

Additional Materials

Regular Planning Commission Meeting

Assembly Chambers
7:00pm
Meeting Date: 5/28/24

1. 5.14.24 PC Draft Meeting Minutes

2. SMP2024 0002:

- a. Public comment: Southeast Alaska Land Trust (SEALT) Dan Hysell received 5/20/2024
- b. Public comment: Ren Scott received 5/22/2024
- c. Public comment: Robin Mulvey received 5/22/2024
- d. Public comment: SEALT Margaret Custer received 5/23/2024
- e. Public comment: Blake Hass received 5/23/2024
- f. Public comment: Gwen Baluss received 5/24/2024

DRAFT MINUTES

Agenda

Planning Commission

Regular Meeting

CITY AND BOROUGH OF JUNEAU

Mandy Cole, Chair

May 14, 2024

I. LAND ACKNOWLEDGEMENT – Read by Ms. Derr

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!

II. ROLL CALL

Mandy Cole, Chair, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in Assembly Chambers of the Municipal Building, virtually via Zoom Webinar, and telephonically, to order at 7:00 p.m.

Commissioners present: Commissioners present in Chambers – Mandy Cole, Chair; Erik Pedersen, Vice Chair; Travis Arndt, Clerk; Adam Brown; Nina Keller; David Epstein, Jessalynn Rintala, Lacey Derr

Commissioners present via video conferencing – None

Commissioners absent: Matthew Bell, Assistant Clerk

Staff present: Jill Lawhorne, CDD Director; Irene Gallion, Senior Planner; Joseph Meyers, Senior Planner; Teri Camery, Senior Planner; Ilsa Lund, Planner; Daniele Gaucher; Administrative Officer; Nicolette Chappell, CDD Administrative Coordinator; Sherri Layne, Attorney III

Assembly members: Paul Kelly

III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA - None

IV. APPROVAL OF MINUTES

A. April 9th, 2024 Draft Minutes Regular Planning Commission

MOTION: *by Mr. Epstein to approve the April 9th, 2024 Draft Minutes for the Regular Planning Commission Meeting.*

The motion passed with no objection.

B. April 23, 2024 Draft Minutes Special Meeting

C. April 23, 2024 Draft Minutes Regular Planning Commission

MOTION: *by Mr. Arndt to approve the April 23, 2024 Draft Minutes for the Special and Regular Planning Commission Meetings.*

The motion passed with no objection.

V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION by Chair Cole

VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS - None

VII. ITEMS FOR RECONSIDERATION - None

VIII. CONSENT AGENDA

PWP2024 0001 Parking wavier to waive one (1) parking space for an accessory apartment.

Applicant: Jessica Barker

Location: 114 Sixth Street

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and APPROVE Parking Waiver Permit PWP2024 0001 with conditions.

MOTION: *by Mr. Arndt to accept staff’s findings, analysis, and recommendations, and approve PWP2024 0001*

The motion passed with no objection.

USE2024 0005 Conditional Use Permit for an accessory apartment

Applicant: Jessica Barker

Location: 114 Sixth Street

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and APPROVE Conditional Use Permit USE2024 0005 with conditions.

MOTION: *by Mr. Arndt to accept staff’s findings, analysis, and recommendations, and approve USE2024 0005*

The motion passed with no objection.

USE2024 0009 A Conditional Use permit for a temporary asphalt plant at the Juneau International Airport
Applicant: SECON
Location: Shell Simmons Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and APPROVE Conditional Use Permit USE2024 0009 with conditions.

Ms. Keller noted for the record that the packet says no public comment was received. However, one public comment was received from the Southeast Alaska Land Trust. It is included in the additional materials.

MOTION: *by Mr. Arndt to accept staff’s findings, analysis, and recommendations, and approve USE2024 0009*

The motion passed with no objection.

USE2024 0007 Pulled and moved to Regular Agenda by Mr. Pedersen

IX. UNFINISHED BUSINESS – None

X. REGULAR AGENDA

(From consent agenda. Moved to regular agenda by Commissioner Pedersen)

USE2024 0007 Expansion of Community Center from 7,625 to 9,984 square feet. Parking shared with neighboring buildings.
Applicant: MRV Architects
Location: Hospital Drive

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and approve Conditional Use Permit USE 2024 0007 with requested conditions.

