



APPEAL HEARING: APPEAL #2023-AA01 KARLA HART, VS. CBJ PLANNING COMMISSION & HUNA TOTEM CORP, AGENDA

January 24, 2024 at 2:00 PM

Zoom Only

This is an appeal of the July 20, 2023 Planning Commission decision for USE2023-0003 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. Includes floating steel dock up to 70 feet wide and 500 feet long.

This matter has been referred to the State of Alaska Administrative Hearing Office and has been assigned to an Administrative Law Judge.

As this is a quasi-judicial matter, only the parties on appeal and the Administrative Law Judge will be speaking during this hearing but members of the public are able to attend and listen in.

If you are interested in attending the Zoom only hearing as a member of the public, please contact the City Clerk's office at 907-586-5278 or via email at City.Clerk@juneau.gov for instruction and to obtain the Zoom information.

Also as this is a quasi-judicial matter, Assemblymembers and Planning Commissioners cannot engage in any communications about this issue outside the official appeal proceedings.

A. NOTICE OF HEARING PROCEDURES

The following order of presentation and time limits will govern the hearing in this case, which is scheduled to occur by Zoom on Wednesday, January 24, 2024, at 2:00 p.m.:

1. Preliminary matters (if any)
2. Oral Argument of Appellant (Karla Hart) – 30 minutes
3. Oral Argument of Appellee (City and Borough of Juneau Planning Commission) – 30 minutes
4. Oral Argument of Intervenor (Huna Totem Corporation) – 30 minutes
5. Questions from Administrative Law Judge

DATED: January 19, 2024.

Lisa M. Toussaint

Administrative Law Judge

B. BRIEFS, FILINGS AND MOTIONS, AND ORDERS

1. BRIEFS

2023-11-30 APL 2023-AA01 Appellant Hart Brief

2023-12-27 APL 2023-AA01 Appellee CBJ Planning Commission Opposition Brief

2024-01-02 APL2023-AA01 Intervenor Huna Totem Corp. Brief

2. **FILINGS AND MOTIONS**

2023-08-04 Notice of Appeal USE-2023-0003 Karla Hart v Planning Commission re Huna Totem Dock
2023-08-25 APL2023-AA01 Schlemlein Letter for Huna Totem Corp Intervention
2023-09-22 APL2023-AA01 Appellant Hart Motion to Recuse Hearing Officer
2023-10-05 APL2023-AA01 Appellant Hart Motion for Hearing Officer Disqualification
2023-10-16 APL2023-AA01 Intervenor HTC Response to Motion for Hearing Officer Disqualification
2023-10-23 APL2023_AA01 Appellant Hart Reply to Intervenors Response for Hearing Officer Disqualification
2023-11-06 APL2023_AA01 Hart Motion to Supplement the Record
2023-11-09 APL2023-AA01 Intervenor HTC Motion to Supplement the Record
2023-11-13 APL 2023-AA01 Appellee CBJ Partial Opposition to Hart Motion to Supplement the Record

3. **ORDERS**

2024-01-19 Appeal 2023-AA01 OAH Notice of Hearing Procedures
2023-11-30 Order re Motion to Supplement APL 2023-AA01
2023-10-25 Appeal 2023-AA01 Hart v PC Order re Disqualification of Hearing Officer
2023-09-25 Prehearing Order APL2023-AA01
2023-09-25 Order Denying Request for Voluntary Withdrawal of Hearing Officer APL2023-AA01
2023-09-06 Order Scheduling Prehearing Conference

C. RECORD ON APPEAL

1. Record on Appeal: Appeal 2023-AA01 Hart v. CBJ Planning Commission and Huna Totem Corp.
(Please note, this is a large document 1661 pages in total)

D. ADJOURNMENT