

# ARCHIPELAGO APPRAISALS LLC

REAL ESTATE APPRAISALS/CONSULTANT

TIMOTHY W. RILEY, OWNER

POST OFFICE BOX 21970, JUNEAU, ALASKA 99802  
PHONE NUMBER: (907)738-6667 ALASKANRILEY@GMAIL.COM

May 28, 2019

To whom it may concern:

I have been asked to provide a letter of support in favor of the proposed development of the Juneau Tornados Wrestling Clubhouse. I have been advised that this clubhouse will be built on land in a corner of a parcel recently purchased by Constellation Development on the Mendenhall Loop Rd. Reportedly, the land will be leased to the Tornados at an extremely favorable rate so as to promote the continuation and expansion of their youth wrestling program.

Concerns have been noted by adjacent neighbors that this potential development might in some way impact the value of their properties. I can attest that the creation of adjacent recreational opportunities will in fact impact the properties in question. The provision of organized recreational opportunities for youth has been regularly shown to have a positive impact on surrounding property values.

I am familiar with the developer and the quality of his work and can attest that the proposed building will likely be an enhancement to the immediate neighborhood and the overall general well being of the community. I applaud this effort to create positive life changing environments and look forward to these benefits for our community's youth.

Thank you for this opportunity to be of service in this matter. If you have any questions or comments, please feel free to contact me at your convenience.

Sincerely,



Timothy Riley, AA 685  
Archipelago Appraisals

Kristie Erickson  
1676 Fritz Cove Rd  
Juneau, Alaska 99801

May 27, 2019

Planning Commission  
City and Borough of Juneau  
155 South Seward Street  
Juneau, Alaska 99801

Dear Commissioners:

I am writing to express my strong support for Juneau Youth Wrestling Club's application for a Conditional Use Permit to build a building in the Valley. The Club is very important in the wrestling community and serves as the feeder to the combined JDHS & TM wrestling program.

Our son Camden has been wrestling at the Juneau Youth Wrestling Club since he was 5 years old and wrestling has been a major part of our family's life since then. The wrestling program has taught my son so many important life skills such as; how to maintain his fitness, have confidence, gain mental strength, how to win and how to lose. He was one of 5 Juneau kids to win the prestigious "Triple Crown" at State in Wasilla earlier this month. Success like this is a true testament to the hard work he, his teammates, and his coaches have put in over the years.

JYWC has been very successful and has grown a lot over the years and the Club has outgrown the facilities that are available in Juneau. A few benefits of having their own building are:

- Coaches can spend more time training and less time on securing practice space
- Allows for more convenient scheduling for practices
- Provides opportunities for hosting wrestling camps
- Can service to a larger group of Juneau's youth
- Higher profile location to attract more kids to the program

For these reasons and many more, I encourage you to vote in support of Juneau Youth Wrestling Club's application without undue burden or restrictions. Thank you for supporting this exciting addition to our community.

Sincerely,



Kristie Erickson

Dear CBJ Planning Commission members,

Below, please find just a few notes of support from community members that couldn't make the meeting.

Thank you,

I am writing in support of the Juneau Youth Wrestling Club. I have had two boys come through this program in the past 10 years. It is one of the most solid, well organized, and fundamentally sound youth programs in Juneau.

The coaching staff is top notch, very qualified people who, not only teach wrestling skills, but instill confidence, courage, and determination in our kids. These are life skills.

The backbone of the program are the individuals who volunteer their time and energy to fundraise, organize tournaments, buy plane tickets, and so much more than I am probably even aware of. You don't have to be a rich kid to be part of this wrestling club. It is a program designed for all kids to participate in. It is a smooth running machine.

I understand that the club is trying to acquire/build our own gym. This needs to happen! This is a top priority. JYWC deserves the support to make this happen, it is an investment into the future of Juneau's kids.

Julie Crabtree  
907.957.6201

Dear Juneau Planning Commission:

I'd like to voice my support of the JYWC in its effort to advocate for a new facility in Juneau to support youth wrestling. As the parent of two children that have participated in JYWC, I can say the coaches and staff are dedicated to the youth. My children have learned not only about physical conditioning and participating in a sport, but about sportsmanship, respect for others, the healthy importance of listening and planning ahead, but also life lessons about learning to win and lose with a level head. These lessons shape our youth for the challenges of adult life. Although I could speak at length about the current facility that JYWC is using to teach wrestling, and that it is not appropriate, thus I'd like to you to know that by obtaining a new facility it would both improve and support more wrestling in Juneau. In Juneau we have one, sometimes two wrestling teams per year, a limit set by lack of facilities. Please support their effort and allow more youth the opportunity to participate in an important sport and life activity.