STAFF PRESENTATION by Director Lawhorne

QUESTIONS FOR STAFF –

Chair Cole asked for clarification of the change in conditions regarding the number of parking spaces. Ms. Lawhorne explained the Department is working with the applicant to comply with parking requirements. Ms. Lawhorne said a solution exists and they are confident it will be met.

Ms. Cole noted the condition includes other properties coming into compliance with parking regulations and asked if it is proper to condition approval on the actions of an outside entity. Ms. Lawhorne said it is not usual but, in this case, there are agreements in place and this is the ‘best’ way to have conditions met. Attorney Layne added all of the involved parties have a vested interest in compliance.

Mr. Epstein wanted to be sure they are not setting the applicant up for failure and to ensure there is a solution that can be reached. Ms. Lawhorne said she is confident there is a solution, whether that is a parking waiver or not would be up to the applicant and the commissioners.

APPLICANT PRESENTATION

Kenneth Southerland and Paul Voelckers presented. Mr. Southerland explained the Juneau Tlingit & Haida Community Council building is primarily used for evening activities with very little daytime activity like occasional school educational events which do not require much parking. Parking is shared with SEARHC and Generation Southeast with them using the parking mostly during the daytime hours. In the past ten years, parking has not been an issue.

Mr. Voelckers explained the parking is not an issue considering the agreements in place and the cooperation between the three agencies. It came as a surprise when parking became an issue.

QUESTIONS FOR APPLICANT

Ms. Cole asked whether the condition means that other buildings are then responsible for coming into compliance and if the applicant had any objection to that. Mr. Voelckers said they do have an objection to it. He felt they had working agreements with the other agencies with how and when the parking is needed and used. He felt the project should not be held up if it is SEARHC that has not met requirements.

Mr. Pedersen noted the condition in additional materials specifies the parking issue must be resolved prior to issuing a permit. He wondered if the condition were to be modified to require the issue be resolved prior to issuing a temporary certificate of occupancy to allow some flexibility and get the project started. Mr. Voelckers agreed it would buy some time but reiterated that it should not be up to his client to ensure another entity’s compliance.

Mr. Voelckers said they feel they have met the requirements at this time already.

AT EASE 7:28 p.m. – 7:32 p.m.

COMMISSIONER QUESTIONS FOR STAFF

Ms. Keller asked for clarification of the parking spaces needed. Ms. Lawhorne explained the Department needs information from the applicant that demonstrates how and when the spaces will be used by each of the agencies to justify the waiver. In particular, the days and times and number of spaces that will be utilized by each entity to illustrate there are enough spaces and available at all times.

Mr. Pedersen asked if the commission would be able to approve a parking waiver at this meeting. Ms. Layne said that a parking waiver would require public notice and notification to the involved parties. Mr. Pedersen asked if CBJ code allows parking spaces to be delineated between daytime and nighttime use. Ms. Lawhorne confirmed it is allowed.

Ms. Keller asked if the other agencies should be involved in the condition. Ms. Layne said the parking spaces in question are owned by the applicant so it is their responsibility to meet the condition.

Mr. Epstein asked how the required documentation will work or conflict with the other agencies. Ms. Lawhorne said it would hopefully not be a conflict but should align with current use agreements.

AT EASE 7:50 p.m. – 7:52 p.m.

MOTION: *by Mr. Pedersen to accept staff’s findings, analysis, and recommendations, and approve USE2024 0007 retaining Conditions 1 and 3 and replacing Condition 2 to read:*

(2) Prior to issuance of a TCO, Shaan S’oox will submit an enumerated parking space plan with detailed uses and times per Code requirement.

The motion passed with no objection.

Prior to hearing USE2024 0006, Mr. Arndt declared a conflict and recused himself.

USE2024 0006	Conditional Use Permit for three, 16-unit apartment buildings with a total of 48 single-room occupancies with ties in the D15 zoning district.
Applicant:	William Heumann
Location:	Hillcrest Avenue

Staff Recommendation

Staff recommends the Planning Commission adopt the Director’s analysis and findings and approve Conditional Use Permit USE2024 0006 with the following conditions:

- (1) Prior to Temporary Certificate of Occupancy, Hooter Lane must be accepted by the CBJ for maintenance.
- (2) Prior to TCO, a new plat of Chilkat Vistas Tract A3 must be recorded.

STAFF PRESENTATION – by Director Lawhorne USE2024 0006 listing conditions (1) and (2) and said they would like to add a condition (3) regarding lighting as well.

