



# PLANNING COMMISSION REGULAR MEETING AGENDA

September 13, 2022 at 7:00 PM

Assembly Chambers/Zoom Webinar

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84149547128> and use the Webinar ID: 841 4954 7128, or join by telephone, calling: 1-253-215-8782 and enter the Webinar ID. You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, AK

**A. LAND ACKNOWLEDGEMENT**

**B. ROLL CALL**

**C. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

1. August 9, 2022 Draft Minutes, Regular Planning Commission - APPROVED

**E. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION**

**F. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**G. ITEMS FOR RECONSIDERATION**

**H. CONSENT AGENDA**

**I. UNFINISHED BUSINESS**

**J. REGULAR AGENDA**

2. AME2022 0005: A rezone of approximately 10 acres from a D10 single-family to a D10 residential zone - RECOMMENDED APPROVAL TO THE ASSEMBLY

Applicant: Moline Investment Management

Location: Pederson Hill

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of APPROVAL to the Assembly for the requested rezone application of 10.97 acres of Pederson Hill to D10 from D10SF.

**DIRECTOR'S REPORT**

The applicant requests a rezone of 10.97 acres of CBJ-owned land from D10SF to D10 zoning between Karl Reishus Boulevard and Hamilton Street. The maximum density of these zoning districts is the same; however, D10 zoning allows more flexibility in the type of units, and how to distribute the density across the site. This rezone conforms to the 2013 Comprehensive Plan Land Use Map designation of Medium Density Residential, and conforms with the goals of the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 Economic Development Plan.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend Approval of the rezone to the Assembly.

**3.** PAD2022 0001: A Land Disposal of 3,000 square feet - RECOMMENDED APPROVAL TO THE ASSEMBLY

Applicant: Jon & Susanne Reiswig

Location: North Douglas Highway

**RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

**DIRECTOR'S REPORT**

The applicant requests a Property Acquisition and Disposal permit to purchase approximately 3,000 square feet of land located on North Douglas Highway in order to construct a driveway for a proposed future subdivision. The applicant proposes purchasing the land and consolidating it with their 11.63-acre property in order to create a buildable lot.

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend denial of the land disposal to the Assembly.

**K. OTHER BUSINESS**

**L. STAFF REPORTS**

**M. COMMITTEE REPORTS**

**N. LIAISON REPORT**

**O. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS**

**P. PLANNING COMMISSION COMMENTS AND QUESTIONS**

**Q. EXECUTIVE SESSION**

**R. SUPPLEMENTAL MATERIALS**

**4.** Additional Materials Packet for September 13, 2022 Planning Commission

**S. ADJOURNMENT**

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.

# **DRAFT MINUTES**

Agenda

**Planning Commission**

***Regular Meeting***

CITY AND BOROUGH OF JUNEAU

*Michael LeVine, Chairman*

August 9, 2022

## **I. LAND ACKNOWLEDGEMENT – Read by Commissioner Pedersen.**

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**

Michael LeVine, Chairman, 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 – Michael LeVine, Chairman; Paul Voelckers, Vice Chair; Travis Arndt, Clerk; Ken Alper; Erik Pedersen; Mandy Cole

**Commissioners absent:** Dan Hickok, Deputy Clerk; Joshua Winchell

**Staff present:** Jill Maclean, CDD Director; Adrienne Scott, Planner I; Chelsea Wallace, CDD Administrative Assistant II; Sherri Layne, Law Assistant Municipal Attorney

**Assembly members:** Alicia Hughes-Skandijs

## **III. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA – None**

## **IV. APPROVAL OF MINUTES**

**A.** June 14, 2022 Draft Minutes, Regular Planning Commission

**MOTION:** *by Mr. Arndt to approve the June 14, 2022 Planning Commission Regular Meeting minutes.*

**B. June 28, 2022 Draft Minutes, Regular Planning Commission**

**MOTION:** *by Mr. Arndt to approve the June 28, 2022 Planning Commission Regular Meeting minutes with one correction.*

- V. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION** – Chairman LeVine briefly explained the rules for participating in person and via zoom format.
- VI. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None
- VII. ITEMS FOR RECONSIDERATION** – None
- VIII. CONSENT AGENDA** – None
- IX. UNFINISHED BUSINESS** – None
- X. REGULAR AGENDA**

**VAR2022 0003:** A proposed Variance to reduce a front yard setback from 20 feet to 10 feet

**Applicant:** Joshua Simonson

**Location:** Greenwood Avenue, Block C Lot 3A

**Staff Recommendation**

Staff recommends that the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Non-Administrative Variance with the following condition. The Non-Administrative Variance would reduce a front yard setback from 20 feet to 10 feet.

**Condition: Prior to being issued a Building Permit, the applicant shall provide a parking plan showing how off-street parking requirements are being met.**

**STAFF PRESENTATION** – by Director Maclean

**QUESTIONS FOR STAFF** – Mr. Pedersen asked why this is a non-administrative variance. Ms. Maclean explained administrative variances are those which fall within the Director's authority. This variance exceeds her authority to vary. She has authority to approve variances within two feet. This is beyond that and, therefore requires Commission approval.

**APPLICANT PRESENTATION** – Joshua Simonson said they are pursuing new construction on the property and the variance is necessitated by the slope of the lots and the drainage culverts. He addressed neighbor concerns regarding parking and said he is proposing a 38-foot driveway and there would not be any on-street parking required.



QUESTIONS FOR APPLICANT – Mr. Voelckers explained variances require a high threshold to support them. He said the site plan looks as though rotating the house by 90 degrees would fit within the required setbacks and asked if other geometries had been considered.

Mr. Simonson explained they had considered several possibilities but they were trying to maintain the views of the channel from the deck.

Mr. LeVine asked if it was possible to build it without the deck. Mr. Simonson answered that if they did so, it would require rotating the house. If they were to do that, the house would have the main window view directly into the neighboring living room.

### PUBLIC COMMENT

*Jim Scholl* – 3640 Greenwood Ave – Mr. Scholl said he hopes there is a house built there but he has safety concerns regarding snow plowing on the sidewalk. If the variance is granted, he is concerned there may be a problem with cars blocking plow access to the sidewalk.

Mr. Alper asked about the testimony regarding a car in the driveway. According to the sketch, the driveway will wrap around and be long enough to allow vehicles without overlapping the sidewalk. Mr. Scholl answered that he had not seen the site plan prior to the meeting and he was envisioning a driveway straight from the garage.

Ms. Cole asked about the variance Mr. Scholl mentioned in his testimony. He explained that he had received a rear setback variance in order to comply with the front setback requirements.

*Anitra Waldo* – 3620 Greenwood Ave - Ms. Waldo testified saying she welcomes the new neighbor but wants the Commission to understand the structure of the road. Their road is narrow with limited snow storage. She is concerned that cars parking in the street would block snow plows, garbage trucks, and emergency vehicles in the winter.

Mr. Pedersen asked if on-street parking is currently permitted. Ms. Waldo answered for six months of the year, there is no parking allowed on one side of the road.

Mr. Voelckers asked if there is a sidewalk on both sides of the street. She said it is only on the water side.

Mr. LeVine said the authority of the PC regarding parking in this case is limited to requiring three spaces. The current proposal provides for four spaces. If they were to rotate the construction as suggested earlier, it would reduce the parking spaces. He asked if she would prefer denying the variance if that meant reducing the parking. She said she would have to consider that.

*Ken Truitt* – [Tlingit name *Kadashan Took Seak*] – 3610 Greenwood Ave – Mr. Truitt explained the street is more narrow than code and they have already experienced issues with emergency vehicles refusing to come due to the roads.

Mr. Pedersen asked when the LID was entered into and whether the road was gravel or paved prior to that. Mr. Truitt answered it was around 2004 or 2005 and it was an unmaintained dirt road at the time.

*Tom Waldo* – 3620 Greenwood Ave – Mr. Waldo echoed the previously heard concerns saying the road is narrowed to a single lane during the winter with snow removal.

Mr. LeVine asked if there were four spots that met code, would that remove his concerns. He said it would help but he is still not crazy about it. He stated the new build would be out of character with the other houses in the area if it is allowed the variance.

*Todd Miller* – 3580 Greenwood Ave – Mr. Miller stated the variance would not allow enough room for parking and the snow berm that is built up each year. Mr. Miller also felt the house could be rotated and then would not need a variance.

ADDITIONAL APPLICANT COMMENTS – Mr. Simonson spoke to say he understands the concerns of the neighbors. He agreed it is a narrow street and parking is a concern. He is hopeful that the design of the side entry driveway will alleviate or mitigate any parking concerns.

#### COMMISSIONER QUESTIONS FOR APPLICANT

Mr. Arndt asked how far the left side of the building is from the drainage ditch. Mr. Simonson estimated it is around 20 or 25-feet.

Mr. LeVine asked if there were four trucks in the driveway, how much room is remaining before encroaching the road. Mr. Simonson said there would be up to 6 feet remaining. Mr. Arndt asked if the trucks would block the sidewalk. Mr. Simonson explained that it would not.

#### COMMISSIONER QUESTIONS FOR STAFF

Mr. Arndt referenced public testimony regarding the narrow street and the LID and asked the Director if she knew if the road is undersized or the width of the street. Ms. Maclean did not have that information.

**MOTION:** *by Ms. Cole to accept staff's findings, analysis, and recommendations, and approve VAR2022 0003.*

Ms. Cole spoke against the motion. She said the changing of the geometry of the house was for the viewshed and not for geography or other reason. Mr. Voelckers agreed with Ms. Cole saying he agrees that it would be nice to grant the variance but it does not meet the criteria. Mr. Arndt

also agreed saying there are other options that could be built on this lot. Mr. LeVine also spoke against the variance. Mr. LeVine added the applicant's narrative said it would be expensive to fill in the back of the lot and that is not something they can consider.

#### ROLL CALL VOTE

*Yea:* Alper

*No:* Cole, Arndt, Pedersen, Voelckers, LeVine

**The motion FAILED 5-1 on roll call vote.**

#### **XI. OTHER BUSINESS – None**

#### **XII. STAFF REPORTS**

Ms. Maclean reported:

- Title 49 will meet on August 18.
- Hazard Mapping will be 29 August prior to the joint Assembly/PC meeting.
- The Comprehensive Plan has been added to the Budget and is fully funded but the Department needs to fill positions before they can move forward.
- Lands, Housing, Economic Development met last evening.
- Public Works and Facilities Committee met today.
- Assembly Committee of the Whole met last night. Recruitment and job vacancies were a hot topic.
- Ms. Maclean added later that the Alternative Development Overlay District (ADOD) is scheduled for public hearing and the Catholic Social Services rezone will go before the Assembly on August 22.

