

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers

7:00 p.m.

Meeting Date: November 8, 2022

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**1. CSP2022 0004:**

- a. Public Comment – O’Keefe, received 10-20-2022

**2. ARP2022 0001:**

- a. Public Comment – Sjoroos, received 9-20-2022
- b. Public Comment – Kveum, received 10-7-2022
- c. Public Comment – Duran, received 10-11-2022
- d. Public Comment – Waldo, received 10-14-2022
- e. Public Comment – Miller, received 10-18-2022

United Human Services of SE Alaska  
3225 Hospital Drive, Suite 301  
Juneau, Alaska 99801

October 19, 2022

Juneau Planning Commission  
Attn: Irene M. Gallion  
City and Borough of Juneau  
Senior Planner

Emailed to [PC\\_comments@juneau.org](mailto:PC_comments@juneau.org) and [Irene.Gallion@juneau.org](mailto:Irene.Gallion@juneau.org)

**To Whom it May Concern:**

United Human Services of SE Alaska (UHS) is strongly supportive of the CBJ Teal St. Right of Way Improvement Project scheduled for a hearing before the CBJ Planning Commission on November 8, 2022.

UHS is constructing the Teal Street Center (TSC), a social service resource hub currently under construction on Teal Street. TSC is scheduled to open in early 2023 and will be the home of seven nonprofits—SAIL, United Way of SE Alaska, NAMI Juneau and the Suicide Prevention Coalition, Cancer Connection, Alaska Legal Services, the Disability Law Center, Big Brothers Big Sisters. Central Council Tlingit and Haida Indian Tribes of Alaska's (CCTHITA's) will also have an office with a resource kiosk and Program Navigator. Additionally, TSC will house rotating strategic providers in a Resource Room as well as SEARHC's Mobile Clinic in the parking lot.

Teal Street Center is located directly between the new Glory Hall and St. Vincent de Paul's (SVdP's) low-income senior housing, Smith Hall. Behind Smith Hall is SVdP's transitional housing. Around the corner is Juneau Youth Center (soon to be a branch of the JAMI) and just beyond is CCTHITA's Head Start program. Commercial businesses are in the area as well as private residents. Given the mix of uses and new growth to the area, measures to improve safety are essential. The CBJ Teal Street Right of Way Improvement Project addresses safety concerns through improved drainage and lighting, paving 12-foot lanes, a sidewalk on both sides of the street, and a Capital Transit bus pull out.

We are grateful to CBJ for hearing the safety concerns of all of us in the neighborhood—the nonprofit service providers, and our commercial and residential neighbors— and responding with the CBJ Teal St. Right of Way Improvement Project. Again, we urge your support.

Respectfully,



Joan O'Keefe  
Executive Director

**From:** Sjoroos <ersjoroos@gci.net>  
**Sent:** Tuesday, September 20, 2022 2:48 PM  
**To:** PC\_Comments; Irene Gallion  
**Subject:** 7400 Glacier Highway

Included in "Additional Materials"  
packet for 10/11/22 meeting.

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To Whom It May Concern:

My husband and I live at 7539 Vista Del Sol Drive and both of us were born and raised in Juneau, Alaska. We have raised our children, work full time and own businesses here in Juneau. Rich is the head coach for the Juneau Huskies Football team and has coached sports teams in Juneau since 1993. We are dedicated residents and understand the need for housing as much as anyone else.

That said we are very concerned about the planned neighborhood design for 7400 Glacier Highway.

Vista Del Sol Drive is a quiet residential street with mostly single-family homes, only a couple have attached small apartments. What is currently being planned is not in harmony with what currently exists.

We are worried about Vista Del Sol Drive and Seymour Way potentially connecting. A planned 444 housing units and an estimated 2500 cars driving by daily creates traffic, safety, and noise concerns. We request the new developers plan to have entrance and exit streets within their own lot, or plan a cul-de-sac.

