

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers  
7:00pm  
Meeting Date: March 14, 2023

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**1. USE2023 0001 & PWP2023 0001:**

- a. Public Works Streets & Fleet Comment, received 3/3/2023
- b. Public Comment from Courtney Wilkins, received 3/7/2023
- c. Public Comment from Kate Slotnick, received 3/10/2023

**2. AME2017 0001**

- a. Memorandum from Director Mclean, received 3/9/2023

**From:** [Scott Gray](#)  
**To:** [Emily Suarez](#)  
**Cc:** [James "Red" Langel](#)  
**Subject:** RE: USE2023-01 1718 Evergreen Ave  
**Date:** Friday, March 3, 2023 12:33:50 PM

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Hi Emily,

Streets does not have an issue with this request. There is already on street parking in this area and parking is first come first serve.

Thanks,

Scott



Scott Gray  
Superintendent  
Public Works Streets & Fleet  
907-465-5256

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**From:** Emily Suarez <Emily.Suarez@juneau.gov>  
**Sent:** Thursday, March 2, 2023 7:11 PM  
**To:** Scott Gray <Scott.Gray@juneau.gov>  
**Subject:** USE2023-01 1718 Evergreen Ave

Hi Scott,

I am currently working on a Conditional Use Permit for an accessory apartment located on 1718 Evergreen Avenue.

The applicant is requesting a Parking Waiver, and would like to use on-street parking instead. I need to determine whether this is feasible for the location, and if the proposal will have any negative impact with maintenance/snow removal operations.

Your feedback is appreciated.

Thank you,

**Emily Suarez | Planner II**

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 ext. 4131**

**Email: [emily.suarez@juneau.gov](mailto:emily.suarez@juneau.gov)**



*Fostering excellence in development for this generation and the next.*

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**From:** Courtney Wilkins <courtney.wilkins3@gmail.com>  
**Sent:** Tuesday, March 7, 2023 12:56 PM  
**To:** PC\_Comments  
**Subject:** 1718 Evergreen Ave Objection to Parking Waiver

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

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To whom it may concern,

I am writing to express my strong objection to the application made by the property owner at 1718 Evergreen Ave to build a new accessory apartment without providing the required parking space. As a resident and property owner in the neighborhood, I am deeply concerned about the hazards that exist due to narrow roads, snow, ice, and steep terrain, which as it is makes it difficult for pedestrians and vehicles to navigate the streets safely and is exacerbated by current road congestion.

Moreover, the lack of required parking for the existing dwellings at the property exacerbates the issue, making it challenging for existing residents to find parking spots, especially during the winter months when the weather conditions are harsh and heavy snow accumulates on the roadways. Adding an accessory apartment without a parking space would only worsen the situation and increase the risk of accidents, as well as create a potential safety hazard for emergency vehicles. As it is, garbage trucks, delivery drivers, and snow plows are often unable to navigate the congested narrow street. There is no available public or street parking, it just doesn't exist without creating a hazard for the neighborhood on this steep and narrow road.

Due to this property (1718 Evergreen Ave), and other properties on the street lacking the required parking spaces the vehicles currently navigate up the street to other's driveways and the intersection at Pine St. and execute illegal and dangerous u turns. These vehicles then often are parked illegally in front of and often blocking driveways, mail boxes, and other residents lawful access to their properties. Is that what the property owner intends to have the residents of the new accessory apartment do as well?

My tenants and I have been intimidated, threatened and harassed after making simple requests for individuals to move their cars so that we may use our driveway and/or conduct snow removal or receive deliveries. I too would like to add an additional unit on my property but I would never consider it without adding appropriate parking. The property has the space to build the required parking and it should be required prior to approval of the accessory apartment. The owner should consider rebuilding the existing carport structure to accommodate the required parking spaces for the existing dwellings on the property rather than ask neighbors to agree to even more development without the basic minimum required parking available for existing residents.

I urge the City and Borough of Juneau Alaska to deny the application until the property owner meets the parking requirement. It is essential to ensure that safety measures are in place to protect residents

and visitors of our neighborhood. Furthermore, it is crucial to uphold the rules and regulations that govern the building of accessory apartments to ensure that they are constructed in compliance with the law.

Thank you for your attention to this matter.

Sincerely,

Courtney Wilkins

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**From:** Kate Slotnick <kateslotnick@gmail.com>  
**Sent:** Friday, March 10, 2023 8:56 AM  
**To:** PC\_Comments; Emily Suarez  
**Subject:** Case no.: USE2023 0001 and PWP2023 0001

I have lived at 1570 Evergreen Ave for 30 years. I am opposed to the waiver for one parking space at the proposed accessory apartment at 1718 Evergreen Ave. The requirement for a dedicated parking space for an additional dwelling unit is reasonable. This assures that a neighborhood with a narrow street such as Evergreen retains a quiet atmosphere and reduces tension among neighbors by avoiding competition for parking spaces. The existing properties on Evergreen Ave with accessory apartments have met that requirement. There is no compelling reason to waive this requirement in this situation.

Sent from my iPad



(907) 586-0757  
Jill.Maclean@juneau.org  
www.juneau.org/CDD  
155 S. Seward Street • Juneau, AK 99801

**March 9, 2023**

**MEMO**

**To: Michael LeVine, Chair Planning Commission**

**From: Jill Maclean, Director, AICP**

A handwritten signature in blue ink, appearing to read 'Jill Maclean', is written over the printed name.

**RE: Additional Language Addressing Stormwater BMPs & Vegetative Standards Related to Anadromous Waterbodies (stream setback buffers; AME2017 0001)**

**Background**

During review of the Anadromous Waterbodies ordinance, staff and Title 49 Committee members identified the Stormwater BMPs and Vegetative Standards as an item that required updating. Upon review, staff discovered that the 2010 Stormwater BMPs were not adopted either by ordinance or resolution; therefore, the Anadromous Waterbodies ordinance cannot reference that document for regulating purposes.

Recognizing that BMPs continue to evolve, staff recommends the Planning Commission instead replace the reference to Stormwater BMPs with the following language, which is similarly used when reviewing Hillside Endorsements (49.70.200):

*The developer must provide a drainage plan and vegetative planting plan stamped by civil engineer licensed in the State of Alaska. The drainage plan and vegetative plan must address stormwater BMPs and plantings required for slope stability and stormwater. The stamped drainage and vegetative plans must be submitted to the department prior to the issuance of grading or development permits.*

**Recommendation**

Staff recommends the Commission replace references to the CBJ Stormwater BMPs with the above language.