting held both in person and via Zoom Webinar link and will be to discuss a Conditional Use Permit for mixed use development.

This hybrid meeting will be held in person and by remote participation. Join the virtual meeting online <https://juneau.zoom.us/j/88134375638> or 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: 881 3437 5638. If you're giving public comment, you'll be asked to state your name, place of residence, and will be asked to stay on the phone after your testimony to answer any questions from the

Commission. For more information about the procedure, contact the Community Development Department at 907-586-0715.

The public is encouraged to submit written comments to [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org) by 12 noon, July 7, 2023, or testify at the meeting. Read the Planning Commission Meeting agenda [HERE](#).

**Conditional Use Permit for Huna Totem Corporation (USE2023 0003)**

A Conditional Use Permit for mixed use development: Up to 50,000 square feet of retail and related uses, underground bus staging and vehicle parking, and a park. Project includes a steel dock up to 70 feet wide and 500 feet long. Uplands located at southwest corner of Egan Drive and Whittier Street, zoned Mixed Use 2. Dock extends into tidelands, zone Waterfront Commercial.

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155 S. Seward Street, Juneau AK 99801

Phone: 907.586.5240

Fax: 907.586.5385