Mr. LeVine asked if there is a time limit for the Joint meeting with the Assembly. Ms. Maclean said it is not limited, but she expects it to last about an hour.

Mr. Arndt noted Joseph Meyers has been promoted and asked if he would still be working on permits and plan review. Ms. Maclean said she hopes the CDD will fill his position soon. As of August 15, Mr. Meyers will be in his new position working on the Juneau Affordable Housing, Accessory Apartments, and other housing topics.

Mr. Voelckers asked about the timeline or intent regarding mass wasting and hazard mapping. Ms. Maclean said she expects that to be a topic at the joint meeting. Mr. Voelckers asked if there has been any problem with owners getting financing due to their location relative to hazard zones. Ms. Maclean said she would get back to him with that.

#### **XIII. COMMITTEE REPORTS**

Ms. Cole reported:

- She attended the Lands committee last night and appreciated the ADOD video presentation. The ordinance was forwarded to the Assembly with support.
- Telephone hill project is moving forward.

- There are two parties interested in the Pederson Hill property. They are Tlingit & Haida (interested in building affordable single housing) and a private party (with plans to build multi-family units).

Mr. Voelckers asked if Tlingit & Haida had specified the number of units they are looking to build.

Ms. Cole said they did not.

Mr. Arndt reported:

- Title 49 Committee met and moved all of the changes for shared accesses.
- CIP committee will begin meeting soon.

Mr. Voelckers reported that JCOS met last week and discussed:

- Dynamax will be modeling CBJ buildings and neighborhoods to map energy uses.
- Alix Pierce gave a presentation regarding progress toward getting a circulator around downtown.

Mr. Arndt asked if the Circulator would be downtown only or would it reach further. Mr. Voelckers answered they are currently at the consultant stage only and decisions had not been made.

Mr. Pedersen reported the South Douglas/West Juneau committee met and they are working on goals and mission statements and have meetings scheduled in the near future.

Ms. Maclean reported the draft for Blueprint Downtown is out for public opinion. She added JCOS is no longer staffed by CDD. It has moved to the Engineering and Public Works department. Deputy Director Koch is the primary contact.

**XIV. LIAISON REPORTS** – Ms. Hughes-Skandijs reported:

- Assembly Committee of the Whole met last night and discussed:
  - JPD radio replacement.
  - Dock electrification.
  - Staffing across CBJ.
- Human Resources committee will meet on August 16 to appoint a new Commissioner.

**XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS** – None

**XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS** – None

**XVII. EXECUTIVE SESSION** – None

**XVIII. ADJOURNMENT** – 8:35 p.m.

Next meeting is scheduled August 23, 2022 7:00 p.m.



**PLANNING COMMISSION STAFF**  
**LAND DISPOSAL REVIEW PAD2022 0001**  
**HEARING DATE: SEPTEMBER 13, 2022**


Section J, Item 3.

(907) 586-0715

CDD\_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

**DATE:** September 9, 2022  
**TO:** Michael LeVine, Chair, Planning Commission  
**BY:** Joseph Meyers, Planner II   
**THROUGH:** Jill Maclean, Director, AICP

**PROPOSAL:** Applicant requests a Land Disposal Review for the purchase of approximately 3,000 square feet of City-owned land.

**STAFF RECOMMENDATION:** Denial

**KEY CONSIDERATIONS FOR REVIEW:**

- Land disposal is not in general conformity with the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 CBJ Land Management Plan.
- The Land Management Plan designates this City property as Retain/Dispose.
- Disposal of this land will allow the applicant to consolidate the purchased land with the 11.63 acres of land they currently own.
- The applicant owns 11.63 acres, with approximately 325 feet of frontage on a public Right-of-Way (North Douglas Highway), which could be subdivided without additional land.

**ALTERNATIVE ACTIONS:**

1. **Amend:** amend the recommendation to include conditions and recommend approval to the Assembly.
2. **Approve:** approve the permit and adopt new findings that support the approval.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

**ASSEMBLY ACTION REQUIRED:**

A Notice of Recommendation will be forwarded to the Assembly for further action.

**STANDARD OF REVIEW:**

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - CBJ 49.10.170(c)
  - CBJ 49.80
  - CBJ 53.09.200(b)
  - CBJ 53.09.260

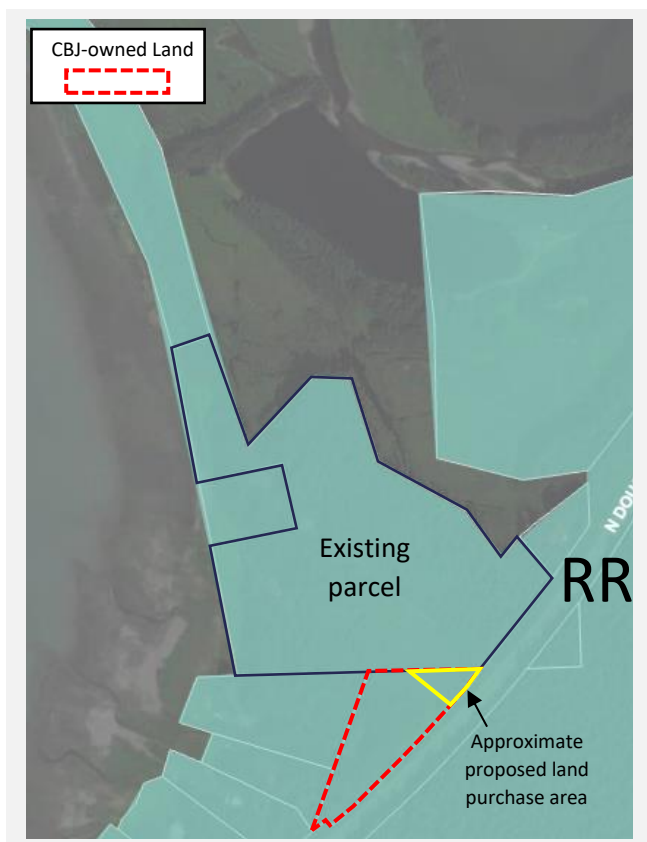
GENERAL INFORMATION	
Property Owner	Jon & Susanne Reiswig
Applicant	Jon & Susanne Reiswig
Property Address	NHN
Legal Description	Entrance Point Tract D & USS 3559 Lot 2 FR Beachside
Parcel Number	6D1201090040 & 6D1201120080
Zoning	Rural Reserve (RR)
Land Use Designation	Resource Development (RD)
Lot Size	506,603 square feet
Water/Sewer	CBJ Water; Private septic on site
Access	North Douglas Highway
Existing Land Use	Residential
Associated Applications	N/A

***The Commission shall hear and decide the case per CBJ 53.09.260 - Negotiated sales, leases, and exchanges:***

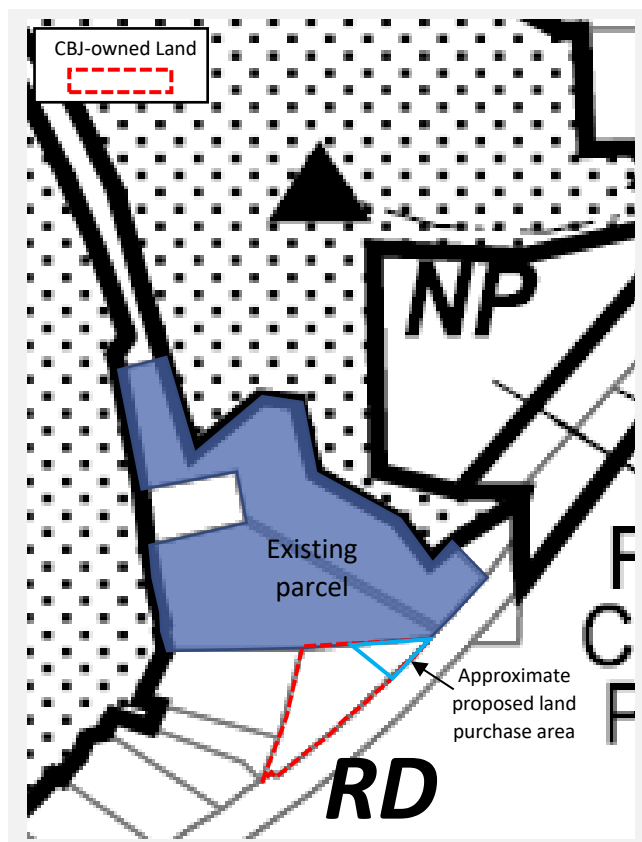
- (a) *Application, initial review, assembly authority to negotiate. Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.*
- (b) *Review and approval process. Upon satisfactory progress in the negotiation or competition undertaken pursuant to subsection (a) of this section, after review by the planning commission for disposals other than leases, after review by the assembly lands committee, and authorization by the assembly by ordinance, the manager may conclude arrangements for the lease, sale, exchange, or other disposal of City and Borough land. The final terms of a disposal pursuant to this section are subject to approval by the assembly unless the minimum essential terms and the authority of the manager to execute the disposal are set forth in the ordinance enacted pursuant to this subsection. The disposal may not be executed until the effective date of the ordinance.*

***CBJ 49.10.170(c) Planning Commission Duties:*** *The commission shall review and make recommendations to the assembly on land acquisitions and disposals as prescribed by Title 53, or capital improvement project by any City and Borough agency. The report and recommendation of the commission shall be based upon the provisions of this title, the comprehensive plan, and the capital improvements program.*

