

Agenda

Planning Commission - Regular Meeting City and Borough of Juneau

October 13, 2020
Virtual Meeting Only
7:00 PM

To join the webinar: <https://juneau.zoom.us/j/97088556880>. Or Telephone: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 929 436 2866 or +1 301 715 8592 or +1 312 626 6799 Webinar ID: 970 8855 6880

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

A. September 8, 2020 Draft Minutes, Regular Planning Commission - APPROVED

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. USE2020 0020: Conditional Use Permit for a youth emergency housing shelter and rapid rehousing - APPROVED

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

A. AME2019 0015: South Douglas - West Juneau Area Plan Steering Committee Assignments - APPROVED

B. Planning Commission Priorities - CONTINUED

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials for October 13, 2020 Planning Commission Meeting

XIX. ADJOURNMENT

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

September 8, 2020 Draft Minutes, Regular Planning Commission - APPROVED

ATTACHMENTS:

	Description	Upload Date	Type
▣	September 8, 2020 Draft Minutes, Regular Planning Commission	10/2/2020	Minutes

Minutes
Planning Commission
Regular Meeting
 CITY AND BOROUGH OF JUNEAU
Michael LeVine, Chairman
 September 8, 2020

I. ROLL CALL

Michael LeVine, Chairman, called the Regular Meeting of the City and Borough of Juneau (CBJ) Planning Commission (PC), held in the Assembly Chambers of the Municipal Building, to order at 7:03p.m.

Commissioners present: All Commissioners present via video conferencing – Michael LeVine, Chairman; Nathaniel Dye, Vice Chairman; Paul Voelckers, Clerk; Travis Arndt, Assistant Clerk; Ken Alper; Weston Eiler; Josh Winchell; Erik Pedersen

Commissioners absent: Dan Hickok

Staff present: Jill Maclean, CDD Director; Laurel Christian, Planner II; Emily Wright, LAW

Assembly members: Greg Smith

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

III. APPROVAL OF MINUTES

A. August 11, 2020 Draft Minutes – Planning Commission Regular Meeting

MOTION: *by Mr. Voelckers to approve the Planning Commission September 8, 2020, Planning Commission Committee of the Whole Meeting minutes.*

The motion passed with no objection.

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION - Mr. Levine explained the process for public participation within Zoom

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS- None

VI. ITEMS FOR RECONSIDERATION- None

VII. CONSENT AGENDA- None

VIII. UNFINISHED BUSINESS

USE2020 0016: A modification to a Conditional Use Permit (USE2016 0006) to include on-site consumption of edible marijuana products

Applicant: Rainforest Farms, LLC

Location: 201 Seward Street

Staff Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE WITH CONDITIONS the requested Special Use Permit. The permit would allow the modification of a Use Permit (USE2016 0006) to include on-site consumption of Marijuana products with the following condition:

1. ~~Prior to commencement of the proposed use, the applicant must make the doors to the patio emergency only exits and post emergency exit signage.~~(removed on amendment)
2. All waste containing marijuana product shall be stored in a locked enclosure until transported to the CBJ landfill.
3. **Prior to operation the applicant must receive the required state endorsement; by approval of the modification this special use permit the Planning Commission does not take a position as to whether the application to the State satisfies the requirements of the endorsement, including if the facility is housed in a freestanding building.** (added on amendment)

The approval is also subject to conditions listed in the Notice of Decision for USE2016 0006 (Attachment D).

STAFF PRESENTATION – Ms. Christian presented **USE2020 0016**

QUESTIONS FOR STAFF –

Mr. Winchell asked what we know about consumption on site with inebriation and driving and how the servers are trained to determine the inebriation level of customers that might be driving. Ms. Christian explained that that is not under the purview of Title 49. However, marijuana servers are required to obtain special licenses similar to servers in a bar.

Mr. Arndt asked about the disposal requirements for the marijuana waste product. Specifically, he asked if it is necessary for a CBJ requirement beyond the state requirements. Ms. Christian

was not aware of the specific state requirements but explained that this requirement is commonly included in all marijuana permits.

Mr. Eiler asked about the rationale on the requirements for the doors. Ms. Christian explained the doors are not to be used for patrons to go in and out and the condition is included to be clear that they will not be operable or for emergency exiting only.

Mr. Dye asked why a new license is needed. Ms. Christian explained that with the original license was reviewed and approved based on the original conditional USE permit terms and conditions. With changes to the original use permit they will need a new license. Ms. Maclean explained the new license will fully replace the old one.

Mr. LeVine asked for an explanation of the steps it will take from today to onsite consumption including the order of events of approval of CUP, award of City License, award of State endorsement, and then operation. Ms. Maclean explained steps for the CUP and the State endorsement could be taken concurrently and the applicant is not obligated to get one or the other first. Once the State endorsement and the CUP are approved, then they come back to the City for their Marijuana business license.

Mr. LeVine asked for clarification of the sentence stating if Ms. Maclean determines substantive inconsistencies between the State license application and the City USE Permit application then the commission shall review the development for consistency with Title 49. Ms. Maclean explained because the State and City permits can run concurrently, one could be amended that would make them different by the time it gets to the business license step, it could be significantly different and this is where they would catch it. Mr. LeVine asked if that happened, would it come back to the Planning Commission for review. Ms. Maclean answered if there was an inconsistency, then it could come before the Commission but if there was a denial from the State, then there would be nothing for the Commission to do; it would go no further.

APPLICANT PRESENTATION -

Giano Barrett, applicant, spoke saying their license is in good standing, and this is what the public seems to want. They are 100% about following regulations and they understand public safety is a concern. Mr. Barrett said it would be a huge violation of state regulation if someone was overserved. He is in support of the 10mg limitation, imposed by the State, and believes this will prevent people from being overserved.

QUESTIONS FOR APPLICANT -

Mr. Winchell said consumables don't usually 'hit' for about an hour. What do you look for and how do you train to recognize over-consumption? Mr. Barrett explained the State has done a great job of providing the public with information. At the consumption level, it is limited to 10mg. That is the active level for most people to just begin to feel the effects. Mr. Winchell asked to confirm what would happen if there was 'cross-consumption' of someone taking another person's edibles or under the influence of other intoxicants. Mr. Barrett answered they are already not allowed to serve a patron who appears to be under the influence of any substance.

Mr. Voelckers asked about the patio doors shown in the diagrams as non-operable. Mr. Barrett confirmed the doors are permanently sealed and bolted shut and there is no plan at the moment to change that.

PUBLIC TESTIMONY -

- Dr. Jo Jorgensen – non-resident, Libertarian Presidential Nominee – Spoke in support of the permit stating that there is onsite consumption of alcohol and that is a more dangerous drug.

There were no public comments received via email

APPLICANT CLOSING STATEMENT -

James Barrett, brother to Giano Barrett, confirmed the French doors will not be made operable. There will be a dividing wall to split the store into two areas and they will work with the fire department regarding fire doors, emergency exits, etc.

ADDITIONAL QUESTIONS FOR STAFF -

Mr. Arndt asked if there is a need for the doors or would it be acceptable to leave the bolted shut as a window wall. Ms. Christian and Ms. Maclean said it is acceptable to them but they would defer to the fire marshal.

Mr. Dye asked the definition of 'free standing' as defined between the State and the Planning Commission. Ms. Maclean explained that 'free standing' is not within the purview of Title 49.

MOTION: *by Mr. Eiler to accept staff's findings, analysis and recommendations and approve USE2020 0016.*

MOTION TO AMEND: *by Mr. Dye to include a new condition stating "Prior to operation the applicant must receive the required state endorsement; by approval of the modification this special use permit the Planning Commission does not take a position as to whether the application to the State*

satisfies the requirements of the endorsement, including if the facility is housed in a freestanding building.”

Mr. Dye spoke to the proposed amendment saying he wants the condition to clarify that the Commission is not evaluating the building as free-standing.

