

# **Additional Materials**

## **Regular Planning Commission Meeting**

Assembly Chambers  
7:00pm  
Meeting Date: June 13, 2017

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**1. CSP2017 0010:**

- a. Public Comment from Margo Waring, received via email 6/12/17
- b. Public Comment from SueAnn Randall, received via email 6/12/17

## Marjorie Hamburger

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**From:** Margo Waring <margowaring@gmail.com>  
**Sent:** Monday, June 12, 2017 10:38 AM  
**To:** PC\_Comments  
**Subject:** Agenda item CSP2017 0010

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

RE: CSP2017 0010

Dear Planning Commission members,

I am writing regarding the above request for disposal of CBJ land from Entrance Point Subdivision Tract C in the Rural Reserve to a private property owner.

First, let me say that, as far as I can tell, neighbors were not notified, nor is there a sign on the property. A paper notice of all CBJ planning actions was sent to the North Douglas Neighborhood Association but was delayed in being re-distributed.

I am puzzled by the staff recommendation.

- 1 First because the disposal is being recommended prior to any look at development of Tract C. No one, including the Planning Commission, has any sense of what development might be—where roads, water, perhaps district sewer, park set asides, etc. might look like. Clearly, there would be an effort to minimize driveways onto the North Douglas Highway, but other issues have yet to be identified.
- 2 The land owner knew the difficulties in development of the property at purchase. This is why it has taken so long for the property to sell.
- 3 I sympathize with the difficulties in development. We, too, have had to deal with a difficult feature of our property. And I can see that even a small residence would need to be close to the road and call for much land clearing.
- 4 However, it does not seem right for CBJ to create another non conforming lot. The current lot is legally non conforming. The 14,000 square foot addition would create a larger but still non conforming lot.

I strongly recommend that if a sale of CBJ property takes place that it be to create a conforming lot, consistent with the lot size that is required in this zone and consistent with what will eventually be required in Tract C.

Sincerely,

Margo Waring

11380 North Douglas Hwy

Juneau, AK 99801

## Marjorie Hamburger

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**From:** SueAnn Randall <porcupinewoman@outlook.com>  
**Sent:** Monday, June 12, 2017 9:44 PM  
**To:** PC\_Comments  
**Cc:** Gene Randall  
**Subject:** RE: CSP2017

Monday, June 12, 2017

Dear Planning Commission members,

I write to you today regarding the request to augment the square footage of Entrance Point Subdivision Tract C with two triangular additions from the 92.05 acres of CBJ lot USS 3559 Lot 2 (LND-1421).

- Entrance Point Subdivision Tract C is already below the current minimum lot size.
- The applicant's request for an additional 14,000 square feet will result in 28,000 square feet overall.
- The lot will still be below the minimum 36,000 square foot lot size requirement for this Rural Reserve neighborhood.

The verdant tree-lined drive out the North Douglas Highway is an experience in itself for many Juneau residents. It is refreshing and restorative.

I would hope that Dwight Scott Williams and Carol Colp appreciate the drive out North Douglas, and will venture it was a key influence in the purchase of Entrance Point Subdivision Tract C.

I implore the planning commission, do not create a precedent by lowering the Rural Reserve square foot minimum. The impact of setting a precedent of lowered lot size minimum in the Rural Reserve carries a high probability of regret and sad loss of aesthetics. Please have the foresight to maintain the Rural Reserve minimum square foot requirement—of 36,000 square foot lot size— in order to encourage and enable the property owners ability to maintain the exquisite wilderness aesthetics of this amazing part of Juneau.

We are neighbors and stewards of this neck of the woods.

I would like to add that public notification is lacking for this Planning Commission agenda item and the opportunity for public comment has been minimal.

SueAnn Randall  
11346 North Douglas Highway  
Juneau, Alaska 99801

Sent from [Outlook](#)