I'm looking forward to seeing the traffic analysis. From personal experience Glacier Highway can be a busy road, especially because it connects Fred Meyers and Costco! There have been many times I sit on Vista Del Sol Drive waiting for a break in traffic to pull out. The bend in the road where Vista Del Sol Drive and 7400 Glacier Highway connects does not help your vision. I find it hard to believe adding 2500 more vehicle trips per day through this area will pass inspection without further development.

We would also like to request a buffer between Vista Del Sol Drive and the new development. A fence and landscaping will help with the safety and noise for both neighborhoods.

We are concerned about the trees that will be left standing after 7400 Glacier Highway is clearcut. Unfortunately, residents on Vista Del Sol Drive already know how their houses can be at risk in this situation. Multiple houses have already experienced the scare, inconvenience, and expense of having trees fall on their roofs after only the lowest portion of the lot clearcut in the past.

We appreciate your time and willingness to read our letter and take our concerns into consideration.

Best Regards,

Erica and Rich Sjoroos

October 7, 2022

Commissioners,

In your review of project ARP2022 0001, please consider the impact of a D-18 neighborhood with density bonuses using secondary access via a D-5 neighborhood.

My husband and I purchased a home in the Vista Del Sol subdivision this May, the same month that Rooftop Properties acquired the adjacent subject property. It was quite alarming to receive a notice of a neighborhood meeting just a few months later about a development that would allow for an additional 444 housing units to be built next door. I find it unfortunate that although the 2015 Planning Commission originally recognized the issues of rezoning an existing D-5 lot to a D-18 lot when said lot is surrounded by D-5 zoned lots that the Assembly still approved the jump in density. Even though the lot has been re-zoned and supports a significantly higher density, please consider what the impact of a D-18 neighborhood, with density bonuses, will cause to a D-5 neighborhood by using it as secondary access. One impact is the value of my property- I'm confident that allowing for more than three times the amount of traffic in my small neighborhood will decrease the value of my home. Unfortunately, the City Assessor did not respond to Staff's request for comment on this project regarding property value. Another inevitable impact is the amount of anticipated traffic will affect the safety of the residents of the Vista Del Sol subdivision, which was a major talking point at the neighborhood meeting. I urge you to drive through the neighborhood- there are always children playing in the street and on the sidewalks.

At the meeting it seemed that there was an agreement that the applicant would discuss a secondary access through Alaska Mental Health Trust Authority land which, per the staff report, is interested in comparable density development of their property (Page 7, section 2- Analysis). After reviewing the staff report it doesn't seem that the conversation took place between the applicant and AMHTA. I urge the Commission to continue the review of this project to a future date and request analysis of the impact of secondary access traffic to the Vista Del Sol subdivision.

Thank you for your time,

Holly & Sean Kveum

Dear Planning Commission Members,

My Name is Marciano Duran with Duran Construction we are the Developer of the Vista Del Sol Subdivision. As a Builder/Developer and a resident of Juneau for the past 45 years, I am familiar for the need of additional housing in Juneau. I attended the September 8th meeting and was familiarized with this proposed project, as well as meeting the developer's representative.

I mentioned to the Developer that I thought this was a viable project just not as currently designed, which does not address any of the adjoining neighbor's concerns i.e. buffer and access. The 19.71 acres is enough property to have its own ingress and egress with no need to disrupt the D-5 harmony on Vista Del Sol Drive. This proposed D-18 development has 23 more units per acre than the Vista Del Sol Subdivision. Allowing the substantial increase traffic will make Vista Del Sol Drive more of a highway than a street!

To give you all a quick history of the Vista del Sol Subdivision, at the preliminary plat approval of this subdivision a plat note was added and approved as follows: NOD File no. SUB 2003-00016 October 29, 2003

***On the final plat there shall be a provision for vacating the cul-de-sac at the end of Vista Del Sol Drive in the event the street is extended in the future.***

Buena Vista Way is to be vacated if not developed within 2 years. However, during the final plat process this note was to be removed per the CBJ since the interpretation of the code did not allow for the approved note. This was removed in order to continue with this development. Subsequently we had a design competed to vacate Buena Vista Way and extend Vista Del Sol Drive north instead east. Extending Vista Del Sol Drive will allow the continuation to custom homes with the participation of CBJ Lands.