Mr. Winchell pointed out that Mr. Dye’s amendment sounds like it is telling the State to do something it is already doing and said that if it was reworded then he could support it. Mr. Dye explained it is just a double check and not telling the state what to do.

Ms. Maclean said this seems like an advisory condition and asked for clarification how it is not and how she could enforce it. Mr. Dye explained that if the applicant started operating without the State license, then it would inherent under the CUP as it is written or through the city licensing process to revoke it. Ms. Wright answered, this is enforceable by CDD by her understanding, this is telling the steps that must be met prior to the approval going into effect.

Mr. Arndt said that while he understands the intention of the amendment, he does not support the amendment because there are a lot of things they did not consider and it is unnecessary to specify one thing they did not look at.

Mr. Dye restated his motion and said that while he would normally agree with Mr. Arndt’s comments, in this particular case, there is no precedent for on-site consumption and the process has been a little messy. Since this is all new, he felt in this instance including the amendment makes sense.

ROLL CALL VOTE:

Yes: Mr. Dye, Mr. Voelckers, Mr. Eiler, Mr. Alper, Mr. Winchell, Mr. Pedersen, Mr. LeVine

N: Mr. Arndt

The amendment passed on roll call vote.

MOTION TO AMEND: *by Mr. Voelckers to remove Condition #1 stating the doors are already sealed. Mr. Voelckers explained the Condition, as written, has the unintended consequence of forcing the owners to incur extra costs modifying and securing doors that are already inoperable.*

Mr. Dye asked if the amendment were to go through would it affect conditions on doors going forward if there are modifications to the structure in the future such as the planned addition of an interior wall. Mr. Arndt asked if there would be a new building permit required for that addition. Ms. Christian said she believes a permit would be required for the building of the interior wall.

The amendment passed unanimously on roll call vote.

Mr. Winchell, Mr. LeVine, and Mr. Dye spoke in support of the application and the amended motion.

The amended motion passed with no objection.

IX. REGULAR AGENDA- None

X. BOARD OF ADJUSTMENT- None

XI. OTHER BUSINESS –

At the Planning Commission meeting on August 25, 2020, a revision to the Rules of Order was discussed regarding public comment deadlines as follows:

The following Rule are Suspended:

Rules 9(F), 10(A)(3), 10(B)(2)(a), 10(B)(3), 16(A), and 16(B).

The Suspended Rules are Replaced by the Following Process:

1. **Telephonic** participation is mandatory for any commissioners and members of the public attending the meeting;
2. The **call-in number** will be provided to the commissioners and the public with the Agenda Packet and will be published online;
3. Members of the public wishing to comment on non-agenda items are encouraged to **call-in** within 5 minutes of the meeting start time to ensure their testimony is taken;
4. Materials must be submitted electronically to CDD no later than the Thursday before the meeting, if it is not possible to submit materials electronically, the applicant is directed to call CDD to arrange delivery of materials;
5. **Public comment will be received via email until the close of the public comment period on an individual item.**

Ms. Maclean briefly explained the changes to the suspended rules and process.

MOTION: *by Mr. Voelckers to approve the Director's modification to the rules adopted April 14, 2020 with the memo dated September 2, 2020*

The motion passed with no objection.

XII. STAFF REPORTS

Ms. Maclean reported

- Title 49 will be meeting Thursday at noon will cover downtown parking, landscape cover and vegetative cover.

- Wednesday 5:00 pm there will be a zoom meeting to discuss buildings available for sale to CBJ for cold weather sheltering. When a building is chosen, it will need to be approved and in use by December 31, 2020.
- There is only one permit under the ADOD downtown at the next meeting. Considering making this a work session with a COW.
- CDD has hired a new planner who will be starting in October

Mr. Voelckers asked about Downtown zoning upgrades. Ms. Maclean believes it is at the COW level currently and suggested maybe discussing downtown, Auke bay and Douglas area plans at the next meeting.

Mr. LeVine asked members whether the COW meeting should start at 6 with regular meeting to follow or hold the regular meeting with the COW to follow. With no objections, it was decided to hold the COW at 6:00 and the regular meeting to follow at 7:00.

LAW gave an update on the Tyson Lee Appeal. Assembly has gone into executive session to discuss the case; she is anticipating a draft decision soon. Once the draft comes from the assembly then she can share it with the Commission. If there are no objections then it will be adopted at the next assembly meeting.

XIII. COMMITTEE REPORTS

- Mr. Pedersen is the new liaison to the Douglas Area Plan Steering Committee

XIV. LIAISON REPORTS

Mr. Smith reported on activities of the assembly

- Bears, childcare, back to school, and how to spend the remainder of the CARES money were discussed at the Committee of the Whole recently and the CARES discussion will continue at the next Committee of the Whole
- Baranof and other local businesses have closed recently
- Approved mandatory real estate disclosure and the repeal of on-board cruise sales tax exemption and the Valley Glory Hall have been before the Finance Committee recently

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

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS- None

XVII. EXECUTIVE SESSION- None

XVIII. ADJOURNMENT - 8:41

PLANNING COMMISSION AGENDA **THE CITY AND BOROUGH OF JUNEAU, ALASKA**

USE2020 0020: Conditional Use Permit for a youth emergency housing shelter and rapid rehousing -
 APPROVED

AGENDA ITEM:

Case No.: USE2020 0020

Applicant: Tlingit & Haida Regional Housing Authority

Location: 9290 Hurlock Ave.

Proposal: Conditional Use Permit for a youth emergency housing shelter and rapid rehousing

RECOMMENDATION:

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit with conditions. The permit would allow the development of youth emergency housing shelter and rapid rehousing.

The approval is subject to the following conditions:

- 1 . Demolish the trail abeam the east corner of the single-family accessory structure to the lot line (approximately 25 feet).
- 2 . A sight-obscuring fence at least six feet tall shall be installed along the east property line, and 20 feet from the east property line along the south property line. Note: Fences over six feet tall require a building permit prior to construction. No sight obscuring fence more than four feet tall may be constructed closer than 20' from the edge of a traveled way; on corner lots, sight obscuring fences are limited to three feet in height within 20' of intersecting traveled ways [CBJ §49.25.430(4)(L)].
- 3 . Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the CDD and be found to meet all applicable CBJ ordinances and CDD regulations.
- 4 . Prior to the issuance of a Temporary Certificate of Occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces.
- 5 . Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.
- 6 . Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
- 7 . Prior to the issuance of a Temporary Certificate of Occupancy, one or more covered bicycle racks providing spaces for at least four bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan. Improvements can be bonded if weather precludes marking.
- 8 . Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. All new exterior lighting fixtures shall be of a "full cutoff" design. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
- 9 . Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering and Public

Works Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering and Public Works Department.

10. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

ATTACHMENTS:

Description	Upload Date	Type
❑ Staff Report for USE2020 0020	10/2/2020	Staff Report
❑ Presentation for USE2020 0020	10/12/2020	Presentation
❑ Notice of Decision for USE2020 0020	10/20/2020	Notice of Decision



PLANNING COMMISSION STAFF REPORT
CONDITIONAL USE PERMIT USE2020-0020
HEARING DATE: OCTOBER 13, 2020

(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

DATE: October 2, 2020
TO: Michael LeVine, Chair, Planning Commission
BY: Irene Gallion, Senior Planner 
THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Applicant requests a Conditional Use Permit for assisted living, for youth emergency housing and rapid rehousing.

STAFF RECOMMENDATION: Approval with conditions.

KEY CONSIDERATIONS FOR REVIEW:

- The conditional use permit is separate from the ongoing discussions of city assuming land ownership.
- Previous CUP was also for assisted living senior care facility (USE2019 0005).
- Property was a youth shelter for 52 years before current ownership.