**CURRENT ZONING MAP**



**LAND USE DESIGNATION MAP – (Resource Development)**

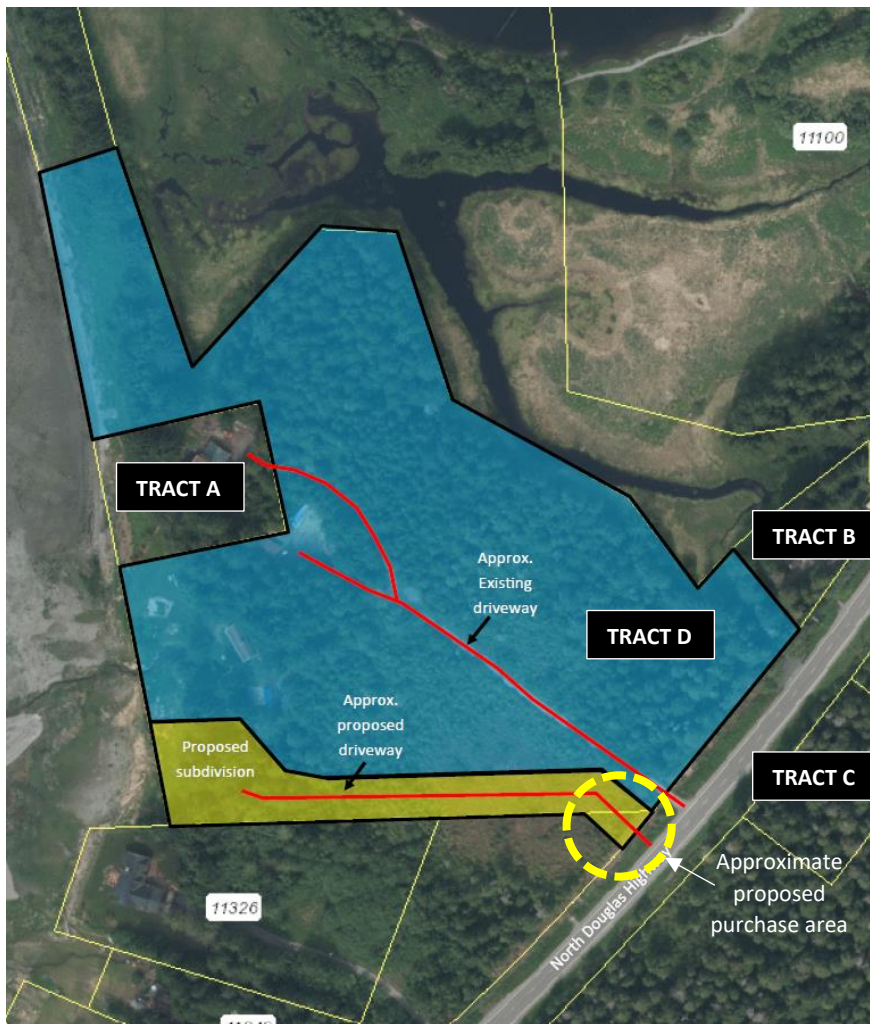


**SURROUNDING LAND USES AND ZONING**

Direction	Zoning District	Land Use
North	Waterbody	Fish Creek
South	RR	Residential
East	Right-of-Way	North Douglas Highway
West	Waterbody	Fritz Cove

**BACKGROUND INFORMATION**

**Project Description** – The applicant owns an 11.63-acre adjacent property and is seeking to purchase approximately 3,000 square feet of CBJ-owned land to construct a driveway for a proposed single-lot subdivision. The disposal is being requested to provide room for a second driveway serving the proposed subdivided lot. However, the lot in its current form is able to be subdivided without any need for additional CBJ land. The applicant’s lot is 506,603 square feet with approximately 325 feet of frontage on North Douglas Highway, and a potential buildout of 14 lots — without purchasing CBJ land.



**Background** – The applicant is seeking a subdivision design that preserves the existing driveway through their property. The existing driveway is established and the owner has stated that there would be several challenges in combining the driveways; these include topography, wetlands, existing signage, and infrastructure.

The table below summarizes relevant history for the subject parcel and proposed development.

Item	Summary
SUB-W76-428/Platting Resolution 428	Platting Resolution #428 created what is today Tract A with a 700-foot long, 20-foot wide access panhandle from North Douglas Highway to the lot. This subdivision was approved with the condition that the, “lots not be subdivided further without the re-subdivision of the total parcel. This requirement is based on the ordinance requirement that this waiver cannot be a part of a future subdivision”.
FP-8-82	This action re-subdivided the entire lot and also absorbed the access panhandle to Tract A. The panhandle was replaced by a 10-foot wide access easement which serves the lot today. Tract B and C were also created through this action.



#### Existing Conditions –

- **Entrance Point Subdivision, Tract D (Applicant-owned lot)** – The existing parcel is 11.63 acres, is zoned RR, and is classified as RD in the 2013 Comprehensive Plan. Water service is provided by the CBJ and private septic service is on site. The existing parcel was created in 1976 by platting resolution #428 which subdivided Lot A from USS 1369 (HES 119), creating a lot with Right-of-Way access through a 20-foot wide, 700-foot long panhandle. Further subdivision of Tract D in 1982 removed the 700-foot long panhandle replacing it with a 10-foot wide access easement traversing Tract D, the primary lot under review.
- **USS 3559 Lot 2 Fraction Beachside (CBJ-owned lot)** – How this lot was created initially is uncertain. It is believed that this lot was platted during the creation of North Douglas Highway, however no documents could be located to determine this. The lot is currently vacant with the exception of an eased driveway to a neighboring property on the southwest portion of the lot.

#### ***CBJ 53.09.200(b) – Purpose and intent. The purpose and Intent of CBJ Title 53.09.200(b) is:***

- 1. Inclusion in Land Management Plan. Except for property acquired by tax foreclosure or reconveyance agreement, real property should not be conveyed prior to inclusion in a Land Management Plan.*

**The Land Management Plan designates this city property for disposal as retain/dispose.**

#### **Comprehensive Plan Classification – RD**

Land to be managed primarily to identify and conserve natural resources until specific land uses are identified and developed. The area outside the study area of this Comprehensive Plan is considered to be designated RD. As resources are identified or extracted from these lands, they should be re-designated and re-zoned appropriately.

## **ZONING ANALYSIS**

### ***CBJ 49.05.100 - Purpose and intent. The purpose and Intent of Title 49 Land Use Code is:***

- (1) To achieve the goals and objectives, and implement the policies, of the Juneau comprehensive plan, and coastal management program;*
- (2) To ensure that future growth and development in the City and Borough is in accord with the values of its residents;*
- (3) To identify and secure, for present and future residents, the beneficial impacts of growth while minimizing the negative impacts;*
- (4) To ensure that future growth is of the appropriate type, design and location, and is served by a proper range of public services and facilities such as water, sewage, and electrical distribution systems, transportation, schools, parks and other public requirements, and in general to promote public health, safety and general welfare;*
- (5) To provide adequate open space for light and air; and*
- (6) To recognize the economic value of land and encourage its proper and beneficial use.*

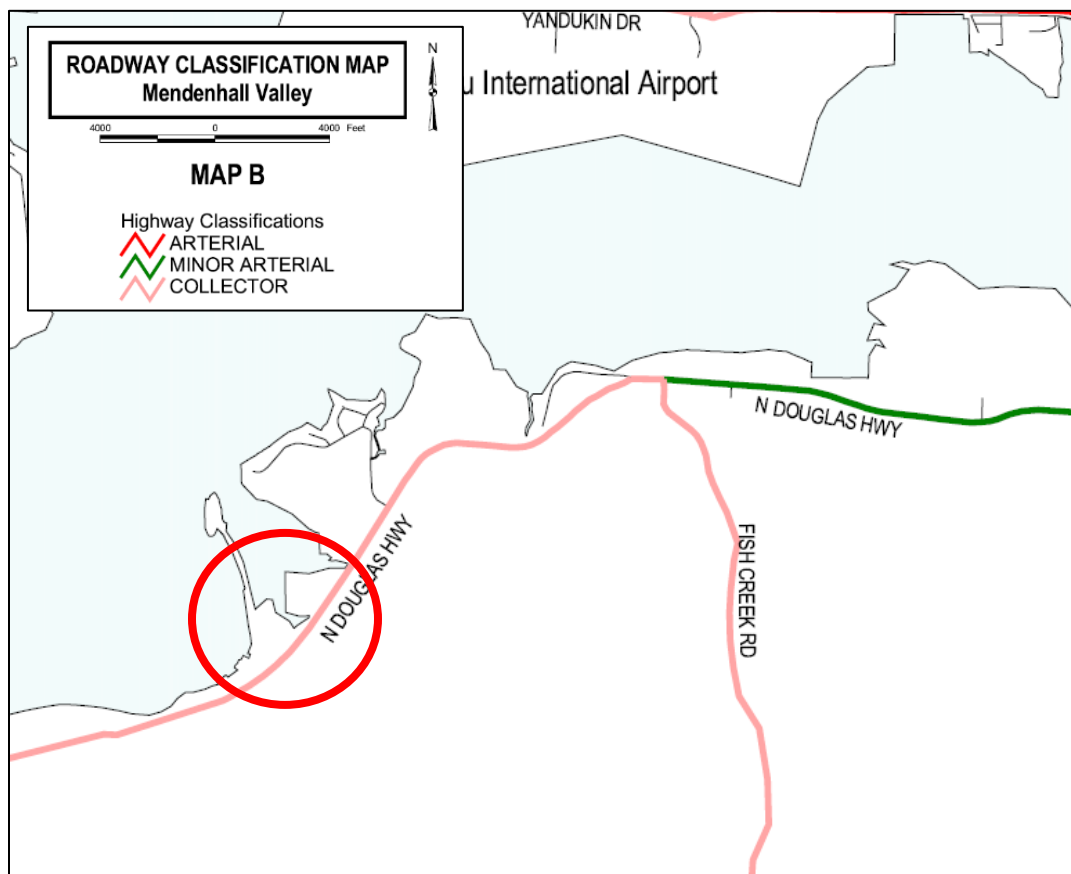
**Table of Permissible Uses** – The proposed purpose of this disposal is to provide more frontage to create a driveway for a proposed future subdivision. The proposed area for disposal encompasses 3,000 square feet of land in the RR zoning district.

**Table of Dimensional Standards** – The proposed use of the land is for one single-family residential lot. This use is appropriate for the RR zoning district. However, the CBJ encourages maximizing density where possible, particularly in areas within the urban service area, and served by public water and sewer.

**Other Permit Required** – Applicant may need to apply for an Alaska Department of Transportation and Public Facilities (DOT&PF) Access Permit to connect a driveway to North Douglas Highway, a state-owned Right-of-Way.

**Roadway Construction Standard Waivers** – No roadway construction waivers are being requested at this time.

**Roadway Classification Maps** – This section of North Douglas Highway is classified as a Collector Road. CBJ 49.35.210(c) limits direct access onto Collector roads to “an interior access street or a separate frontage road”.



**Hazard Areas** – The portion of land requested for disposal is within the Zone X flood zone. This designation indicates that the area is at low risk from flood-related events. In addition there are no anadromous streams on or within 50 feet of the land disposal area.

#### **COMMUNITY SERVICES**

Service	Summary
Urban Service Boundary	The parcel is not within the Urban Service Boundary.
Water/Sewer	Water is provided by CBJ; Sewer is on site.
Fire Service Area	The parcel is located within Capital City Fire & Rescue Fire Service Area #10.
Schools	Juneau School District.
Recreation	Fish Creek Park is within 1,000 feet of the proposed land disposal site.

#### **ENVIRONMENTAL, CONSERVATION, HISTORIC, AND ARCHEOLOGICAL RESOURCES**

The below table summarizes Conservation, Historic, and Archeological Resources which may be affected by the property disposal.