With kindness,  
Zachary R. Jones, Ph.D.  
Juneau, Alaska

To whom it may concern;

I, Amy Ridle, fully support the Conditional Use Permit being approved for construction of the building for the Juneau Youth Wrestling Club, I look forward to seeing this project move forward.

Sincerely,  
Amy Ridle  
(907)723-1270

Dear CBJ Planning Commission members,

Below, please find just a few notes of support from community members that couldn't make the meeting.

Thank you,

To whom it may concern;

I, Tim Shockley, fully support the Conditional Use Permit being approved for construction of the building for the Juneau Youth Wrestling Club. My house is located very close to the proposed site and I have no problem whatsoever with the construction of the building, the preparation of the land for building, and the increase in traffic associated with it.

This is exactly the type of improvements that our community needs and I look forward to seeing it move forward.

Sincerely,  
Tim Shockley  
(907)321-3970

Hello

I am writing to advocate for JYWC and urge the planning commission to support the building of a new wrestling facility.

Our family has had the privilege of being a part of the Juneau wrestling community for the past 6 years. I can say without hesitation that the JYWC coaches and board members are the most dedicated group of volunteers I have ever witnessed. These folks are the backbone of a very successful youth program.

The JYWC program grows every year and will no doubt continue to attract youth from our community.

The future of Juneau Youth Wrestling is bright!

Youth wrestling is a great opportunity for our younger generation to take advantage of. We all know that winter to early spring can be a difficult time of year in Juneau with little daylight and less than great weather. Thankfully this time period coincides perfectly with the wrestling season. Another wrestling fact is that IT IS CHEAP. Other than an used pair of shoes (which JYWC provides) no other special equipment is required. No skis, no bindings, no skates, no pads, no lifeguards, etc. Because of this, most youth in our community have the ability to participate, regardless of family income. The emotional and sociological benefits of wrestling are endless, suffice to say wrestlers make great community members. By having a dedicated wrestling facility I believe JYWC will prosper. Having a dedicated space for wrestling will allow for practice times that are more convenient for busy youth and families. A common space for all ages will foster mentorship between the younger and older wrestlers. A centrally located space will attract more youth as well as be an iconic facility that current wrestlers can be proud to be a part of.

To conclude, I advocate for the JYWC and strongly urge the planning commission to support a new Juneau wrestling facility. Youth wrestling has a loyal following and a bright future in Juneau. The world's oldest and greatest sport can be available to all members of our youth community regardless of income or family support. Seeing what the JYWC coaches and board have achieved without a dedicated facility, I can only imagine what is possible WITH a dedicated facility!

Thank you for your time and the opportunity to comment.

Jason Hass and family  
907.586.1277

Dear CBJ Planning Commission members,

Below, please find just a few notes of support from community members that couldn't make the meeting.

Thank you,

Please support youth sports in Juneau. The JYWC is a great organization for young people in our community. It would offer a valley location for our young men and women to have healthy activities. And promotes a great sense of accomplishment. Please grant the land permit to add to our community to this well establish organization.

JoAnn Bollman-Everson

907.723.4889

I support the Juneau Youth Wrestling Club condition use permit.  
~Brandon Hoff  
907.229.7684

My son Jamal has been apart of JYWC since he was 6 years old, he is now 13. It's hard to put into words how the club/coaches have supported him and helped him become the person he is today. Wrestling is so much more than a sport, it builds character and teaches discipline, responsibility, and how to grow from a loss. I credit so much to the club and coaches and am excited for what the future holds, having a location of our own would be so beneficial to so many!

-Angela Boyd  
+1 (907) 796-9096

I'm a wrestler for JYWC. I think this would be a perfect place for us. If we have our own spot we can make our own rules for the building. Also we could have more activities because we wouldn't have to get permission from other people first. Please sign the paper do we can build it fast! Thank you

Colton Cummins

My name is Thomas Baxter. I want to say I support the wrestling club in building a new building.