GENERAL INFORMATION	
Property Owner	Alaska Legacy Partners LLC
Applicant	Tlingit & Haida Regional Housing Authority
Property Address	9290 Hurlock Ave
Legal Description	USS 381 Fraction
Parcel Number	5B1601020230
Zoning	D5
Land Use Designation	Urban Low Density Residential
Lot Size	36,122 square feet
Water/Sewer	CBJ
Access	Hurlock Avenue
Existing Land Use	Vacant assisted living
Associated Applications	None

ALTERNATIVE ACTIONS:

1. **Amend:** require additional conditions, or delete or modify the recommended conditions.
2. **Deny:** deny the permit and adopt new findings for items 1-6 below that support the denial.
3. **Continue:** to a future meeting date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

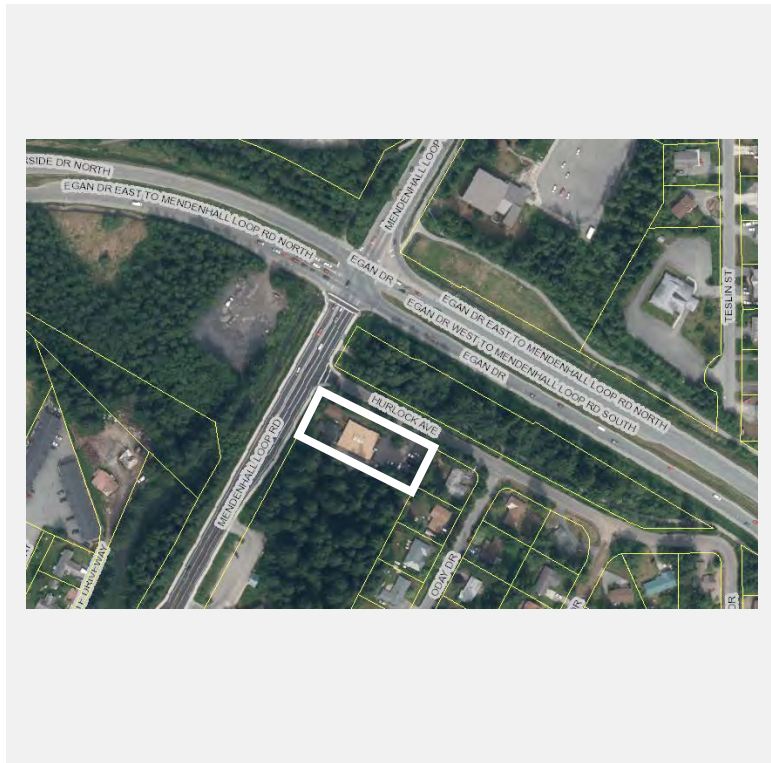
Assembly action is not required for this permit.

STANDARD OF REVIEW:

- Quasi-judicial decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
 - o 49.15.330
 - o 49.25.300
 - o 49.80

The Commission shall hear and decide the case per 49.15.330(a) Conditional Use Permit. A conditional use is a use that may or may not be appropriate in a particular zoning district according to the character, intensity, or size of that or surrounding uses. The conditional use permit procedure is intended to afford the commission the flexibility necessary to make determinations appropriate to individual sites. The commission may attach to the permit those conditions listed in subsection (g) of this section as well as any further conditions necessary to mitigate external adverse impacts. If the commission determines that these impacts cannot be satisfactorily overcome, the permit shall be denied.

SITE FEATURES AND ZONING



SURROUNDING ZONING AND LAND USES	
North	Vacant
South	D5 Skate Park
East	D5 Residential
West	Mendenhall Loop Rd.

SITE FEATURES	
Anadromous	No
Flood Zone	Zone X
Hazard	No
Hillside	No
Wetlands	Possible
Parking District	No
Historic District	No
Overlay Districts	No

BACKGROUND INFORMATION

Project Description – The Tlingit Haida Regional Housing Authority (THRHA) proposes (**Attachment A**):

- An emergency youth shelter for up to 10 (typically six) youth between 10 and 18 years of age
- One unit of rapid rehousing (two rooms) for youth coming out of foster care.

The United States Interagency Council on Homelessness describes “rapid rehousing” as “...an intervention designed to help individuals and families that don’t need intensive and ongoing supports to quickly exit homelessness and return to permanent housing ... resources and services provided are tailored to the unique needs of the household.”

THRHA will manage the property, and CBJ’s Zach Gordon Youth Center (ZGYC) will provide programming and staffing.

No exterior change to the external structure or facilities is proposed.

Emergency housing shelter falls under CBJ 49.80 definition of “assisted living”:

Assisted living means a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services or emergency shelter.

Background – The Juneau Receiving Home began in 1961 in a Norway Point location. When that property was acquired for construction of Egan Drive, the City of Juneau acquired the Hurlock property and arranged construction. A transitional and emergency residential program for high risk youth began at the city-owned site in 1967 (USE CU-66-08). The City conveyed the property to the Juneau Borough in 1968, with the condition that, “...the premises herein described shall be used for Receiving Home purposes, and related, allied purposes only.”

The Juneau Receiving Home provided youth emergency shelter and long-term housing in “Miller House,” named after one of the board members. The Juneau Receiving Home became Juneau Youth Services in 1986. The long-term housing elements of the program were moved to the JYS Back Loop facility, and the Hurlock property provided emergency shelter for youth under the name “Cornerstone,” ceasing operations in 2017.

After receiving notice from Juneau Youth Services (JYS) that they planned to vacate the premises, CBJ solicited proposals from the community for future uses. Alaska Legacy Partners (ALP) prevailed in that solicitation, proposing an assisted living facility for the ill and elderly. ALP received a Conditional Use Permit for assisted living, but did not pursue development of the property (USE2019 0005). No building permit was issued, and the CUP expired September 26, 2020.

The possibility of again using the facility to support homeless youth came in 2019, when the Alaska Coalition on Housing and Homelessness received a Youth Homelessness Demonstration grant. A coalition of Juneau providers competed for and received funding under the grant, which includes two years of U.S. Department of Housing and Urban Development (HUD) funding, and a Workforce Innovation and Opportunity Act match from the State of Alaska for Rapid Rehousing staffing. THRHA will manage the property aspects of the program, and CBJ’s Zach Gordon Youth Center will manage the programming and staffing. This is similar to the division of expertise successfully practiced at Juneau Housing First Collaborative’s Forget-Me-Not Manor (USE2018 0018), and the Allen Court transitional housing project approved at the August 25, 2020 regular Planning Commission meeting (USE2020 0018).

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

Item	Summary
PAC20200055	(2020) Pre-application conference for this application
USE20190005	(2019) Conditional use permit for a 15-room, 30-bed assisted living facility (Expired September 26, 2020)
PAC20180082	(2018) Pre-application conference for USE2019 0005
CSP20180007	(2018) Transfer of land from CBJ to Alaska Legacy Partners. Planning Commission recommended approval to Assembly.
CSP20120011	(2012) Expansion of a lease on CBJ land to accommodate the demolition and replacement of existing Cornerstone Emergency Shelter. The improvements were not constructed.
BLD1997-00632	(1997) Relocation of existing 20x40’ modular classroom from Glacier Valley School
USE1997-00067	(1997) 24x40 foot expansion of Miller House to accommodate classrooms.
BLD-0516901	(1990) Addition of a meeting room
BLD-0092201	(1986) Addition to Miller House
USE-CU86-19	(1986) 1,380 square foot expansion of the Miller House to accommodate separate sleeping quarters for girls, conference room and two offices. The Planning Commission approved the permit with the condition that additional beds, staff or structure come back before the Commission as an amendment. At that time the home accommodated ten children with three staff.
USE-CU66-08	(1966) The Planning Commission recommended approval of the Juneau Children’s Receiving Home
NOTE: ENCROACHMENT	The accessory structure encroaches over the south lot line, but both lots are CBJ owned. If improvements are needed to this structure, a