Resource	Summary
Conservation Areas	None
Wetlands	None

Anadromous	There are no anadromous streams on any of the parcels related to this land disposal or within 50 feet.
Impaired Waterbodies	No known
Historic	None
Archeological	None
Comprehensive Plan View sheds	None

## **CONFORMITY WITH ADOPTED PLANS**

**2013 COMPREHENSIVE PLAN VISION:** *The City and Borough of Juneau is a vibrant State Capital that values the diversity and quality of its natural and built environments, creates a safe and satisfying quality of life for its diverse population, provides quality education and employment for its workers, encourages resident participation in community decisions and provides an environment to foster state-wide leadership.*

**2013 COMPREHENSIVE PLAN** – The proposed text amendment does not conform to the 2013 Comprehensive Plan.

Chapter	Page No.	Item	Summary
17	226	Policy 17.2	<p><i>To hold certain lands in the public trust, and to dispose of certain lands for private use when disposal serves the public interest.</i></p> <p><b>No information has been provided that demonstrates this land disposal serves the public interest (see below, 2016 Land Management Plan section).</b></p>
4	37	Policy 4.2	<p><i>To facilitate the provision of an adequate supply of various housing types and sizes to accommodate present and future housing needs for all economic groups.</i></p> <p><b>No information has been provided that demonstrates that the CBJ-owned land could not be used for other housing development purposes resulting in more infill lots.</b></p>
10	129	Policy 10.1	<p><i>To facilitate availability of sufficient land with adequate public facilities and services for a range of housing types and densities to enable the public and private sectors to provide affordable housing opportunities for all Juneau residents.</i></p> <p><b>No information has been provided that demonstrates that this land disposal will provide affordable housing opportunities for residents.</b></p>

**2016 HOUSING ACTION PLAN** – The proposed text amendment does not conform with the 2016 Housing Action Plan.

Chapter	Page No.	Item	Summary
Part 2	36	Recommendation 4	<p><i>Develop Housing Choices to Accommodate Juneau’s Workforce Needs</i></p> <p><b>No information has been provided that demonstrates that this land disposal will accommodate Juneau’s workforce needs.</b></p>

**2016 LAND MANAGEMENT PLAN** – The proposed text amendment does not conform with the 2016 Land Management Plan.

Chapter	Page No.	Item	Summary
N/A	7	<p>Goal 1</p> <p>Objectives</p> <p>Finding</p>	<p><i>Continue the land disposal program which systematically places CBJ land into private ownership.</i></p> <ul style="list-style-type: none"> <li>• Make land available for community expansion.</li> <li>• Expand the property tax base.</li> <li>• Minimize the CBJ’s costs for disposing of land.</li> <li>• Provide opportunities for a variety of housing by disposing of land in multiple locations, by a variety of methods and at several price ranges.</li> <li>• Maximize the CBJ’s return on its property.</li> <li>• Provide opportunities for as many people as possible to acquire CBJ land.</li> </ul> <p><b>No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. This land disposal does not provide a variety of housing, and it limits future housing development opportunities on the CBJ-owned site, and it does not support opportunities to as many people as possible, as the applicant owns the adjacent 11.63-acre property.</b></p>
	7	<p>Goal 2</p> <p>Objectives</p>	<p><i>Provide direction on the best use of CBJ-owned land for both development and preservation.</i></p> <ul style="list-style-type: none"> <li>• Encourage multiple land uses.</li> <li>• Set aside land for needed transportation, schools, public housing, storage, maintenance yards, and other public facilities &amp; services.</li> <li>• Identify and preserve open spaces to protect lands and shorelines which possess recreational, scenic, wildlife, and other critical habitat qualities.</li> <li>• Retain a significant quantity of land to provide for future land use options.</li> <li>• Maintain sufficient land for future CBJ land needs.</li> </ul>

<b>2016 LAND MANAGEMENT PLAN</b> – The proposed text amendment does not conform with the 2016 Land Management Plan.			
		Finding	<b>No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. The applicant proposes consolidating the land with 11.63-acre property that they own, thus limiting the future options of the remaining CBJ land at this site.</b>
	7	Goal 3	<i>Conduct CBJ land disposals in a manner that promotes compact urban growth and efficient expansion of municipal utilities and services.</i>
		Objectives	<ul style="list-style-type: none"> <li>Plan expansion of municipal utilities to coincide with and support CBJ land disposals using an “infill” strategy as adopted in CBJ’s Comprehensive Plan.</li> <li>Establish land disposal priorities based on availability of existing and planned utilities.</li> </ul>
		Finding	<b>No information has been provided that demonstrates that this application proposal meets the Goal and Objectives set forth in the Plan. The land disposal is for a site not serviced by public sewer.</b>

### **AGENCY REVIEW**

CDD conducted an agency review comment period between July 1, 2022 and July 15, 2022. Agency review comments can be found in **Attachment C**.

<b>Agency</b>	<b>Summary</b>
Assessor	No comments received.
Lands	No comments received.
Engineering	“No issues from General Engineering regarding land sale.”
DOT&PF	See Attachment C; RE: Driveway

### **PUBLIC COMMENTS**

CDD conducted a public comment period between August 11, 2022 and August 25, 2022. Public notice was mailed to property owners within 500 feet of the proposed development. A public notice sign was also posted on site two weeks prior to the scheduled hearing. No public comments were received as of the writing of this staff report.

### **FINDINGS**

In accordance with CBJ 53.09.260, staff finds the proposed disposal of land by the CBJ does comply with Title 49 Land Use Code; however, it is not in general conformity with adopted plans, specifically the 2013 Comprehensive Plan, the 2016 Housing Action Plan, and the 2016 Land Management Plan.

### **RECOMMENDATION**

Staff recommends the Planning Commission adopt the Director's analysis and findings and forward a recommendation of DENIAL to the CBJ Assembly for the acquisition and disposal of land by the CBJ.

### **STAFF REPORT ATTACHMENTS**

<b>Item</b>	<b>Description</b>
<b>Attachment A</b>	Application Packet
<b>Attachment B</b>	Public Notice Materials
<b>Attachment C</b>	Agency Comments
<b>Attachment D</b>	Reviewed Materials

**NOTE:** Development Permit Application forms must accompany all other Community Development Department land use applications.

<b>PROPERTY LOCATION</b>	
Physical Address <b>11260 Douglas Highway</b>	
Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) <b>ENTRANCE POINT TR D / USS 3550 LT 2 FR BEACHSIDE</b>	
Parcel Number(s) <b>6D1201090040 / 6D1201120080</b>	
<input type="checkbox"/> This property located in the downtown historic district <input type="checkbox"/> This property located in a mapped hazard area, if so, which _____	
<b>LANDOWNER/ LESSEE</b>	
Property Owner <b>Jon A Reising; Susanne L Reising / City &amp; Borough of Juneau</b>	Contact Person <b>JON</b>
Mailing Address <b>11260 N. DOUGLAS HWY. JUNEAU 99801</b>	Phone Number(s) <b>907 586 3821</b>
E-mail Address <b>SALMONCREEKMEMCAL@GCI.NET</b>	
<b>LANDOWNER/ LESSEE CONSENT</b>	
Request for Planning Permits, not needed on Building/Engineering Permits	
I am (we are) the owner (or owners) of the property subject to this application and I (we) consent in / do not consent A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission. B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.	
<b>X</b> <u><b>Jon A Reising</b></u> Landowner/ Lessee Signature	<u><b>5/27/22</b></u> Date
<b>X</b> <u><b>Susanne L Reising</b></u> Landowner/ Lessee Signature	<u><b>5/28/22</b></u> Date
NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission may visit the property on the scheduled public hearing date.	
<b>APPLICANT</b>	
If the same as OWNER, write "SAME"	
Applicant <b>Jon A Reising; Susanne L Reising</b>	Contact Person
Mailing Address <b>42350 Douglas Highway 11260 N. DOUGLAS HWY.</b>	Phone Number(s) <b>907 586 3821</b>
E-mail Address <b>salmoncreekmemcal@gci.net</b>	
<b>X</b> <u><b>Jon A Reising</b></u> Applicant's Signature	<u><b>5/27/22</b></u> Date of Application

- DEPARTMENT USE ONLY BELOW THIS LINE

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

\* FORMS &amp; LAM ORDER ADOR

Case submitted.	Vitalize Prototype AS
Case Number	Date Received <del>CSP22-002</del> 5/31/22

Update 3/2017 - Page 1 of 1

PAD 22-CC1





## CITY/STATE PROJECT AND LAND ACTION REVIEW APPLICATION

See reverse side for more information regarding the permitting process and the materials required for a complete application.

**NOTE: Must be accompanied by a DEVELOPMENT PERMIT APPLICATION form.**

### PROJECT SUMMARY

Requesting to purchase roughly 3,000 square feet in order to subdivide and create an ocean front lot with street access.

### TYPE OF PROJECT REVIEW:

☐

City Project Review

☒

City Land Acquisition /Disposal

☐

State Project Review

### PROJECT NUMBERS ASSOCIATED WITH PROPOSAL:

Is this project associated with any other Land Use Permits?

☐

YES

Case No.:

☐

NO

Capital Improvement Program # (CIP) \_\_\_\_\_

Local Improvement District # (LID) \_\_\_\_\_

State Project # \_\_\_\_\_

ESTIMATED PROJECT COST: \$ \_\_\_\_\_

### ALL REQUIRED MATERIALS ATTACHED

☒

Complete application

☐

Pre-Application notes (if applicable)

☒

Narrative including:

☐

Current use of land or building(s)

☐

Proposed use of land or building(s)

☐

How the proposed project complies with the Comprehensive Plan

☐

How the proposed project complies with the Land Use Code (Title 49)

☒

Site Plan (details on page 2)

**NOTE: This application is required even if the proposed project is associated with other Land Use permits.**

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

CITY/STATE PROJECT FEES

Fees

Check No.

Receipt

Date

Application Fees

\$ 100

\$100 sign deposit  
\$50 sign fee

This form and all documents associated with it are public record once submitted.

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

For assistance filling out this form, contact the Permit Center at 586-0770.

Attachment A - Application Packet

Case Number

CSP22-002

Date Received

5/31/22

21

PAD22-001

### **City/State Project and Land Action Review Information**

City and State project review is outlined in CBJ 49.15.580

Each application for a City/State Project is reviewed by the Planning Commission at a public hearing. The permit procedure is intended to provide the Commission the flexibility necessary to make recommendations tailored to individual applications.

**Application:** An application for a City/State Project Review will not be accepted by the Community Development Department until it is determined to be complete. The items needed for a complete application are:

1. **Forms:** Completed City/State Project Review Application and Development Permit Application forms.
2. **Fees:** No fee required for projects that cost less than \$2.5 million. For projects costing more than this amount, the fee is \$1,600.00. All fees are subject to change.
3. **Project Narrative:** A detailed narrative describing the project.
4. **Plans:** All plans are to be drawn to scale and clearly show the items listed below:
  - a. Plat, site plan, floor plan and elevation views of existing and proposed structures and land;
  - b. Existing and proposed parking areas, including dimensions of the spaces, aisle width and driveway entrances;
  - c. Proposed traffic circulation within the site including access/egress points and traffic control devices;
  - d. Existing and proposed lighting (including cut sheets for each type of lighting);
  - e. Existing and proposed vegetation with location, area, height and type of plantings; and,
  - f. Existing physical features of the site (i.e. drainage, eagle trees, hazard areas, salmon streams, wetlands, etc.)