Thomas Baxter.

Dear CBJ Planning Commission members,

Below, please find just a few notes of support from community members that couldn't make the meeting.

Thank you,

We are unable to come to the meeting tonight as we have a softball game for our daughter I wanted to let you know we truly support this and are very excited for the potential of this for the JYWC and for the wrestlers it would positively impact!

My boys have been involved in many youth activities in town and have been wrestling for 3 years now. JYWC hands down has been the best youth program in Juneau that my kids have been involved in!!! The coaching and leadership staff are amazing, and truly care about all participants! My boys show up to wrestle but I know that they get much more out of being a part of JYWC than just time on the mat. Because of the JYWC volunteers our kids also learn about winning and losing gracefully, having courage and facing fears, body and health awareness and team work!

It has been difficult over the last few years having to use the gymnastics academy as our venue for practice. JYWC having their own space would just make this program even better!

I hope this idea is approved and comes to life! Our family 100 percent supports this as the program has had such a positive impact on our kids!

Thank you!

-Stephany Day

907.209.1345

JYWC is an awesome organization that provides an amazing environment for the youth of Juneau to grow and develop as athletes and members of our community. A conditional use permit would provide this group to grow and better serve the youth of Juneau and the rest of SEAK . Go Tornados!!!!

Jake Ritter

907.209.4563

I'm fully supportive of JYWC conditional use permit!

Sara Garcia

907.723.2166

Dear CBJ Planning Commission,

My name is Summer Baxter. I live here in Juneau with my husband and five children, aged 17 years down to an "almost five." This is my third year as secretary of JYWC. I have to be honest, I have been involved in many clubs/sports and youth activities over the years and only came on board THIS board because I was truly impressed with how it was ran and saw the heart going into all the decisions with the kids in mind.

I'm sure you are aware, but JYWC is not just another business looking to build and make money. We are a 501 (c)(3) non-profit, which is classified as a working foundation. We were established as such, so that we can give back and we don't just adhere to the regulations of that class, we run with it. Our president, Josh Houston, and many dedicated board members before me have formed a working relationship with both middle schools to help fund their wrestling programs. Our club is the main support financially for the combined JD/TM high school wrestling program. We also support and applaud any outside fundraising that they want to tackle, all of which eases the burden on those schools.

JYWC utilizes Amazon Smile, Fred Meyer's rewards, Pick Click Give, pull-tab monies, local grants and private donations to off-set costs at the direct benefit of our athletes. Those donations go directly to the athletes in the form of uniforms, headgear, mats, help off-set travel costs, and even purchasing wrestling shoes for a lending bin. This eases the burden on families.

JYWC provides a popular activity that youth can enjoy locally & state-wide. With the building of a facility solely dedicated to wrestling, we have faith we can have local athletes recognized nationally as well. We have coaches that teach kids not only about the sport of wrestling, but what true dedication, diligence and love is like....by example. This season we had over 80 kids age Kindergarten-12th grade. 37 of those were middle and high schoolers. Those formative ages desperately need our support in becoming young adults. By voting yes tonight, you are saying yes to our efforts and our long-term goal of supporting youth wrestling in our community for years to come.

My limited understanding of D15 Zoning in Juneau show that our plans for an indoor recreational facility in Juneau are being and will continually be met. Having our own building will actually lessen the "after-hours" effect on surrounding homes, as we can set our own, more convenient daytime hours instead of schedule around an already full rental facility. The building that we propose is a low impact steel structure with high yield for families just like mine.

Again, we as a cohesive board, are asking for you to vote yes in our favor. In my mind this is a win-win for the Planning Commission and CBJ in general. We are not here asking for city funds to build, we are not seeking a hand-out. We will utilize the support of our members and majority of the community. The benefits of issuing this Conditional use Permit for the structure of our simple building will extend far beyond the walls and steel beams.

Thank you for your time,

Summer Baxter

Hi. My name is Carson Cummins and I am a part of the Juneau Youth Wrestling Club. I would like you to vote yes for three reasons.

First of all, we need a new building that actually belongs to the club and not to other groups. That way we can make our own schedules and use it as much as we want.