We have already had a pre-application meeting with CBJ regarding "Vista Del Sol Modification-Stub Street Relocation" Case PAC2016020 receiving minor comments. As of today we have been in the "que" at CBJ to continue this application. Unfortunately but due to staff shortages we are patiently waiting for a response.

Now upon review of the proposed subdivision submitted by the Utah developer I think this design can be easily re-designed to eliminate the Vista del sol drive access and to keep the ingress and egress as well as the east access on the 19.71 acres of D-18 and not have to

compromise the harmony of the D-5 zoned subdivision next door. I also would request the commission to include a buffer not to be less than 50' set back from the creeks ordinary high water mark.

These 2 items will not have a devastating effect on this project and will maintain profitability for this Utah based developer. Juneau needs housing no question but I see good changes are coming with CBJ current incentive for development. We don't want to over build our City having the opposite effect of empty units all over town like it was in 1988-92 remember?

Sincerely,

Marciano Duran

7523 Vista Del Sol Drive

Attachment.

DATE \_\_\_\_\_

AND INSTANTLY USING THIS RAY AS A PRESENTOR.





**J.W. BEAN INC.**  
PROFESSIONAL SURVEYOR  
1070 ARCTIC CIRCLE  
SUNTECH, ALASKA  
19910 798-5080  
SURVEYOR - PLANNER  
SUNTECH, ALASKA 99501

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**From:** Nick Waldo <nbwaldo@gmail.com>  
**Sent:** Friday, October 14, 2022 12:12 PM  
**To:** PC\_Comments  
**Subject:** 7400 Glacier Highway Comment

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To the planning commission,

I am writing to express my support for the proposed development at 7400 Glacier Highway. I understand that at your last meeting residents of Vista Del Sol raised concerns, and requests such as to keep extra traffic off residential streets and prevent windfall are reasonable and should be listened to. That said, Juneau is in a severe housing shortage. I am fortunate to have a good job and I just purchased my first home, a small townhouse. I spent many months actively searching for affordable homes and was outbid on 7 other properties first, nearly all of those were on the market for less than two weeks. When my friends hear I bought, I get immediate questions about whether that means the apartment I was renting is available. You probably know the statistics and numbers better than I do, but I want to convey the frustration and discouragement that the towns housing crises is inflicting on all of us who didn't own a house prior to 2020. Whether rentals or for sale, we desperately need more places to live. Please find a way to accommodate local concerns while still allowing this project to go forward.

Thank you for your consideration,  
Nick Waldo



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**From:** Kathryn Miller <kathryn.flett.miller@gmail.com>  
**Sent:** Tuesday, October 18, 2022 9:40 AM  
**To:** PC\_Comments  
**Subject:** Preliminary plan approval for an Alternative Residential Subdivision, developing up to 444 dwelling units on 19.71 acres (ARP2022 0001)

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Good morning,

I just read this article in the Juneau Empire <https://www.juneauempire.com/news/444-unit-housing-project-raises-hopes-concerns/> and learned this project will be discussed again on 10/25, so I assume you are still accepting comments.

I would like to voice my support for the project. We have a housing shortage in our community which needs to be addressed through development. I think the concerns regarding tree stabilization and snow removal are valid, but residents of the Vista Del Sol neighborhood need to bear in mind the additional daily road trips aren't through *their* property. The trips will be on publicly owned, funded, and maintained roads. I am a downtown homeowner with less than 10 feet between my house and the street, which provides access to our community's most trafficked trail system - Perseverance. I don't begrudge the hundreds of motorists, cyclists, dog-walkers, and recreaters who pass by every day - it's not my property. It's ours. Sharing communal, publicly funded spaces is a fundamental part of residing in a community.

That being said, more than a century has passed since the planning of my road and home occurred and surely some lessons have been learned. I am confident the planning commission and developer can provide for effective snow removal, ADA access, and tree stabilization solutions while also introducing much-needed new housing stock in a timely manner.

Thanks for your time,  
Katie Miller