**Document Format:** All materials submitted as part of an application shall be submitted in either of the following formats:

1. Electronic copies in the following formats: .doc, .txt, .xls, .bmp, .pdf, .jpg, .gif, .xlm, .rtf (other formats may be preapproved by the Community Development Department).
2. Paper copies 11" X 17" or smaller (larger paper size may be preapproved by the Community Development Department).

**Application Review & Hearing Procedure:** Once the application is determined to be complete, the Community Development Department will initiate the review and scheduling of the application. This process includes:

**Review:** As part of the review process the Community Development Department will evaluate the application for consistency with all applicable City & Borough of Juneau codes and adopted plans. Depending on unique characteristics of the permit request the application may be required to be reviewed by other municipal boards and committees. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

**Hearing:** All City/State Project Review Permit Applications must be reviewed by the Planning Commission. Once an application has been deemed complete and has been reviewed by all applicable parties the Community Development Department will schedule the requested permit for the next appropriate meeting. The Planning Commission will make a recommendation based on staff's analysis and forward it to the Assembly for final approval/denial.

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

# MEMORANDUM

## CITY/BOROUGH OF JUNEAU

Lands and Resources Office  
155 S. Seward St., Juneau, Alaska 99801  
Dan.Bleidorn@juneau.org  
(907) 586-5252

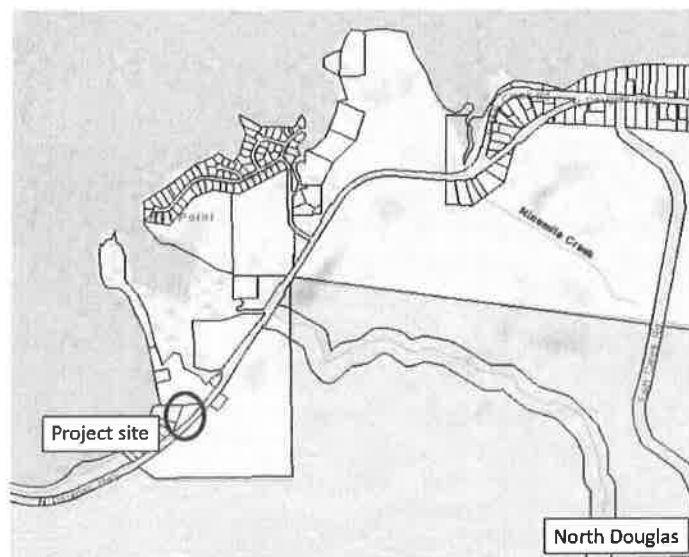
**TO:** Michelle Hale, Chair of the Assembly Lands Housing and Economic Development Committee

**FROM:** Dan Bleidorn, Lands and Resources Manager *Daniel Bleidorn*

**SUBJECT:** Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

**DATE:** April 28, 2022

The Lands Office has received a request to purchase city property from Jon and Susanne Reiswig, the owners of 12260 Douglas Highway. The Reiswigs propose to purchase a fraction of the adjacent City property in order to subdivide their lot. According to the application, there is currently insufficient land to access the highway so they are requesting around 1,400 square feet of City property.



The City property is a large 92-acre parcel transected by Douglas Highway, with the sub-parcel created by the Highway is 1.5 acres. The requested property is managed by Lands and the 2016 Land Management Plan designated this property as retain/dispose. The Plan also states that this property could be utilized for a future residential subdivision. The northern part of the City property has Fish Creek running through it and is designated as retain in the Plan.

### **53.09.260 - Negotiated sales, leases, and exchanges.**

(a) *Application, initial review, assembly authority to negotiate.* Upon application, approval by the manager, and payment of a \$500.00 fee, a person or business entity may submit a written proposal to lease, purchase, exchange, or otherwise acquire City and Borough land for a specified purpose. The proposal shall be reviewed by the assembly for a determination of whether the proposal should be further

considered and, if so, whether by direct negotiation with the original proposer or by competition after an invitation for further proposals. Upon direction of the assembly by motion, the manager may commence negotiations for the lease, sale, exchange, or other disposal of City and Borough land.

The next step in the process is for this application to be forwarded to the Assembly as New Business to make a determination under 53.09.260. In order to dispose of this property, the Assembly must adopt an ordinance authorizing the sale after the Planning Commission has had the opportunity to review it.

**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Jon and Susanne Reiswig.**

Attachments:

1. Jon and Susanne Reiswig Applicant to Purchase City Property



## Application to Purchase City and Borough of Juneau Lands

### Applicant Information

**Business / Individual \***

Jon A. & Susanne L. Reiswig

**Address \***

11260 north douglas hwy.

**Street Address**

Juneau

**City**

AK

**State / Province / Region**

99801

**ZIP / Postal Code****Phone \***

(907) 586-3821

**Email**

salmoncreekmedical@pci.net

☐ Add Another Business/Individual

### CBJ Land Information

The CBJ Assessor's Database will provide information regarding site address and legal description. The CBJ Parcel Viewer tool can provide necessary maps needed to complete this application.

**Site Address \***

11260 North Douglas Hwy. Mile 8.75

**Legal Description \***

6D1201120080 USS3559 Lt.2

**Provide Brief Description of Your Proposal \***

I want to develop lot 2 USS 1369. I need highway access on North Douglas Hwy. I propose purchasing a small segment of city land adjacent to tract D of Entrance Pt. Subdivision. The city land is adjacent to the south side of the present driveway (lot 1 USS 3281. There is insufficient land to access the highway for lot 2

**Provide a Map of CBJ Land you wish to Purchase \***

No file selected.

Accepted file types: pdf, Max. file size: 50 MB.

**Have you mailed the \$500.00 filing fee? \***

☒ Yes

☐ Not Yet

Applications can only be processed when the \$500 fee is received. All checks are made out to "The City and Borough of Juneau" and can be sent to:

*The City and Borough of Juneau  
Attn: Lands and Resources Division  
155 S. Seward St.  
Juneau, AK 99081*

**Additional Comments for CBJ Staff to Consider**

Notify as my representative JW Bean 907723 3610

**Upload Supporting Documents (optional)**

Drop files here or

Accepted file types: pdf, doc, docx, Max. file size: 50 MB.

"By submitting this form, I agree all information is accurate. Submission of this request is NOT approval by the City and Borough of Juneau. I understand that staff will review my application and follow up with questions. Once staff have reviewed my application, ultimate determination of my request to purchase City property will be made by the City Assembly."