	lot line adjustment or consolidation will be required to issue a building permit.
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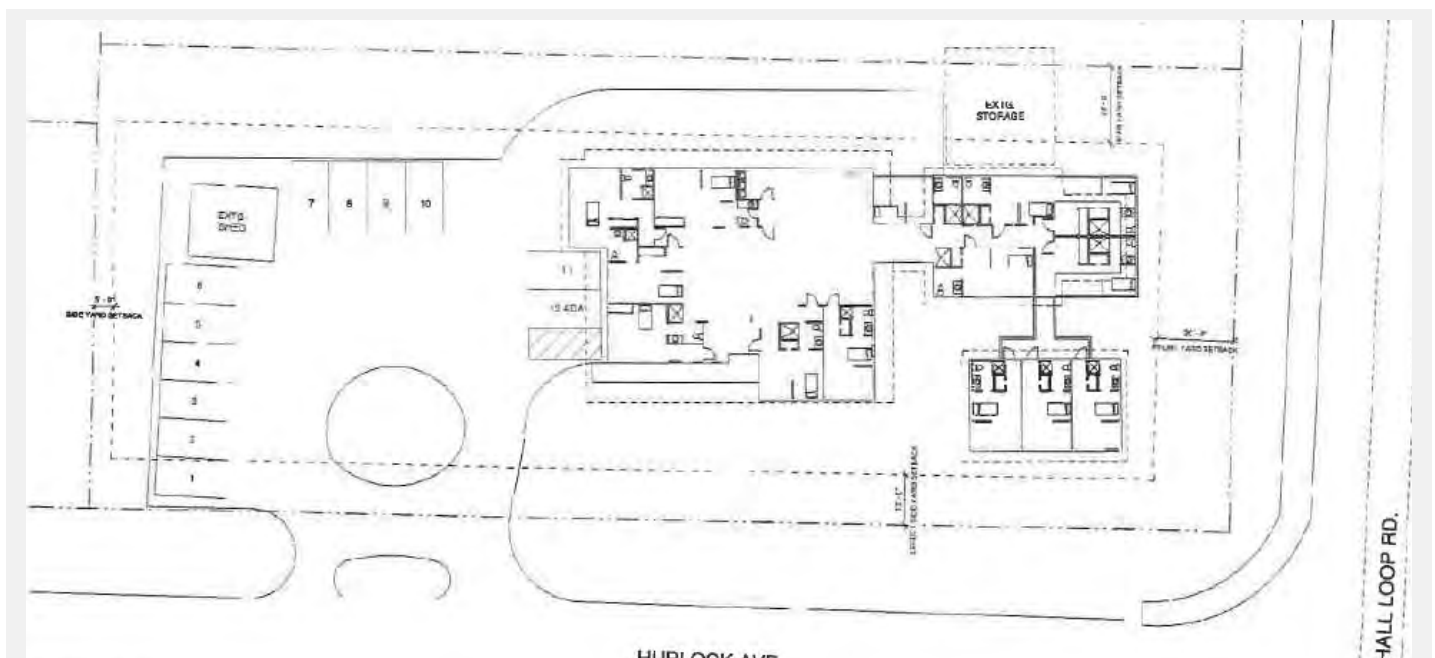
ZONING REQUIREMENTS: D5

Standard		Requirement	Existing (No changes Proposed)	Code Reference
Lot	Size	7,000 square feet	36,122	49.25.400
	Width	70 linear feet	301.09	49.25.400
	Depth	85 linear feet	120.08	49.25.400
Setbacks	Front	20 linear feet	38.9	49.25.400
	Rear	20 linear feet	21.3 ^A	49.25.400
	Side	5 linear feet	28.8	49.25.400
	Street Side	13 linear feet	27.7	49.25.400
Lot Coverage		50%	19% ^B	49.25.400
Height	Permissible	35 feet	Single story	49.25.400
	Accessory	25 feet	Single story	49.25.400
Maximum Dwelling Units		Single-family or Duplex	Institutional (not dwelling units)	49.25.500
Use: Assisted Living		7.200	7.200	49.25.300

A: Distance to main structure. An accessory structure encroaches into the neighboring lot across the south lot line.

*B: Scaled as-built survey (**Attachment B**)*

SITE PLAN (As-built survey, Attachment C)



ANALYSIS

Project Site – The site has been unused since JYS vacated the property, but has been maintained.

Two driveway entrances are approximately 190 and 240 linear feet from the intersection of Hurlock Avenue with Mendenhall Loop Road. Facilities include 6,460 square feet of developed indoor space. To the west of the parking lot is the main facility. Over time, structural additions connected via hallways or outdoor wooden walkways.

The plans submitted with the application are from ALP proposals for assisted living, and show 14 bedrooms. THRHA expects regular capacity of up to six youth, with occasional expansion capacity to 10 youth. At the time of the application, the architect was analyzing which rooms should remain bedrooms and which should be repurposed. Updated drawings are pending and will be reviewed through the Building Permit process for compliance with this Conditional Use Permit and CBJ code.

A: The front of the main structure, west of the parking lot. ADA van-access is signed at the north corner of the structure, and has a blue wheel stop installed. An ADA ramp to the building in the north corner of the structure provides access to the van-accessible parking space. B: Photo of the complex from the street side. In the foreground the wooden walkway connects the original structure to a classroom relocatable, moved to the site in 1997. In the background, a hallway links the original structure to an expansion built in 1986.



C: The west end of the complex. Mendenhall Loop Road can be seen through the trees to the right. D: The south side of the structure.



A single-family accessory structure sits on the east lot, and is proposed to provide Rapid Rehousing. An improved pathway leads to neighboring property, which is incongruously labelled “NO TRESPASSING.” When JYS was operating the site as a youth homelessness shelter, they owned the structure that the trail accesses. The neighboring structure has since been sold. This side of the lot abuts residences to the east.



E: Single-family accessory structure, from the parking lot. Note the temporary storage tent. F: A developed path next to the structure leading on to neighboring property. G: The east side of the structure. Tarps around the lower level porch provide a protected area, but no direct access from the structure onto the porch was evident. H: Neighboring property to the east.

Fencing along the east property line could better define the boundaries of this lot, and provide privacy for the project and for neighboring properties. Continuing the fencing part way along the south lot line would demarcate property boundaries. Neighboring property owners have expressed concerns about the project, one specifying greater trespass and nuisance experienced after the CBJ Warming Shelter moved to Teal Street. Eliminating the trail between the Hurlock property and neighboring property and fencing the east end of the property would aid in understanding property boundaries and dissuade trespass.

An outbuilding straddles the south property line, encroaching into the CBJ-owned parkland to the south. This structure has been used as a laundry facility, a recycling center, and a shed.

I: The west side of the outbuilding. Man-door access is in the space between structures, along the pathway. J: The outbuilding's east side, as most users of the facility would approach.



THRA does not anticipate modifications to the exterior of the existing structures. The roof will be repaired. The interior of the main structure will be modified to provide seven bedrooms. The 1 ½ story single-family accessory structure will be modified to provide two rooms with shared facilities that will provide rapid rehousing for youth coming out of foster care. If the conditional use permit is granted, and the land is used by THRA, the encroachment into the CBJ parkland would be addressed.

Condition #1: Demolish the trail abeam the east corner of the single-family accessory structure to the lot line (approximately 25 feet).

Condition #2: A sight-obscuring fence at least six feet tall shall be installed along the east property line, and 20 feet from the east property line along the south property line. Note: Fences over six feet tall require a building permit prior to construction. No sight obscuring fence more than four feet tall may be constructed closer than 20' from the edge of a traveled way; on corner lots, sight obscuring fences are limited to three feet in height within 20' of intersecting traveled ways [CBJ §49.25.430(4)(L)].