APPLICANT PRESENTATION

Michael Heumann said this project was originally met with controversy but over the last several years they have worked with the neighborhood. As a result, there is only one public comment. He said the applicants are comfortable with the conditions. This will be affordable housing priced below the average apartment rates.

COMMISSIONER QUESTIONS FOR STAFF

Ms. Derr asked if there were any issues with the condition for Hooter Lane being accepted for CBJ maintenance. Ms. Lawhorne said there were not any issues or concerns.

MOTION: *by Mr. Pedersen to accept staff's findings, analysis, and recommendations, and approve USE2024 0006 with the following conditions:*

- (1) Prior to Temporary Certificate of Occupancy, Hooter Lane must be accepted by the CBJ for maintenance.*
- (2) Prior to Temporary Certificate of Occupancy, a new plat of Chilkat Vistas Tract A3 must be recorded.*
- (3) Prior to issuance of the building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designated and determined to minimize offsite glare. Approval of the plan shall be at the discretion of the Community Development Department according to the requirements of CBJ 49.40.230 (d).*

The motion passed with no objection.

XI. OTHER BUSINESS - None

XII. STAFF REPORTS – Ms. Lawhorne presented:

- The Governance committee should meet soon and adopt the Rules of Order
- The department is currently interviewing for the Planner position
- Charlie Ford is retiring at the end of June
- Next meeting is May 28. The Director is recused so Scott Ciambor will be in her place.
- June 11 meeting is cancelled
- The week of June 11 is Orientation week for permit software
- Lands, Housing and Economic Development meeting June 3 will be discussing Blueprint Downtown

Mr. Pedersen will be contacting the Director to schedule a Governance committee meeting.

Ms. Layne announced the City attorney and Law department office manager, Deb Senn are both retiring this summer.

XIII. COMMITTEE REPORTS - None

XIV. LIAISON REPORTS – Mr. Kelly presented the Assembly:

- Passed an ordinance allowing approval of a homeless encampment should a location become available
- Approved a \$2 million grant to Gastineau Human Services for housing near Costco
- Held a very preliminary Title 49 discussion

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

William Heumann spoke to say last August they had discussed shared access and bungalow ordinances. Mr. Heumann said a 1,000 sq ft limit was small and would like to see it changed to 1,300 sq ft. That size would be able to provide quality 3-bedroom, 2-bathroom entry level family housing.

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS –

Ms. Keller asked what is a CBJ employee like Planner I making ‘ballpark’ per year. Ms. Layne said they make approximately \$55,000 annually. Considering 30% for housing, that would be \$1,400 per month. She asked what does ‘affordability’ mean? Ms. Cole suggested a COW meeting to discuss the topic.

Mr. Arndt commented the PC wants the Title 49 rewrite to move forward. The Title 49 committee has not met because they are waiting to get it back from the Assembly.

Ms. Keller asked how to go about revisiting the 6:00 p.m. start time. Ms. Cole explained that would be a topic for the Governance committee.

XVII. EXECUTIVE SESSION – None

XVIII. ADJOURNMENT –

Having no other business, the meeting adjourned at 8:28 p.m.

Respectfully submitted by Kathleen Jorgensen Business Assists (907)723-6134 🇺🇸

From: [Daniel Hysell](#)
To: [PC Comments](#); [David Peterson](#)
Cc: [Margaret Custer](#)
Subject: SMP2024 0002 Public Comment from SEALT
Date: Monday, May 20, 2024 12:02:18 PM
Attachments: [2024-04-22 SMP2024 0002 Public Comment.pdf](#)

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

Hello,

The Southeast Alaska Land Trust previously submitted the attached comment regarding the proposed Preliminary Subdivision Plan at Silver Street (SMP2024 0002). We see that the comment period has been re-opened. As a precaution, we are resubmitting SEALT's comment (attached) to ensure that it is included with this round of the staff report and subsequent review by the Commission.

Please feel free to contact us with any questions by email or at 907-586-3100.

Thank you,

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Dan Hysell (he/him), Stewardship Specialist
dan@sealt.org | (907) 586-3100 | www.sealt.org

119 Seward St, Suite 2 | Juneau, AK 99801



We live and work on Lingít Aaní. We strive to be consistent with and supportive of the stewardship of these lands by the Indigenous people of the region, recognizing that they have long cared for these lands and their living resources. Aatlein gunalchéesh.