Legal Representative of Business / Individual \*

Jon

First

Reiswig

Last

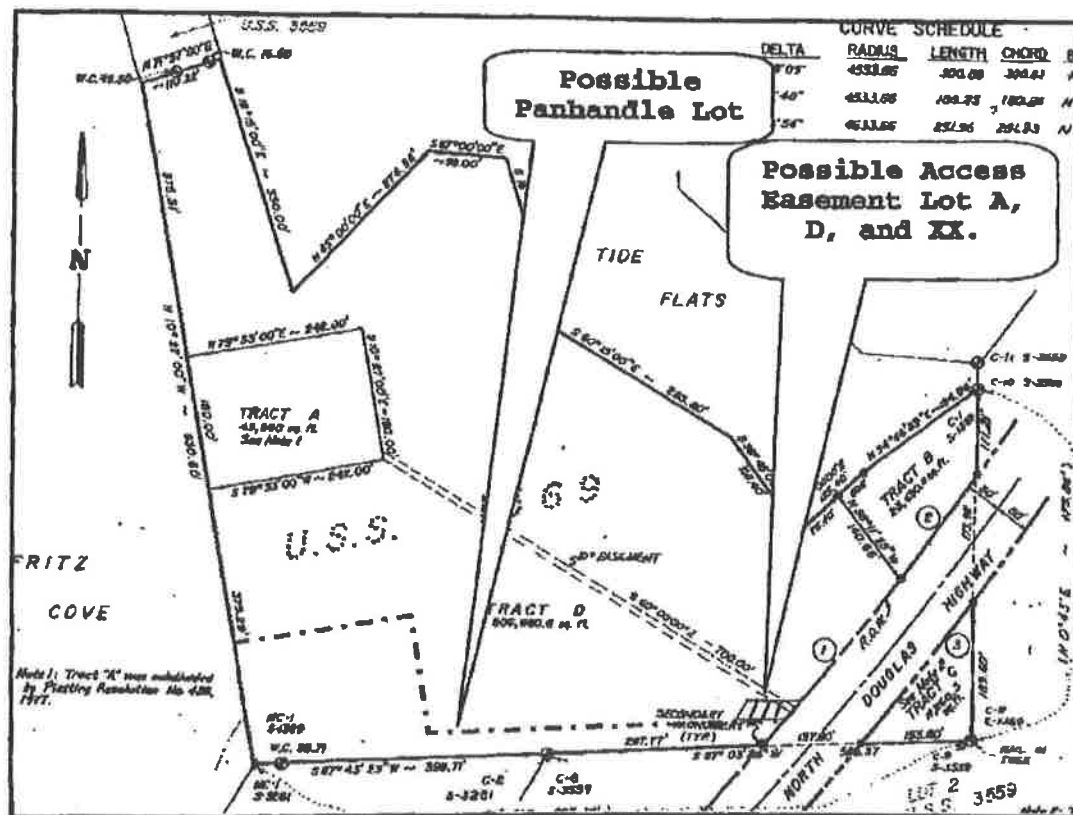
CAPTCHA

☐ I'm not a robot

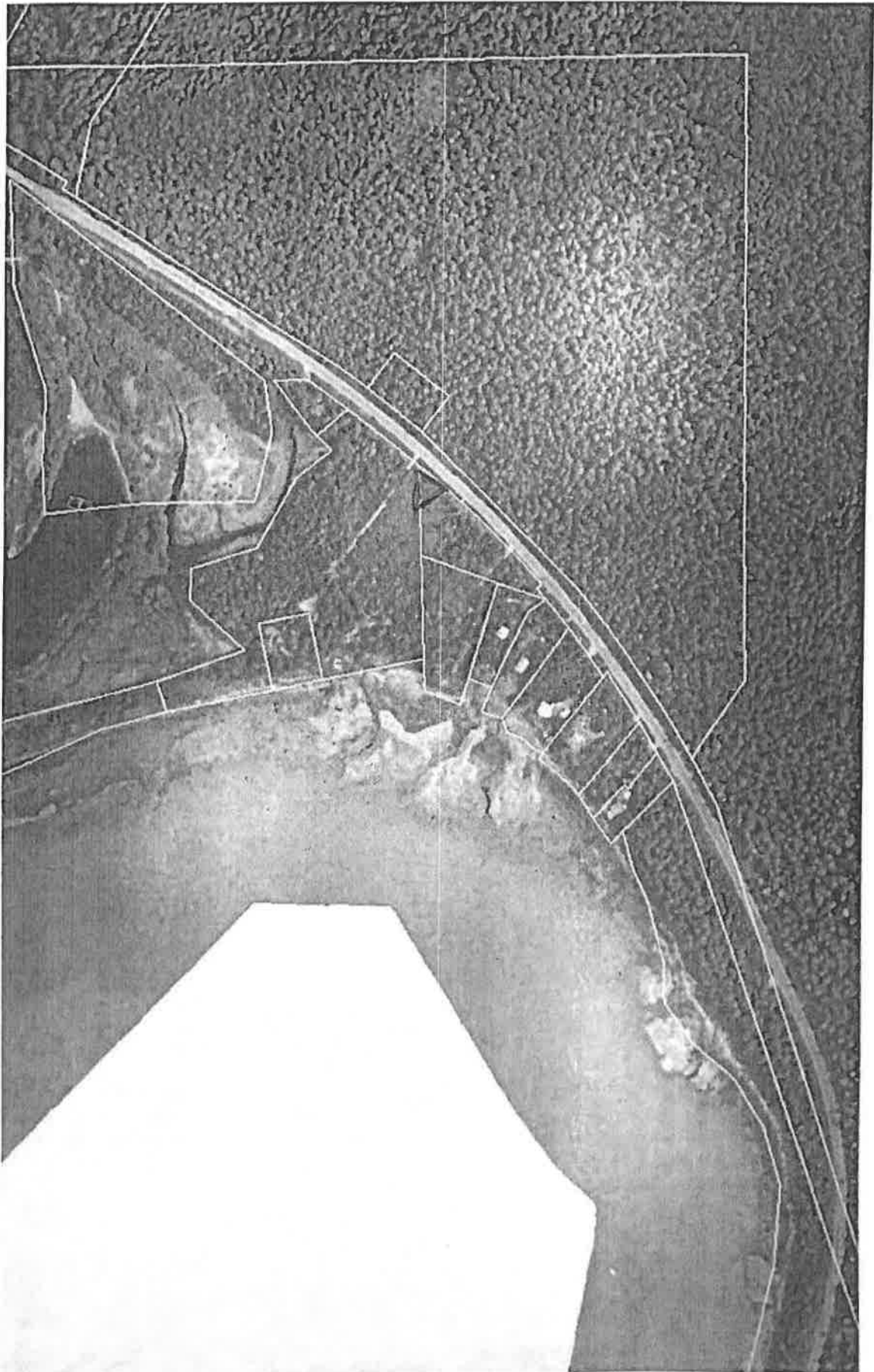
reCAPTCHA  
Privacy - Terms

SUBMIT

Subdivision Review Committee  
File No.: VAR2009-00019  
July 13, 2009  
Page 5 of 5







# Lands, Housing & Economic Development Committee

May 02, 2022



## Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

- The Lands Office has received a request to purchase city property from Jon and Susanne Reiswig, the owners of 12260 Douglas Highway.
- The Reiswigs propose to purchase a fraction of the adjacent City property in order to subdivide their lot.
- According to the application, there is currently insufficient land to access the highway so they are requesting around 3,000 square feet of City property.



## Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

- The City property is a large 92-acre parcel transected by Douglas Highway.
- The requested property is managed by the Lands Division and the 2016 Land Management Plan designated this property as retain/dispose.
- The northern part of the City property has Fish Creek running through it and is designated as retain in the Plan.













# Reiswig Request to Purchase City Property adjacent to 11260 Douglas Highway

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**Staff request that the Lands, Housing and Economic Development Committee forward this application to the Assembly with a motion of support for disposal of City property to Jon and Susanne Reiswig.**

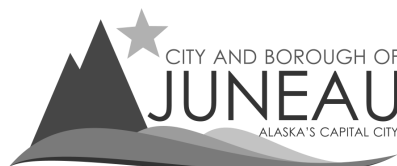
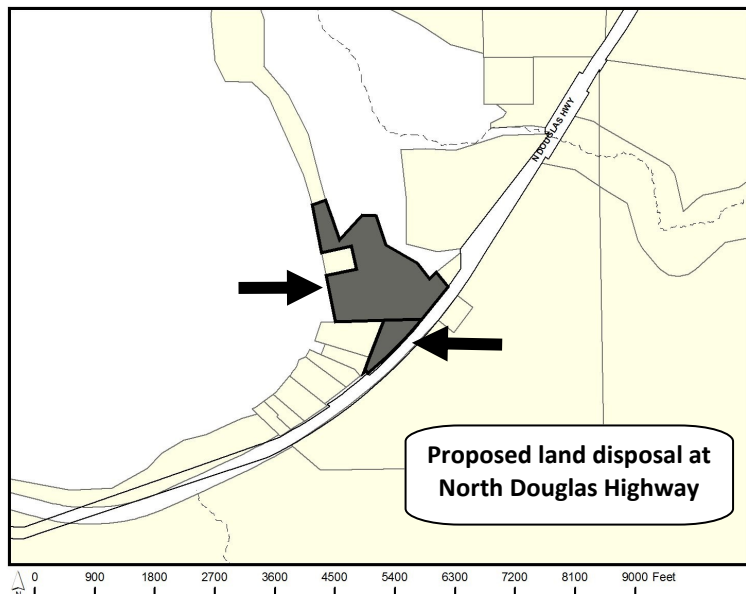




# Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission

*Your Community, Your Voice*



COMMUNITY DEVELOPMENT

155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **land disposal of 3,000 square feet at North Douglas Highway** in a **Rural Reserve zone**.

## PROJECT INFORMATION:

Project Information can be found at:

<https://juneau.org/community-development/short-term-projects>

## PLANNING COMMISSION DOCUMENTS:

Staff Report expected to be posted **September 6, 2022**, at

<https://juneau.org/community-development/planning-commission>

Find hearing results, meeting minutes and more here as well.

### Now through Aug. 22

Comments received during this period will be sent to the Planner, **Joseph Meyers**, to be included as an attachment in the staff report.

### Aug. 23 — noon, Sept. 9

Comments received during this period will be sent to Commissioners to read in preparation for the hearing.

### HEARING DATE & TIME: 7:00 pm, Sept. 13, 2022

This meeting will be held in person and by remote participation. For remote participation: join the Webinar by visiting <https://juneau.zoom.us/j/84149547128> and use the Webinar ID: 841 4954 7128 OR join by telephone, calling: 1-253-215-8782 and enter the Webinar ID (above).

You may also participate in person in City Hall Assembly Chambers, 155 S. Seward Street, Juneau, Alaska.

### Sept. 14

The results of the hearing will be posted online.

## FOR DETAILS OR QUESTIONS,

Phone: (907)586-0753 ext. 4209 ♦

Email: [pc\\_comments@juneau.org](mailto:pc_comments@juneau.org)

Mail: Community Development, 155 S. Seward Street, Juneau AK 99801

Case No.: PAD2022 0001

Parcel No.: 6D1201090040; 6D1201120080

CBJ Parcel Viewer: <http://epv.juneau.org>

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**From:** [Bizzarro, Caleb T \(DOT\)](#)  
**To:** [Joseph Meyers](#)  
**Subject:** RE: Driveway/  
**Date:** Tuesday, July 26, 2022 10:05:03 AM  
**Attachments:** [image004.png](#)

---

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

---

Good morning Joseph,

After reviewing the application materials for the proposed purchase of CBJ property (to allow for a driveway access on North Douglas Hwy); I would like to supply the following information for your awareness, and its potential influence on purchase size requirements.

Here is the pertinent specifications for a residential approach along state rights of way. Please be aware, there is also commercial driveway specifications which I will exclude for the time being as it does not seem relevant to your inquiry.

Residential Driveway Specifications, in accordance with the [Alaska Highway Preconstruction Manual](#).

**Driveway Width:** 14-20ft (24ft, maximum allowable rural residential *farm* driveway)  
**Driveway Landing Length:** greater than or equal to 12ft paved  
**Driveway Return Radius** (Return Radii): Edge of pavement returns should connect the edge of the driveway with the edge of a paved shoulder on uncurbed roadways. Where uncurbed roadways have paved shoulders less than 9 feet wide, the return should terminate 8 feet from the edge of traveled way and be connected to the edge of pavement (traveled way or paved shoulder) with a 10:1 taper (10 feet longitudinally along the roadway for each 1 foot transversely).

Table 1190-2 Driveway Return Radii (feet)						
Driveway Width (ft)	Residential		Farm		Commercial	
	Curbed	Uncurbed	Curbed	Uncurbed	Curbed	Uncurbed
14 - 20	*20	20	-	20	-	-
24 - 34	-	-	-	40	*40	40

**Property Edge Clearance:** The property line edge clearance should be equal to the return radius (at least 20ft each side in this case)

If the applicant is subdividing the lot as shown, then there is no further minimum distance requirements from neighboring approaches. Other potential factors at play, sight distance requirements as well as AADT. It would appear these constraints may be met based on my initial review.

Please let me know if you have follow-up questions regarding access requirements. If the applicant would like to apply for an access permit, please direct them to DOT&PF's [ePermits](#) website.

Best Regards,

**Caleb Bizzarro**

Right Of Way Agent

Department of Transportation & Public Facilities

Southcoast Region Design & Engineering Services

Ph: (907) 465 4519

Email: [caleb.bizzarro@alaska.gov](mailto:caleb.bizzarro@alaska.gov)

**Telework:** Tuesday & Thursday, 7:30AM – 4:30PM

**Office:** Monday, Wednesday, Friday, 7:30AM – 4:30PM

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**From:** Joseph Meyers <Joseph.Meyers@juneau.org>

**Sent:** Monday, July 25, 2022 2:52 PM

**To:** Bizzarro, Caleb T (DOT) <caleb.bizzarro@alaska.gov>

**Subject:** Driveway/

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Caleb,

I am reaching out to seek comment on a proposed acquisition of CBJ-owned land on North Douglas Highway. Preliminary plans and application are attached.

The applicant is seeking to buy a small piece of CBJ-owned land to install a driveway – so they may subdivide. The amount of land they purchase from the CBJ will correlate with DOT standards for minimum driveway distances and other requirements you may have. The approximate distances between the two driveways below is 45-50 feet. The yellow circle is the proposed purchase area which may expand depending on what is required.