Project Design – The project would provide a “Basic Center Program” (BCP) to first meet the immediate needs of runaway youth, then provide a “safe exit” to family, other care, independence and/or military service. The successful grant application outlined objectives for the program and how the applicants planned to meet those objectives. BCP grant application materials can be found in **Attachment D**. Program objectives are (page 20 of BCP grant application):

1. *Provide shelter and crisis assistance to meet the immediate safety needs of runaway and homeless youth.*
2. *Provide assessment, service planning, counseling, and support services to BCP youth.*
3. *Use a Positive Youth Development approach with BCP youth that focuses on their strengths and protective factors.*
4. *Provide aftercare support to BCP youth to promote family reunification and community success.*

Program outcomes include improvements in safety, well-being, self-sufficiency, and permanent connections.

Each BCP youth will receive an initial health and safety screening and assessment, an individualized plan of care, counseling, and support services. ZGYC will actively engage parents and legal guardians, and provide family mediation to facilitate re-unification. BCP youth will receive educational and employment supports, skill development in areas such as basic living skills, anger management/positive communications, and substance abuse education. BCP youth will also receive referrals for behavioral health treatment as needed. ZGYS will provide additional aftercare support including an individualized aftercare plan, continued in-person and telephonic support, and aftercare surveys at 3, 6, and 12 months post-discharge. The ZGYC drop-in center, already a popular place for runaway homeless youth to spend time, will provide critical supports pre- and post-discharge.

The facility will be shift-staffed 24 hours a day, with the explicit expectation that night staff stay awake (note that some shelters allow night staff to sleep on site). Below is a sample schedule:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
12am -8am	12am -8am	12am -8am	12am -8am	12am -8am	12am -8am	12am -8am
YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader
8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm
YD Leader	YD Leader	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate
Program Coordinator	Coordinator	Coordinator	Coordinator	Coordinator	YD Leader	YD Leader
12pm-8pm	12pm-8pm	12pm-8pm	12pm-8pm	12pm-8pm	12-8pm	
	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	
4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am
Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	YD Leader	YD Leader
YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader

Details on ZGYC capabilities can be found in the BCP grant application, beginning on page 29.

Condition: None proposed.

Traffic – According to CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

In the Institute of Transportation Engineers Trip Generation Manual (9th Edition), the land use most closely related to this project is “assisted living.” Assisted living facilities provide routine, general protective oversight or assistance with activities necessary for independent living. (Volume 2, page 518 & 520). For traffic estimates we assumed 10 youth in emergency shelter and two in rapid rehousing.

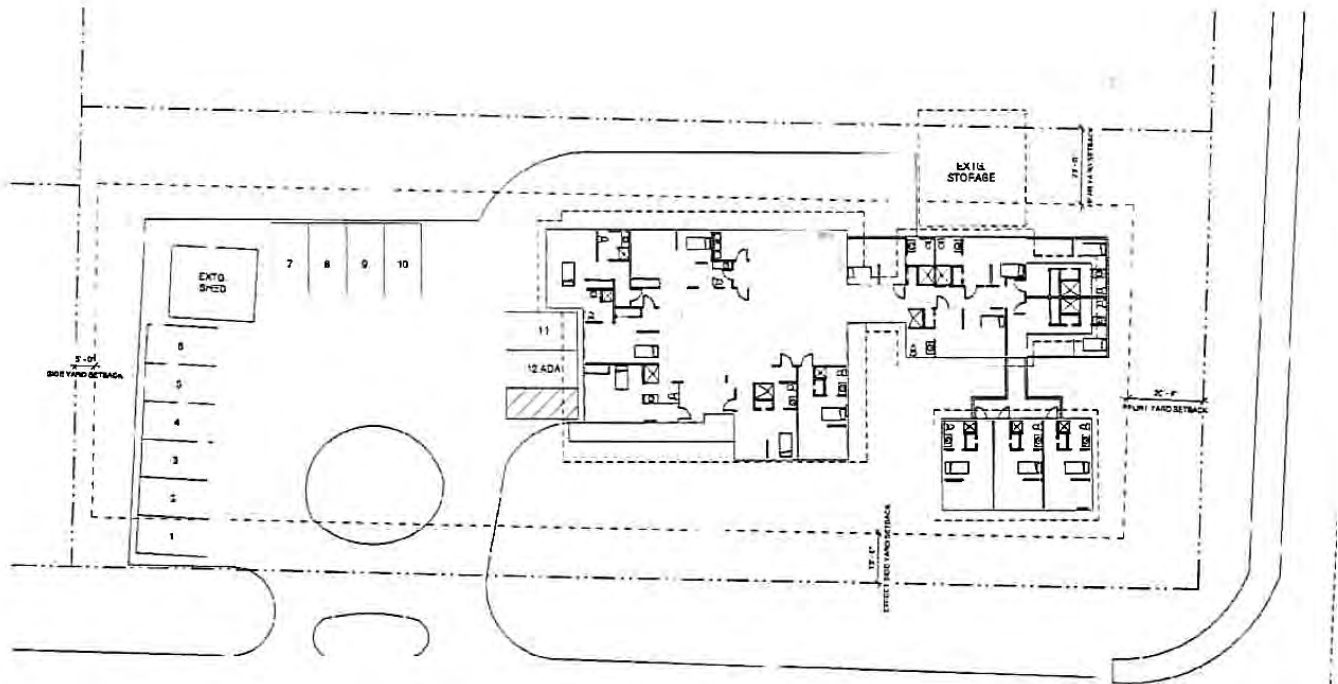
Use	Metric	Residents	Total Trips
Assisted Living	2.74 per occupied bed	12 Beds	32.88
Total ADTs:			32.88

Condition: None.

Vehicle Parking & Circulation – According to CBJ 49.40.210, five off-street parking spaces are required, including one ADA-accessible space.

Use	Metric	Residents	Total Spaces
Assisted Living	0.4 Per maximum number of residents	12	4.8
Total Parking Requirement:			5
Off-Street Loading Spaces Required:			0
ADA Accessible Spaces Required:			1

The site plan submitted with the plan shows 12 off-street spaces, with one ADA space. Because there is only one ADA space required, it must be van accessible and signed as such.



The parking lot is currently mossy and needs power washing. Some parking space markings are faintly visible.

K: The van-accessible parking spot. This picture shows the condition of the pavement and the need for power washing and striping. L: Taken from the southwest corner of the parking lot (next to the main structure), this picture provides an idea of the space available for parking.



The current parking lot could accommodate required off-street parking.

Approximately 26 feet currently marked with curb stops provides pull-in parking in front of the main structure. The space closest to the ADA ramp has a blue curb stop and “van accessible” signage. The paved walkway to the ramp provides the required ADA access aisle. Parking spaces require 8.5 foot width. With the ADA access aisle in front of the access ramp, this area could accommodate an ADA space and two regular spaces.

The east lot line has approximately 45 feet available for approximately five pull-in parking spaces.

The parking lot design leaves multiple options for compliantly modifying parking in the future.

Because of winter weather, the parking lot may be difficult to restripe before the proposed facility could be operational.

Condition #3: Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the CDD and be found to meet all applicable CBJ ordinances and CDD regulations. *(See the “Drainage” section for a related condition.)*

Condition #4: Prior to the issuance of a Temporary Certificate of Occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces.

Condition #5: Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.

Condition #6: Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes. Improvements can be bonded if weather precludes marking.