Secondly, we need more space because we have too many kids for the building we have been using. When too many kids are wrestling in a small space, people get hurt. Also, some kids will just quit because it is too crowded. This lot would let us put up a building that is big enough for our activities.

Thirdly, it's in a good location, close to schools (and Duck Creek) where kids hang out, close to a bus stop, and close enough for many kids to walk. It is also in a more obvious spot so some people who didn't even know about the club might see it and want more information. There's a lot of kids around the area who like to rough house. This would give them a way to do it and get recognition for being tough scrappers instead of getting in trouble.

Thank you for listening to my ideas.

Carson Cummins  
Juneau Tornadoes  
907-790-3380

Hello!

I am writing to ask for your support of this proposal from the Juneau Youth Wrestling Club. I have been a coach for Juneau Wrestling for over four decades at the High School, both Middle Schools (Floyd Dryden when it was still Junior High) and at the Wrestling Club. Last year between both Dryden and DZ we had close to 100 kids participating during the school year for wrestling. This is a sport that touches a diverse group of kids that don't always fit in the mold of other sports. It reaches a group of kids who are sometimes considered trouble makers and helps them develop the skills that make good students and citizens. At the wrestling club, if you can't afford the membership fee, we make scholarships so that EVERYONE is included.

I strongly urge you to support the conditional use permit for the Juneau Youth Wrestling Club. I think the location of this club would allow access for youth from low income families where transportation is an issue and would provide an outlet and stability to young people in the Valley. Thank you so much for taking this in to consideration.

Loren Cummins  
8691 Dudley Street  
790-3380

To Whom it May Concern:

I wanted to take the time to express my support for the JYWC request for a conditional use permit that would allow them to create a permanent home for the Juneau Youth Wrestling Club in the Kodzoff area. I believe this is a great location for the club as it provides easy access for kids on bicycles or on foot and is located on the bus route. The location would likely result in an increase of club members as families in the area begin to see the positive effects of the wrestling program on the development of young people in their neighborhood. Since the developers have been involved in wrestling, I am certain they will carefully consider safety issues such as lighting and adequate parking options which have been issues for the club over the past few years.

Wrestling is a unique sport that teaches discipline and self control. There is no place for blame as the wrestlers learn through their own experience "the power of one". Regardless of whether the kids ever win a match, they learn skills that can help them to win at life. We have all seen the growing effects of crime in our city. Keeping kids engaged in guided physical activity such as wrestling can help them stay out of trouble and also recognize the importance of healthy choices.

I respectfully ask for you to vote in favor of this permit so that the project can progress quickly. Thank you.

Jan Cummins  
8691 Dudley Street  
907-790-3380



Hi my name is Kerra Baxter.

this is my third year wrestling. It was actually my brother Thomas who introduced me to Wrestling, but I have made so many friends since.

I love the wrestling club for so many reasons! I've learned how to win AND lose gracefully. I am thankful for each and everyone of the coaches who have treated me as an equal since day one, even though I'm a girl.

My parents love this club because it's cheaper than other clubs around town and I love the club because I get to travel when I sell raffle tickets.

I sure hope you vote yes, so we can get a new building and I won't be at practice until 9:30 at night anymore. That would be awesome!

Thank you so much for your time.

CBJ Planning Commission  
230 South Franklin Street  
4th Floor - Marine View Center  
Mail: 155 S. Seward Street  
Juneau, Alaska 99801  
(907) 586-0715

5-28-2019

Dear Members:

My name is Ryan Murphy and I am the Membership Director for Alaska USA Wrestling and the President of Pioneer Grappling Academy in Alaska. I am writing you this evening in support of the Juneau Tornados Wrestling club facility.

Wrestling is a sport that promotes health, confidence, independence, hard work, dedication and leadership. Wrestling is very similar to life. Our mission as leaders and coaches is to help young athletes to be strong community members when they decide to leave the sport.

There is a disconnect living in SE Alaska for opportunity based on the geographical location of Juneau. Athletes in SE don't have the same opportunities as the Athletes in Anchorage. There are USA Wrestling facilities all over the state to include Bethel, Kotzebue, Soldotna, Fairbanks, Palmer, and Anchorage.

The AUSAW Board believes that a facility in SE Alaska will level the playing field for athletes in SE Alaska to help compete at a National level. This year alone we have had over 20 Alaskans accept scholarships to compete in NCAA for Wrestling. I am very hopeful that these young leaders will come back and support our community's future.