Please let me know if you have questions.





Thank you and kind regards,

**Joseph Meyers | Planner II**

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

230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Personal line: 907.586.0753; Ext: 4209

He/him



**From:** [John Bohan](#)  
**To:** [Joseph Meyers](#); [Mark Millay](#); [Eric Vogel](#)  
**Subject:** RE: PAD2022 0001  
**Date:** Wednesday, July 27, 2022 8:14:39 AM

---

No issues from GE regarding land sale. Water system is on the subdivision side of ND Hwy, so adding water service for newly created parcel will not be burdensome.

Thanks

*Thanks*  
*John Bohan, PE*  
 CBJ Chief CIP Engineer  
 155 S. Seward St  
 Juneau AK 99801  
 (907)586-0800 x-4188  
 fax 463-2606

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**From:** Joseph Meyers <Joseph.Meyers@juneau.org>  
**Sent:** Monday, July 25, 2022 2:00 PM  
**To:** Mark Millay <Mark.Millay@juneau.org>; John Bohan <John.Bohan@juneau.org>; Eric Vogel <Eric.Vogel@juneau.org>  
**Subject:** PAD2022 0001

Good afternoon all,

I am reviewing an application for another land acquisition on North Douglas Highway. The plans and application are attached.

The applicant wants to buy a small piece of City-owned land to install another driveway so they may subdivide. Will you take a look at this and let me know if you see any potential issues with the driveways, utilities, etc.

Thank you,

**Joseph Meyers | Planner II**

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

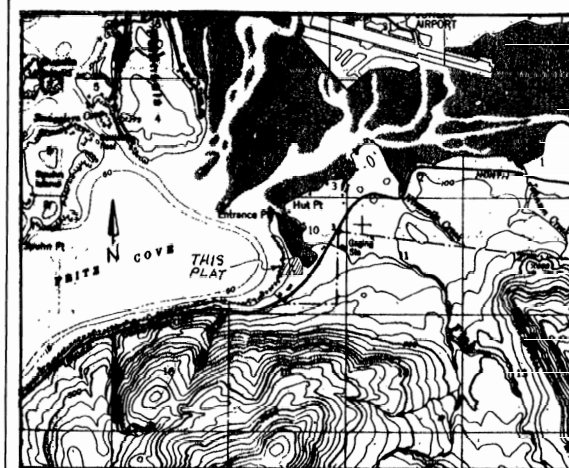
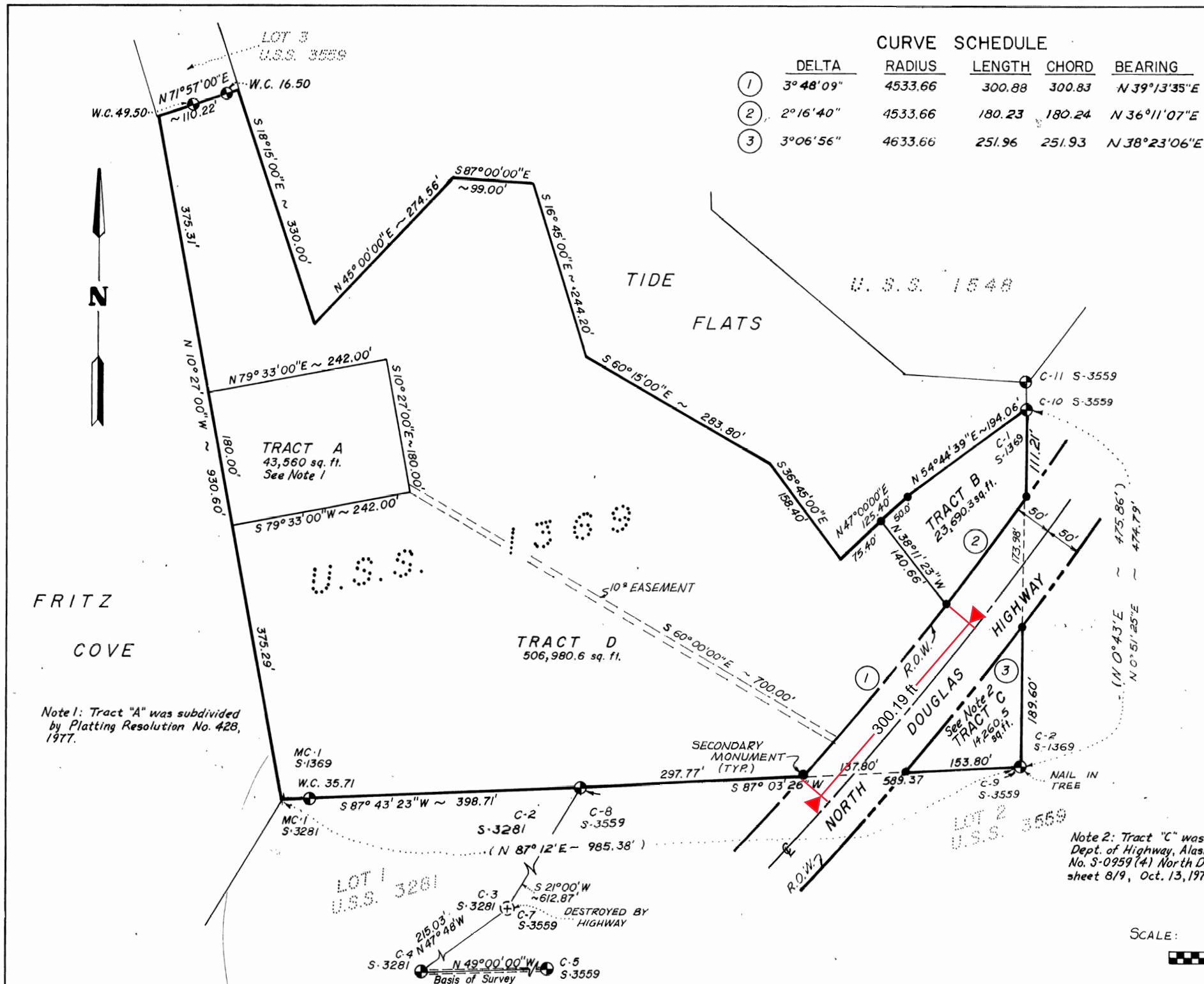
230 S. Franklin Street, 4<sup>th</sup> Floor Marine View Building

Personal line: 907.586.0753; Ext: 4209

He/him







VICINITY MAP  
SCALE: 1" = 1 MILE

## STATEMENT OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my(our) free consent and dedicate all streets, alleys, walks, parks and other open spaces public or private use as noted.

Date July 14, 1982.

Owner John A. Reising Witness J.W. Bean  
Owner Suzanne Reising Witness Steve Bean

## NOTARY'S ACKNOWLEDGEMENT

On this 14 day of July, 1982, before me, the undersigned, a notary public in and for the State of Alaska, residing at Juneau, personally John A. Reising known to me to be the person who executed the foregoing certificate and acknowledged to me that he executed said certificate freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof, I have hereunto affixed my signature and official seal the day, month, and year in this certificate first above and therein mentioned.

Ginger S. Bean  
Notary Public for the State of Alaska  
My commission expires: July 11, 1985

## SURVEYOR'S CERTIFICATE

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that all dimensional and relative bearings are correct and that corner monuments are set in place and noted upon this plat as present.

## LEGEND

- B.L.M. Monument located this survey
- Secondary Monument set this survey  
3/4" Rebar with Plastic Cap.

## CERTIFICATE OF APPROVAL BY THE BOARD

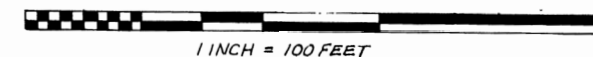
I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska, and that said plat shown hereon has been approved by the Platting Board by Plat Resolution No. EP-5-82 dated June 8, 1982, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated July 20, 1982.

Richard H. Smith  
Chairman, Platting Board  
City and Borough of Juneau, Alaska

Attest: Don C. Neuziger

SCALE:



A PLAT OF:

## ENTRANCE POINT SUBDIVISION

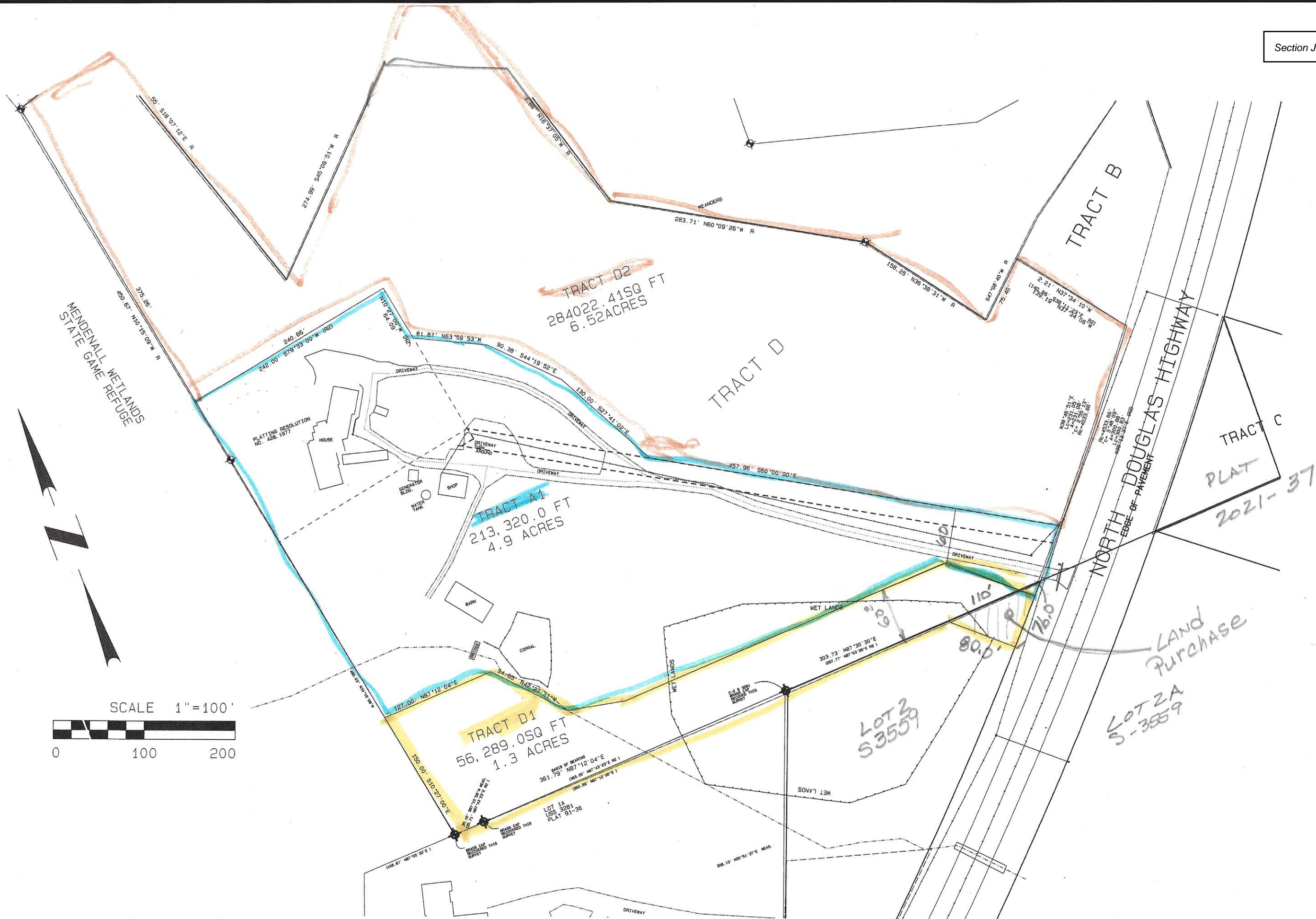
RESUBDIVISION OF U.S. SURVEY No. 1369  
INTO TRACTS A, B, C AND D.