Non-motorized Transportation – Hurlock Avenue is a two-lane paved street with drainage ditches on either side. Mendenhall Loop Road sidewalks terminate at the entrance to Hurlock Avenue. An informal trail crosses the

October 2, 2020
USE2020 0020
Page 11 of 20

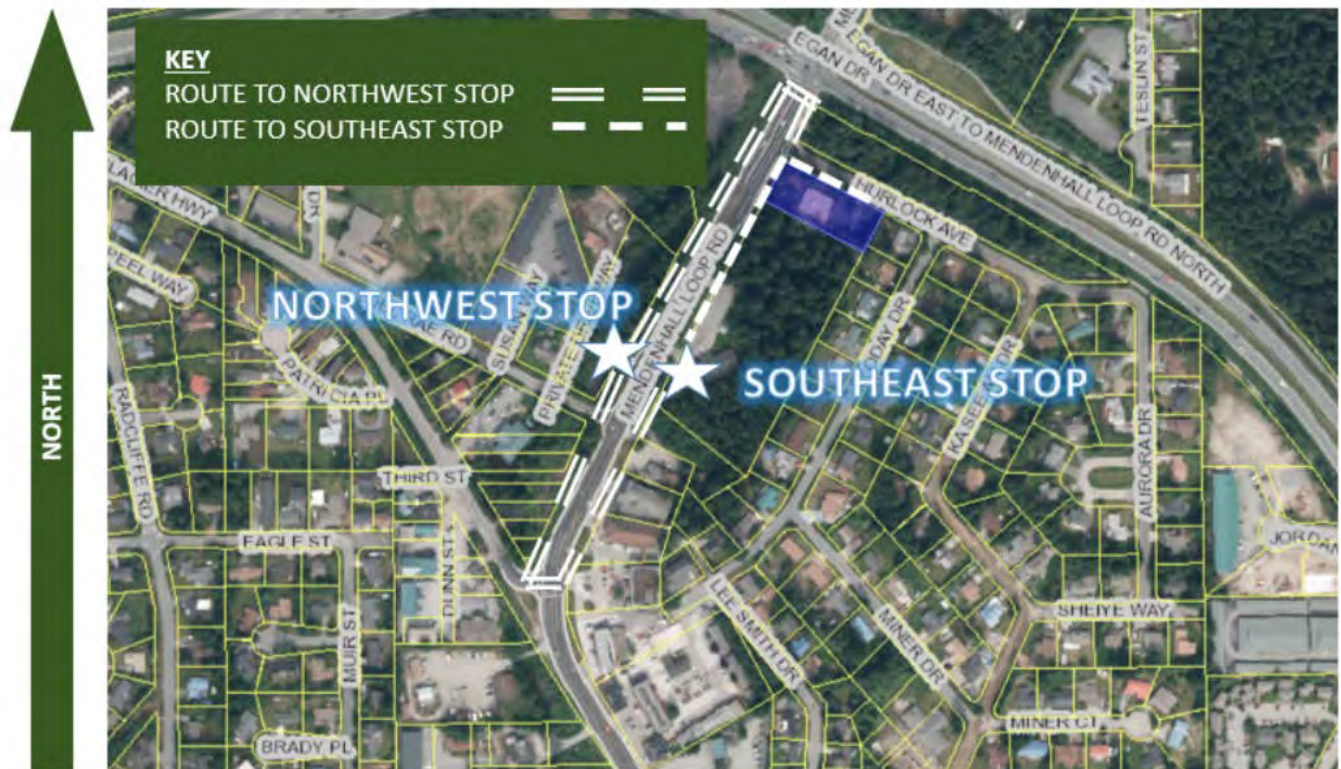
property to the structures at 9290 Hurlock Avenue.

Hurlock Avenue is one of two entrances to the Tongass Park neighborhood that includes Oday Drive, Ka See An Drive, Aurora Drive, Lee Smith Drive, Miner Drive, Miner Court, and Sheiye Way. The neighborhood does not have sidewalks.

The project will house youth residents dependent on public transit and non-motorized transportation. The Comprehensive Plan and Non-motorized Transportation Plan support provisions for bicycles.

Condition #7: Prior to issuance of the Temporary Certificate of Occupancy, one or more covered bicycle racks providing spaces for at least four bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan.

Proximity to Transit – The 9290 Hurlock Avenue driveway is approximately 870 linear feet from Capital Transit bus stops in front of the skateboard park. No crosswalks exist between Hurlock Avenue and the stop on the northwest side of the road. Using pedestrian accommodations, use of the northwest stop requires walking north on Mendenhall Loop Road, crossing at the intersection with Egan Drive, then walking south to the stop, adding approximately 670 feet to the route. Another longer option would be to walk south past the southeast stop to the non-signalized crosswalk at Glacier Highway and Mendenhall Loop Road, then walk north to the northwest stop. The journey north includes non-signalized crossings of Glacier Highway and of Del Rae Road. This route adds approximately 1,430 linear feet to access transit.



Condition: None.

Noise – Residential and park land surround the proposed project. The proposed development is expected to create

noise comparable to those expected in the D5 zoning district.

Condition: None.

Lighting – THRHA anticipates replacing and/or repairing current lighting.

Existing lighting has evolved. Current lighting includes a variety of security-type lighting, with varying degrees of shielding and cut-off.

M: (Four pictures) Lighting has evolved while the site has been developed and consists of varied styles of security lighting.



A lighting plan will be submitted with the building permit for renovations. According to 49.40.230(d), parking areas shall be suitably lit. Proposed fixtures shall be full cut-off design. The building permit application requires a lighting plan for CDD review and approval.

Condition #8: Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. All new exterior lighting fixtures shall be of a “full cutoff” design. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).

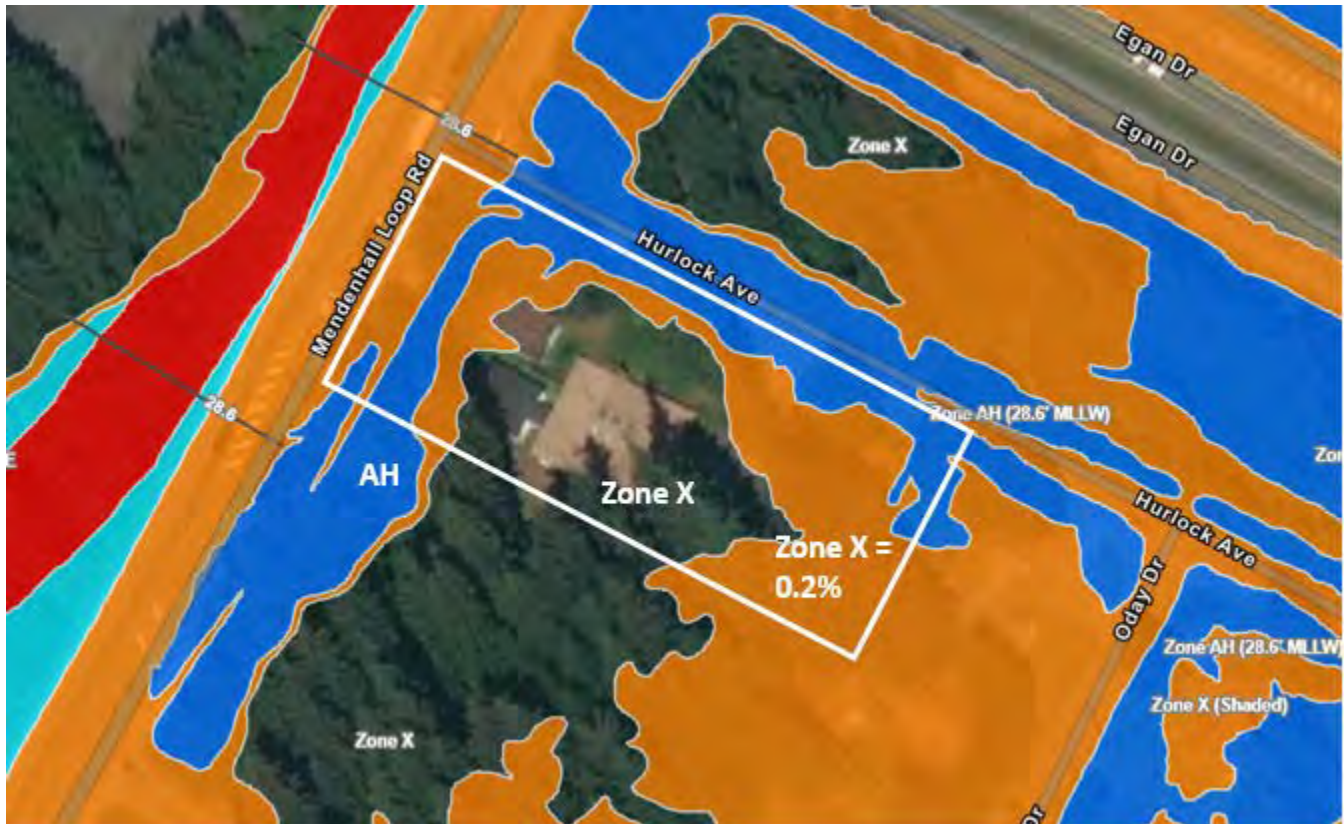
Vegetative Cover & Landscaping – Minimum vegetative cover in a D5 district is 20%. The two largest vegetated areas on the lot were scaled off the as-built survey (**Attachment E**), for a total of 13,783 square feet, or 38%.