Thank you for taking the time to listen and feel free to call me if you have any questions

Sincerely,

*Ryan Murphy*

Ryan Murphy  
AUSAW Membership Director  
907-723-1234

NEW FACILITY FOR  
JUNEAU YOUTH  
WRESTLING CLUB

We'd first like to start off by thanking you for taking the time to read our letter in support of the new wrestling facility being built. Our son has been wrestling with the Tornados since he was 5 years old. Sage is now, 12, and has at least another 6 years before he moves on to college. Our other son just started wrestling this year and is ready for another 10 years. The club is currently renting from the SE Gymnastics Academy and it can get so busy and dangerous going in and out of the academy. It is a single, dark, long driveway with no room on either side. In the winter time this can be dangerous, especially with multi practices going on. There is a lot of car activity with a lot of kids running to the cars to be picked up. A little stressful to be honest. When we heard that a new facility was a possibility at the proposed location, we were so excited. The location is centrally located in the valley and quite truthfully, we believe this could reduce drug activity in our town. When there is positive youth activity in a possible zone for drug activity, the drugs will be squeezed out. The wrestling club is strong and is so restricted on what they can do at the current location. There is such a good turnout of little guys & gals wanting to try out wrestling and it's time to build a facility of their own. We feel these are some strong points of reason to build their own:

- No more renting space
- Being able to have own practice schedule, not what is available.
- Being able to host camps.
- Have a strong layout of a club. Weight room, showers, storage for their equipment, etc...
- Safe entrance and exit to and from the facility with a lighted parking lot.

We've made our point and hope everyone can see this new facility would be 100% positive for the community and the club.

Thank you very much,

The Schultz family

Riley J.

Sage  
Schultz

Mark Getz

Tanner SCHULTZ

Ann Schultz

**KODZOFF ACRES, LLC**  
d/b/a Kodzoff Acres Mobile Home Park

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P.O. Box 33200, Juneau, Alaska 99803  
Telephone: (907) 789-5154 Facsimile: (907) 789-5117

May 28, 2019

City & Borough of Juneau  
Planning Commission  
Community Development Department  
230 South Franklin Street, 4<sup>th</sup> Floor  
Juneau, Alaska 99801

Re: Juneau Condo LLC  
Application - Conditional Use Permit  
Case No. USE2019-001

Dear Commissioners:

We request the following action in connection with the above referenced matter:

- A. Find that the Conditional Use Permit application and supporting materials are incomplete;
- B. Find the subsequent analysis and recommendations are incomplete, not well reasoned and do not provide a sufficient factual basis for the proposed recommendations;
- C. Find the current record is insufficient for an informed Commission final determination regarding this Conditional Use Permit; and
- D. Direct staff to request additional information from the applicant, conduct a thorough analysis with the benefit of comments from all agencies and the public, and then re-notice this matter for a public hearing at an appropriate time in the future. The specific issues and omissions to be addressed are:
  1. Proposed physical boundaries of this Conditional Use Permit and any other development intended at this site within those proposed boundaries.
  2. Identify the legal entity that will control the proposed physical boundaries of this Conditional Use Permit once the site is developed and document its legal authority to do so.

3. A clear, detailed and complete statement of all proposed indoor and outdoor activities which will be conducted in this facility once completed and considered allowable uses under this conditional use permit.
4. Complete floor plans for all levels in this proposed building, including the second level mezzanine for use to generate actual as opposed to speculative capacity calculations.
5. Elevation plans from all views of the site, showing proposed building and roadways and any adjacent structures presently proposed or planned for the future.
6. Plans that accurately depict the physical features of the site, including topography, drainage, habitat and hazard areas (FEMA 2017 FIRM as proposed by the applicant) and adjacent structures such as US Postal Service mailboxes and the actual physical location of the boundaries of Duck Creek floodway.
7. Plan of existing and proposed vegetation with location, area, height and type of planting.
8. Traffic circulation plan including proposed vehicle circulation from MLR and future access alternatives to the remainder of the parcel.
9. Plan of existing and proposed lighting, including cut sheets for each type of lighting.

Thank you for your consideration of our concerns/.

Best regards

KODZOFF ACRES LLC



Chuck Cohen  
Managing Members.