**J.W. BEAN**  
PROFESSIONAL SURVEYOR  
9212 GLACIER HWY.  
JUNEAU, ALASKA  
908-789-0880  
SURVEYOR - PLANNER

DATE OF SURVEY JULY 1, 1982	
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# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers

7:00 p.m.

Meeting Date: September 13, 2022

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**1. AME2022 0005:**

- a. Public Comment – Michael and Erin Carriker and Family, received 9-8-22 (page 2-3)
- b. Public Comment – Toni Hinckle, received at the Planning Commission meeting (page 4-5)



**From:** Erin Carriker <happyowlerin@gmail.com>

**Sent:** Thursday, September 8, 2022 10:02 PM

**To:** Erin Carriker <erin.carriker@juneauschools.org>; Joseph Meyers <Joseph.Meyers@juneau.org>; Carriker, Michael D (HSS) <michael.carriker@alaska.gov>

**Subject:** city letter Cae No.: AME2022 0005

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

To Whom It May Concern,

The City and Borough of Juneau is currently entertaining requests to rezone a portion of the Pederson Hill Subdivision from single family to multi family/high density housing. I am writing in representation of my family and our explicit opposition to this proposal. My wife and I moved to Juneau in 2008 and rented in several areas before buying an attached home on Thunder Mountain Road. In doing this, we were saving and working towards our goal of eventually being able to afford a single family home in a better neighborhood. After a lot of sacrifice and with no ASSISTANCE from the city, we were able to buy a lot in the Pederson Hill Subdivision. We made this decision based on the marketing plan released by the city and reported in the local paper. We researched the zoning requirements for the area and looked at what the long-term plan was going to be. With all these issues considered, we met with a builder and designed our FOREVER home where we would raise our three children. We were calculated about this decision and we were responsible in proceeding in the manner we did. We considered the financial impact the purchase would have on our family and our requirements for the type of neighborhood we wanted to settle in. We did our due diligence and we made an investment in our future and our commitment to remain in Juneau for good.

As with any investment, you make the most informed decision you can with the information available to you. We considered everything and did not act impulsively or out of emotion. However, we now find ourselves having to worry about and contest the ongoing plans and rumors of a complete shift from what was originally advertised for the adjacent property and subdivision. The city is currently proposing the rezoning of 10.97 acres of D10SF to D10. This rezoning application is being proposed without consideration toward the negative impact it would place upon the current homeowners and landowners still in the building process. The specific impact being; significant traffic congestion and increased dangerous conditions exiting/entering Karl Reishus Blvd. from Glacier Highway. This community was developed and planned for 88 homes completed in three phases. Karl Reishus Blvd. is a small two lane road feeding into our community and was developed in consideration with current zoning for only single family homes. The change in density based on Mr. Moline's request would inundate the neighborhood with concerning levels of congestion resulting in safety concerns for families and children.

In the zoom meeting on August 18th, city planning staff justified this proposal by referencing COVID and it's impact on our community. It also referenced a lack of housing options available for Coast Guard families and how this rezone would be an affordable housing option for them. However, the Coast Guard allocates a special housing and cost of living allowance to all members. Therefore, majority of the Coast Guard would not qualify under low income or affordable housing income requirements outlined in Mr. Moline's application. Additional reference was made toward teachers, retail, and our neighborhood grocery store workers inability to afford housing. This point is countered by the fact that as of now, two of the current homeowners in our neighborhood are tenured Juneau teachers; my wife being one. We have State and City employees, stay at home parents, and single family incomes as current homeowners on Pederson Hill.

We recognize the need for additional housing in Juneau. However, it is not solely or predominantly low income or affordable housing that is needed. In fact, of equal or greater need are single family homes and neighborhoods essential to attracting and retaining diverse family units needed to fill the influx of current positions within the state, city and private sector. By rezoning this neighborhood you are eliminating single family home purchasing options within desirable neighborhoods and are placing a greater priority on low income and affordable housing. When we purchased our home just two years ago, we were not offered any affordable housing options. We purchased our lot alone for \$150,000 in order for the city to re-coop the loss taken on building the current infrastructure. We are not denying the need for additional affordable housing in Juneau. However, incorporating changes in Pederson Hill subdivision zoning will dramatically alter what once made this a desirable option for single family homeowners. In conclusion, after participating in the City sponsored zoom meeting with the developer and in researching the potential impact this decision will have on the subdivision, we collectively feel any decision to move forward with rezoning would be lacking consideration for current and future subdivision homeowners. It would also represent a lack of forethought and planning by the City regarding a balanced focus on community development needs, neighborhood planning, and current citywide employment vacancy needs.

Respectfully,  
Michael and Erin Carriker and family

**PLANNING COMMISSION MEETING  
SEPTEMBER 13, 2022**

My name is Toni Hinckle and my place of residence is 3000 Karl Reishus Blvd. I am here today to discuss the Rezoning of 10.96 acres of D10SF Zoning to D10 at Pederson Hill. First I would like to state that when my husband and I decided to build our home, we were told that Pederson Hill Subdivision would be a single family only neighborhood. With that expectation we purchased our land and had our beautiful home built.

Now we are being told that there will be a rezone of 10.97 acres to D10 for low incoming housing off Yan Street to Hamilton Street. We were invited and attended a Neighborhood Meeting on August 18 by CBJ to ask questions, comments and concerns. This meeting only included property owners within 500 feet of the rezone area and the proposed developer of that land Charlie Moline.

Here are our concerns about this proposed rezoning:

1. Per 7. Access of the Rezone Application - Hamilton Drive and Karl Reishus Blvd. will be the access for this development. The current infrastructure of Karl Reishus Blvd. cannot handle the traffic.
  - a. The entrance of Karl Reishus Blvd. is part of a very busy 4-way intersection with Sherwood Lane and Glacier Highway (see map in Handout #4). Glacier Highway speed limit is 50 mph and Sherwood Lane is a High volume traffic area with 18 businesses. Currently to get out of Karl Reishus Blvd. is already difficult, not to mention having the additional traffic from the development of this Moline proposed rezone.
  - b. Glacier Highway, from the direction of Auke Bay, also has DO NOT CROSS lines (see picture in Handout #5) to enter into Karl Reishus Blvd and from Safeway in same area DO NOT CROSS lines to enter Family Practice. These lines are confusing and there is no signage. This should be addressed.
  - c. Current homes built on Karl Reishus Blvd. averaged between 50 – 80 loads of material to prep each lot to build. Also the proposed rezoning will have to cut and remove all the trees in the rezoning area. Can you imagine how many trucks will be going up and down Karl Reishus Blvd. for the development of this rezone?! This does not include developers, laborers, CBJ inspectors, utility personnel, materials being delivered, residents and the general public traffic.
  - d. Then we have the Equestrian Trail that has no parking. The public uses this trail and is parking along Karl Reishus Blvd., its side streets, and in the Church parking lot. This will become more dangerous with the proposed Moline Development since this trail is right on the corner of Karl Reishus Blvd. The parking needs to be addressed for this trail.
  - e. Residents of Karl Reishus Blvd. do not have mail at Peterson Hill Subdivision because the US Post Office dangerous placement and no locations outlined in the planning of this subdivision. The residents have been without a mail box for over a year! This requires residents to pay for a Post Office Box or receive mail elsewhere.
2. Per 8. Parking & Circulation – Based on preliminary estimates there will be 22 2-bedroom units, 10 1-bedroom units, and ten 3-bedroom units for a total of 40 dwellings units with a minimum of 60 parking spaces.
  - a. Average family household has at least 2 cars. That's approximately 80 cars per day just from the housing development to and from work, not including going to appointments, children going to school and back, guests, deliveries, etc. Also included is the trail traffic with no parking on Karl Reishus Blvd and the current development of Karl Reishus Blvd. We have also been told that the gate will be closing at the Christ Evangelical Lutheran Church. Church traffic will then be routed through Karl Reishus Blvd. There is a current request from Tlingit Haida Regional

Housing Authority (THRHA) to acquire city property at Pederson Hill (Lot 2B). Not only will there be traffic all day and all night, heavy traffic will be directed to a very busy Glacier Highway 4-way intersection. This intersection is very dangerous!

3. Per 18. Traffic of the Rezone Application – Per CBJ 49.40.300 a traffic impact analysis is required for projects that are anticipated to generate more than 500 average daily trips (ADTs).
  - a. The traffic survey should have been done based on the current Pederson Hill Subdivision. Since it was not done, it should be done PRIOR to the development and proposed rezone of more land on Pederson Hill.
  - b. Again, the 4-way intersection on Glacier Highway is very dangerous! With traffic flowing at 50 mph and the addition of more development in this area, there will be more accidents without the addition of traffic lights or a traffic circle. Also there is no place for children to catch the school bus. Traffic needs to be addressed PRIOR to adding any new housing.

The following infrastructure problems need to be addressed:

1. Traffic at the 4-way intersection of Karl Reishus Blvd., Glacier Highway, and Sherwood Lane need to be addressed PRIOR to the proposed Moline Development and THRHA request for acquisition. This is a very dangerous intersection!
2. The development of another access road (proposed Hamilton Street) for the proposed Moline Development to help with the traffic load PRIOR to development beginning. What happens if there is an accident at this intersection?
3. A safe place for kids to wait for the bus!
4. A safe place to put mail boxes, so residents don't have to pay to get mail. Its been over a year and we are still paying for a Post Office Box.
5. Parking for the Equestrian Trail with signage.
6. Signage or other directions with the double yellow lines (Do Not Cross or End of Turn Lane or what does it mean?).