April 22, 2024

RE: Preliminary Subdivision Plan at Silver Street
Case Number: SMP2024 0002

To Whom It May Concern,

The Southeast Alaska Land Trust (SEALT) received notice that an application for a Preliminary Subdivision Plan has been submitted for consideration and public hearing by the City & Borough of Juneau (CBJ) Community Development Planning Commission. The Case Number for this application is SMP2024 0002.

The proposed project is located directly adjacent to SEALT's Montana Creek Wetlands mitigation site (CBJ Tax ID 4B2601020041). This mitigation site provides compensatory mitigation for seven Department of the Army permits, overseen by the US Army Corps of Engineers (USACE), and included a significant portion of the mitigation required for the 2009 Juneau International Airport improvements project (USACE permit: POA-1981-320-M22).

As described in SEALT's management plan for the Montana Creek Wetlands property, the purpose of its conservation is to preserve "wetland habitat for wildlife, open space for public enjoyment, and outdoor recreation and education opportunities for the general public." The property is open to the public for uses such as hiking, walking, skiing, snowshoeing, wildlife viewing, picnicking, berry picking, fishing, hunting, and educational programs. Additionally, the property contains approximately 113 acres of high-functioning palustrine wetlands.

Among other important functions, the extent and healthy functioning of these wetlands provide flood attenuation and protection to surrounding residential areas, particularly significant due to the nearby Mendenhall River and its associated floodplain which have been impacted in the last 12 years by glacial outburst flooding. Incremental and cumulative developments in the area have filled wetland areas that would otherwise provide flood mitigation in periods of rising water.

SEALT therefore recommends that the Planning Commission exercise special caution in considering the additional fill and fragmentation of wetlands and streams in a residential area that is already highly vulnerable to flooding, and which could expose the newly developed area to preventable flooding.

Under the proposed subdivision plan, eight of the ten resulting plots would directly border SEALT's mitigation site, with the applicant noting a potential intent to further subdivide lots 9 and 10 into additional lots in the future. Increased development adjacent to the mitigation site poses a direct threat to the property and its conservation values and may create additional management responsibilities for the land trust. The proposed subdivision would also, importantly, require wetland mitigation of its own for unavoidable impacts to aquatic resources.

In addition to construction-related impacts such as sediment runoff and risk of pollutant contamination, a substantial increase in the number of privately-owned lots abutting the mitigation site permanently increases the threat of future encroachments and impacts to the property. An increase in nearby development can change the character of the conservation property and its capacity as a mitigation site.

SEALT requests that the Planning Commission thoroughly consider potential effects to the adjacent wetland mitigation site, the flood attenuation provided by the wetlands under consideration for fill and development, and the habitat that would be impacted when evaluating the application and proposed subdivision.

If you have any questions, please contact the Southeast Alaska Land Trust at (907) 586-3100 or info@sealt.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Margaret Custer".

Margaret Custer
Executive Director

From: [Ren Scott](#)
To: [PC Comments](#); [David Peterson](#)
Subject: SMP2024 0002 Comments
Date: Wednesday, May 22, 2024 10:48:37 AM

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

Dear Planning Commission,

I previously submitted a question regarding the proposed subdivision off of Silver Street. Now that I have been able to review the staff report, I wanted to provide some additional comments.

1) The pedestrian trail that is located on the public utility and drainage easement is well-established and used frequently by many people in the neighborhood. This trail provides access to the Kaxdigoowu Héen Dei trail and the wetlands. I would like to see this platted as a public easement.

2) There would be a large number of lots accessing the proposed cul de sac. The first phase would have 7 lots fronting the drive, with one private drive accessing an additional 3 lots. Future phases would add an additional 2 private drives, which would amount to a total of up to 16 lots and 3 private drives off of one cul de sac. This could add a lot of traffic congestion and be a potential safety concern. As Mr. Peterson noted in the staff report, a cul de sac in D3 zoning typically has access for 4-5 lots.

3) The sketch plat shown in Attachment E of the staff report for future phases of the development shows the public utility and drainage easement replatted as private shared access, drainage and utility easement. In this configuration the private shared access would be directly behind the houses on Wren Drive, and would not preserve the pedestrian trail for neighbors to use.