Condition: None.

Habitat – There are no mapped or documented anadromous streams, wetlands or tidal areas.

Federal Emergency Management Agency (FEMA) updated flood maps, which went into effect September 18, 2020. New maps indicate some parts of the lot are in an AH zone. An AH zone has a 1% annual chance of shallow flooding (usually ponding) with average depths of between one and three feet. Base elevation for flooding is 28.6 feet.

In the image below the blue illustrates the areas in the AH zone. The orange indicates an area with a 0.2 percent annual chance of flooding (not a FEMA flood zone). Approximate lot lines have been superimposed on the FEMA map.



Condition: None.

Drainage and Snow Storage – Existing surface conditions, including drainage, will remain. Surface drainage along paving on the south side of the main structure drains underground through grates. Parking lot drainage sheets into vegetated areas around the lot. Roof gutters drain to vegetated areas.

N: Surface drainage from impermeable surfaces south of the main structure route into grated underground drainage. O: An example of gutter discharge.



The site has multiple options for on-site snow storage, along the perimeter of the parking lot and along the south side of the main structure.

P: The “shed” part of the accessory structure has a different foundation and roof, indicating it may have been an addition.



Condition #9: Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering and Public Works Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering and Public Works Department.

Condition #10: Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

Other Code Concerns— The accessory structure crosses the south lot line. One remedy is a lot line adjustment.

Another remedy may be demolition of part of the structure. The “shed” part of the structure may have been added to the accessory structure. The shed has a different roof, and different foundation. If a survey showed the shed ran along the south lot line, demolition could be a less expensive solution. CDD cannot issue a building permit for a structure that crosses a property line, because the structure does not meet setback requirements. This encroachment is not pertinent to granting the conditional use permit.

Condition: None.

Public Health, Safety, and Welfare – This project proposes two community services:

- Emergency housing shelter for homeless youth.
- Rapid rehousing for youth coming out of foster care.

Emergency Housing Shelter

The U.S. Department of Housing and Urban Development (HUD) recognizes differences in homelessness between youth and adults. Adults who are doubled up or couch surfing are not considered homeless. Youth who are doubled up or couch surfing are considered homeless due to the incidence of abuse youth in this situation exhibit. According to the Zach Gordon Youth Center, an estimated 30-40 youth annually are “housing insecure.” Youth bounce between regimes of homelessness, couch surfing, staying with relatives, and independent housing.

The most common victim age for a felony sex offense in Southeast Alaska is 15 years old. The most common suspect age is 18 years old. Southeast Alaska’s rates of felony sex offenses are higher than Southcentral and Northern Alaska. For victims from 0-17 years old, only one percent of felony sex offenses were by a stranger. While victims from 0-10 years old most often reported being assaulted by a family member, victims from 11-17 years old most often reported being assaulted by an acquaintance (this is the age range the proposed development will serve). 76% of felony sex offenses in Alaska occurred in a residence or home [1]. While the frequency of residential moves increases, so does the likelihood of adverse childhood experiences (ACEs) [2].

JYS moved emergency youth shelter operations to their Back Loop location in 2018 before ceasing services in 2019, leaving Juneau without services dedicated to homeless youth. The Glory Hall and AWARE provide interim housing when able.

Rapid Rehousing

Nation-wide, approximately 20,000 young people “age out” of foster care. Of these, approximately one third experience homelessness before the age of 26 [3].

Rapid Rehousing circumvents homelessness or makes homelessness brief. Social service providers work with case managers and landlords to address concerns that have led to possible homelessness. Short-term rental and services tailored to the needs of the individual may be provided.

Police Calls

JPD provided call records for the property from 2000 (**Attachment F**). In this report, an “incident” is any call for assistance originating from the property. “Incidents” include calls from the property regarding off-site activities, reports of crimes against residents, or calls where JPD provided assistance to CCFR. Arrests are listed separately.

Condition: None.

Property Value or Neighborhood Harmony – 9290 Hurlock Avenue operated as a youth shelter from 1967 through 2018.

CBJ Assessor’s does not consider proximity to facilities that serve the “under-housed” in their property assessments.

Condition: None.

AGENCY REVIEW

CDD conducted an agency review comment period between September 18 and September 25, 2020. Agency review comments can be found in **Attachment G**.

Agency	Summary
CBJ General Engineering	No comments.
Juneau Police Department	No concerns.

PUBLIC COMMENTS

CDD conducted a public comment period between September 10 and September 27, 2020. Public notice was mailed to property owners within 500 feet of the property (**Attachment H**). A public notice sign was also posted on-site two weeks prior to the scheduled hearing (**Attachment I**). Public comments submitted at time of writing this staff report can be found in **Attachment J**.

Name	Summary
Justine Bishop	Adamant opposition
Kathy Clough	Concern for safety of neighborhood children, property should be sold
Renee Dull	Opposed to use as homelessness shelter of any kind
Eileen Hosey	Support, common sense to help youth
Roland Lumbab	Strongly opposed with security concerns
Dave Ringle	Support, youth hard to accommodate with current sheltering options
Jessica Ryan	Requests denial, concerns about inconsistencies

CONFORMITY WITH ADOPTED PLANS

The proposed development conforms with the 2013 Comprehensive Plan.

PLAN	Chapter	Page No.	Item	Summary
2013 Comprehensive Plan	4	36	Policy 4.1	To facilitate the provision and maintenance of safe, sanitary and

PLAN	Chapter	Page No.	Item	Summary
				affordable housing for CBJ Residents.
	4	36	4.1-SOP1	Fund, or assist in securing funding for, emergency shelters, transitional housing, permanent supportive housing, and appropriate supportive services for people who are homeless or near homeless or rent overburdened, particularly families and unaccompanied youth, and an increasing aging population.
	4	37	4.1-IA7	Facilitate the provision of special needs and adaptive housing and supportive services in residential neighborhoods that are readily accessible to public transit, shopping, public amenities and supportive services.
	4	37	4.1-IA8	The CBJ government should participate with other local agencies in the federal program to prepare and a “Ten Year Plan to End Homelessness” in the City and Borough of Juneau.
	4	37	4.1-IA9	Assist in the establishment and maintenance of an effective integrated client assessment and referral system for homeless and near-homeless residents that links all housing, medical and social service providers to develop greater efficiencies, client tracking and program funding and evaluation tools.
	13	213	Policy 13.3	To promote quality medical and social services in the CBJ to ensure the safety, health, well-being and self-sufficiency of its residents.
	13	213	13.1-SOP1	Provide public funds for programs for the indigent and for high risk groups such as youth, the elderly, disabled persons, and homeless persons and families.
	13	213	13.3-IA3	Provide transportation assistance to homeless clients, including high school students, to support transport for job search efforts, to shelter, and for medical and social service care.

Note that Juneau’s Housing Action Plan (2016) focus was “workforce housing” rather than homelessness.

FINDINGS

Conditional Use Permit Criteria - Per CBJ 49.15.330 (e) & (f), Review of Director's & Commission's Determinations, the Director makes the following findings on the proposed development:

1. *Is the application for the requested conditional use permit complete?*

Analysis: No further analysis needed.