4) I do not believe that having 2 private shared access subdivisions abutting one another (as shown on the sketch plat for future phases) meets the requirements of CBJ code 49.35.262 (b)(8), which prohibits shared access if the subdivision abuts a parcel that does not have alternative and practical frontage on a publicly maintained right-of-way.

Thank you for the opportunity to weigh in on this proposal!

Thank you,
Adrienne (Ren) Scott, Silver St, Juneau AK

From: [Robin Mulvey](#)
To: [PC Comments](#)
Subject: 10 lot subdivision Wren/Silver
Date: Wednesday, May 22, 2024 5:06:42 PM

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

Hello,

My name is Robin Mulvey and I have lived at 10100 Silver St. for more than 10 years. I am writing to you about the plan subdivision off of Wren Drive at Silver Street. I use the trail system in our neighborhood almost daily, specifically walking from my house down Silver Street to access the trail that loops behind our neighborhood and meets the Brotherhood Bridge Trail. This trail is widely used by members of the neighborhood, facilitating families of all ages and abilities an important and safe opportunity to recreate on a trail that is protected from cars. I feel strongly that public trail access from Wren and Silver Street should be maintained with any plans for the subdivision development moving forward. This trail system is one of my favorite aspects of living in this neighborhood.

Thank you,
Robin Mulvey
906-500-4962

From: [Margaret Custer](#)
To: [David Peterson](#)
Cc: [PC Comments](#); [Daniel Hysell](#); [Mandy Cole](#); [Paul Kelly](#)
Subject: Re: SMP2024 0002 Public Comment from SEALT
Date: Thursday, May 23, 2024 3:02:06 PM
Attachments: [2024-04-22 SMP2024 0002 Public Comment.pdf](#)

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

Hi David,

I would like to request that this item be pulled from the 5/28 consent agenda, if possible, and discussed as a regular agenda item by the Planning Commission.

The comments we submitted were not just informational, instead requesting action from the Planning Commission through cautious consideration of what this scale of development would entail for the area which is currently an intact, high-functioning palustrine wetland.

The SEALT property called the Montana Creek Wetlands, a 404 compensatory mitigation site for impacts to wetlands in seven different USACE permits (including the CBJ permit for the Juneau Airport) would surround this new subdivision on 3 complete sides.

In addition to managing the Montana Creek Wetlands around the proposed subdivision for regulated wetland functions including flood attenuation, we also manage it for fishing, birding, wildlife habitat, supporting ongoing scientific studies/surveys -- and **public recreation and hiking**. The other public comments in the PC meeting packet all highlighted trail access and quality as an important concern.

We maintain two regular trails at the Montana Creek Wetlands for the public, which sees daily use by the neighborhood and locals. One is a trail (sometimes called River Trail or Montana Creek South Trail) along the eastern side of Montana Creek south from Back Loop, leading trail users to a lovely freshwater fishing access spot. The other, more frequently used for walking, hiking, and birding, is an east-west trail called by different names: Steelhead Trail, Utility Trail, Sewer Line Trail, etc. Additionally, there are a few social trails and deer trails through the more traversable parts of the wetlands that are used primarily for wildlife viewing and the researchers who work on bird genotyping on SEALT wetlands.

The Montana Creek Wetlands owned by the land trust that surround the proposed subdivision on three sides include 118 acres of palustrine wetlands -- mostly shrub-scrub and emergent, along with riparian buffers along the stream. Our wetlands analysis for the area indicates that construction for the proposed subdivision would impact similar wetland functions, and additionally impact the functions of the wetlands on adjacent properties like our Montana Creek Wetlands.

Because of the substantial wetland impacts, and the trails used regularly by Juneau residents, we recommend that this be taken for more detailed discussion by the Planning Commission. **It might be appropriate to place additional conditions on the subdivision relating to the**

wetlands, stormwater/surface water drainage, trails, and/or mitigating impacts to adjacent landowners through collaborative planning with the neighbors (including SEALT).

We are glad to speak with you, the Planning Commission, or the applicant at any time.

Thank you,

Margaret Custer, Executive Director
margaret@sealt.org | (907) 586-3100 | www.sealt.org
119 Seward St, Suite 2 | Juneau, AK 99801



We live and work on Lingít Aaní. We strive to be consistent with and supportive of the stewardship of these lands by the Indigenous people of the region, recognizing that they have long cared for these lands and their living resources. Aatlein gunalchéesh.

On Mon, May 20, 2024 at 1:52 PM Daniel Hysell <dan@sealt.org> wrote:

Hi David,

Thanks for confirming! Hope you have a good rest of the day.

Best,
Dan

On Mon, May 20, 2024 at 12:51 PM David Peterson <David.Peterson@juneau.gov> wrote:

Daniel,

Thank you. I was able to verify, this is included with the most recent version of the “Attachment H – Public Comments”.

Best Regards,

David Matthew Peterson | Planner II – Plat Reviewer

[Community Development Department](#) | City & Borough of Juneau, AK

Location: 230 S. Franklin Street, 4th Floor Marine View Building

Office: 907.586.0753 ext. 4132



Fostering excellence in development for this generation and the next.

From: Daniel Hysell <dan@sealt.org>
Sent: Monday, May 20, 2024 12:02 PM
To: PC_Comments <PC_Comments@juneau.gov>; David Peterson <David.Peterson@juneau.gov>
Cc: Margaret Custer <margaret@sealt.org>
Subject: SMP2024 0002 Public Comment from SEALT

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From: [Blake Hass](#)
To: [PC Comments](#)
Subject: SMP2024 0002: Preliminary Subdivision plan at Silver Street
Date: Thursday, May 23, 2024 11:40:31 AM

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

Dear Assembly,

In regards to the proposed subdivision at Silver Street, I have more questions than concerns.

I would first like to call in to question how this property was acquired. One can't help but notice that according to the CBJ accessors database that this was purchased from SEARHC, who only owned it for a very short time. Curious as to if there was some hidden benefit from having a grant funded health consortium purchase it before a private buyer. There's also a glaring concern that the appraised value is listed as \$0, while the purchaser, Mr. Kantola, is a registered real estate appraiser. This seems extremely shady from the outside and request the assembly provide some more transparency on this matter.

Sincerely a concerned Hummingbird Lane resident.

Gwen Baluss
10236 Heron Way
Juneau AK 99801

May 24, 2024

To : City and Borough of Juneau, Planning Commission

RE: Preliminary Subdivision Plan at Silver Street

Case Number: SMP2024 0002

Dear Commission,

As a neighbor to the property near Silver Street proposed to become the “Silver Hills Subdivision”, I have multiple concerns and questions about this proposal, and the development it may bring.

- 1) Wetland protections. The property is a mosaic of natural forest and wetlands. The wetlands should be protected. This should include a full inventory by professional biologists and a buffer around all delineated wetlands to ensure protection.
- 2) Trail access. Currently, a small trail connects the end of Silver Street with the trail Brotherhood Bridge/River Road trail system. This sees daily, and on nice days hourly, use by walkers, joggers, dog handlers, and bicyclists. Users are both from the nearby neighborhoods and other parts of Juneau. It is especially useful for non-motorized commuters traversing between Back Loop Road and the Kaxdigoowu Heen Dei/Mendenhall River Trail, as it shaves off significant time as opposed to continuing Loop Road and traveling down Steelhead or River Road. I urge any planning to find a way to retain this access. As the drainage ditch next to this trail will likely be retained in all development scenarios, it would be logical to retain an access parallel to the ditch.
- 3) Southeast Alaska Land Trust (SEAL Trust) Property. This parcel is bordered mostly by SEAL Trust holdings set aside for wetlands conservation and flood attenuation. Any planning needs to consider and minimize effects to this property.
- 4) Local Improvement District (LID) Process and Traffic. The Wren Drive/Steelhead neighborhood agreed to pay for part of the improvements taken place in the last 10 years as part of an LID. This included an upgrade to nearby roads (e.g. Wren, Silver) and some new sidewalks. Some of us property owners are still paying off this \$4000 investment (plus interest). Would the developer pay anything towards this

improvement they will benefit from? I am concerned about the potential for 10 or more additional households using these roads regularly could necessitate further improvements and further expenses.

In my opinion, the best option for neighbors, wildlife and wetlands would be the sale of this property to a conservation organization such as SEAL Trust. I understand that development here will probably be approved under the City Plan and regulations, but I hope that there will be more community engagement at the next step in the process, and least impactful options be considered. It is in the developer's best interest to create valuable and desirable properties by assuring that they blend with a neighborhood known for its rural character. This could be accomplished by retaining trees, minimizing light pollution, considering noise issues, retaining trail access, and buffering wetlands.

Thank you for your consideration.

Sincerely,

Gwen Baluss

Gwen Baluss