Finding: Yes. The application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

2. *Is the proposed use appropriate according to the Table of Permissible Uses?*

Analysis: The application is for an emergency youth housing shelter. This falls under CBJ's definition of "assisted living." The use is listed at CBJ 49.25.300, Section 7.200 for the D5 zoning district.

Finding: Yes. The requested permit is appropriate according to the Table of Permissible Uses.

3. *Will the proposed development comply with the other requirements of this chapter?*

Analysis: The proposed site design complies with parking, lot coverage, drainage, and vegetative cover requirements. Lighting compliance will be confirmed during the building permit process.

Finding: Yes. With the recommended conditions, the proposed development will comply with Title 49, including parking, lighting, and vegetative cover.

4. *Will the proposed development materially endanger the public health, safety, or welfare?*

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested emergency youth housing shelter, in a D5 zoning district, will not materially endanger the public health or safety.

5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?*

Analysis: No further analysis needed.

Finding: No. With appropriate conditions, the requested emergency youth housing shelter, in a D5 zoning district will not substantially decrease the value or be out of harmony with the property in the neighboring area.

6. *Will the proposed development be in conformity with the land use plan, thoroughfare plan, or other officially adopted plans?*

Analysis: No further analysis needed.

Finding: Yes. The proposed emergency youth housing shelter, with the recommended conditions, will be in conformity with the 2013 Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings and APPROVE the requested Conditional Use Permit with conditions. The permit would allow the development of youth emergency housing shelter and rapid rehousing.

The approval is subject to the following conditions:

1. Demolish the trail abeam the east corner of the single-family accessory structure to the lot line (approximately 25 feet).
2. A sight-obscuring fence at least six feet tall shall be installed along the east property line, and 20 feet from the east property line along the south property line. Note: Fences over six feet tall require a building permit prior to construction. No sight obscuring fence more than four feet tall may be constructed closer than 20' from the edge of a traveled way; on corner lots, sight obscuring fences are limited to three feet in height within 20' of intersecting traveled ways [CBJ §49.25.430(4)(L)].
3. Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the CDD and be found to meet all applicable CBJ ordinances and CDD regulations.
4. Prior to the issuance of a Temporary Certificate of Occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces.
5. Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.
6. Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
7. Prior to the issuance of a Temporary Certificate of Occupancy, one or more covered bicycle racks providing spaces for at least four bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan. Improvements can be bonded if weather precludes marking.
8. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. All new exterior lighting fixtures shall be of a "full cutoff" design. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
9. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering and Public Works Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering and Public Works Department.
10. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Application Packet
Attachment B	Lot coverage: Scaled as-built survey
Attachment C	As-built survey
Attachment D	Basic Center Program, Grant Application
Attachment E	Vegetative cover: Scaled as-built survey

Item	Description
Attachment F	JPD Call Summary 2000-2019
Attachment G	Agency Review
Attachment H	Abutters Notice
Attachment I	Sign posted
Attachment J	Public Comments as of 10/1/2020 at 2:30 p.m.

CITATIONS

[1] Department of Public Safety, Division of Statewide Services, Criminal Records and Identification Bureau. August 2018. 2017 Crime in Alaska Supplemental Report, Felony Level Sex Offenses. Retrieved from: <https://dps.alaska.gov/getmedia/3b17e19d-f7e4-4c33-8986-59a68a8f957c/2017-Felony-Level-Sex-Offenses-LOCKED>

[2] United States Interagency Council on Homelessness. September 2018. Homelessness in America: Focus on Families with Children. Retrieved from: https://www.usich.gov/resources/uploads/asset_library/Homeslessness_in_America_Families_with_Children.pdf

[3] Dworsky, A, PhD; Napolitano, L, PhD; Courtney, M, PhD. Homelessness During the Transition from Foster Care to Adulthood. American Journal of Public Health, 2013 December; 103 (Suppl 2). Accessed at: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3969135/>



DEVELOPMENT PERMIT APPLICATION

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

To be completed by Applicant	PROPERTY LOCATION		
	Physical Address 9290 Hurlock Ave		
	Legal Description(s) (Subdivision, Survey, Block, Tract, Lot) 9290 Hurlock Ave, A fraction of U.S. Survey 381, Juneau Recording District, First Judicial District, SOA 36,122sf		
	Parcel Number(s) CBJ Parcel 9292, with D-5 zoning <i>SB1601020230</i>		
	☐ This property located in the downtown historic district ☐ This property located in a mapped hazard area, if so, which _____		
	LANDOWNER/ LESSEE		
	Property Owner Alaska Legacy Partners LLC	Contact Person Garrett Schoenberger	Phone Number(s) 907-586-2093
	Mailing Address		
	E-mail Address garrett@alaskalegacypartners.com		
	LANDOWNER/ LESSEE CONSENT Required for Planning Permits, not needed on Building/ Engineering Permits		
I am (we are) the owner(s) or lessee(s) of the property subject to this application and I (we) consent as follows: 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.			
X <i>Garrett Schoenberger</i> Landowner/Lessee Signature		09-09-2020 Date	
X <i>Paul Simpson</i> Landowner/Lessee Signature		09-09-2020 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 before the scheduled public hearing date.			
APPLICANT If the same as OWNER, write "SAME"			
Applicant Tlingit Haida Regional Housing Authority		Contact Person Jacqueline Pata	
Mailing Address 5446 Jenkins Dr., Juneau AK 99801		Phone Number(s) 907-780-3194	
E-mail Address jpata@thrha.org			
X <i>Jacqueline Pata</i> Applicant's Signature		09-09-2020 Date of Application	

DEPARTMENT USE ONLY BELOW THIS LINE

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.

Intake Initials <i>JS 9/10/20</i>
Case Number <i>Use 20-20</i>
Date Received <i>9/10/20</i>



ALLOWABLE/CONDITIONAL USE PERMIT 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

We intend to utilize the building to serve as a safe and supportive place for youth shelter and rapid rehousing. The building has an apartment that will be utilized for rapid rehousing for youth ages 18-20. Funding has been secured for this, however will not come available until 2021. Funding is also being pursued to use the larger portion of the building for youth emergency shelter, which does not currently exist in Juneau and is particularly needed during this time of Covid.

TYPE OF ALLOWABLE OR CONDITIONAL USE PERMIT REQUESTED

☐ Accessory Apartment – Accessory Apartment Application (AAP)

☒ Use Listed in 49.25.300 – Table of Permissible Uses (USE)

Table of Permissible Uses Category: 7.200

IS THIS A MODIFICATION or EXTENSION OF AN EXISTING APPROVAL?

☐ YES – Case # _____

☒ NO

UTILITIES PROPOSED

WATER: ☒ Public ☐ On Site

SEWER: ☒ Public ☐ On Site

SITE AND BUILDING SPECIFICS

Total Area of Lot 36,121 square feet Total Area of Existing Structure(s) 6,460 square feet

Total Area of Proposed Structure(s) 0 square feet

EXTERNAL LIGHTING

Existing to remain

☐ No

☒ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

Proposed

☒ No

☐ Yes – Provide fixture information, cutoff sheets, and location of lighting fixtures

ALL REQUIRED DOCUMENTS ATTACHED

☒ Narrative including:

- ☒ Current use of land or building(s)
- ☒ Description of project, project site, circulation, traffic etc.
- ☒ Proposed use of land or building(s)
- ☒ How the proposed use complies with the Comprehensive Plan

If this is a modification or extension include:

- ☐ Notice of Decision and case number
- ☐ Justification for the modification or extension
- ☐ Application submitted at least 30 days before expiration date

☒ Plans including:

- ☒ Site plan
- ☒ Floor plan(s)
- ☐ Elevation view of existing and proposed buildings - Pending
- ☒ Proposed vegetative cover
- ☒ Existing and proposed parking areas and proposed traffic circulation
- ☒ Existing physical features of the site (e.g.: drainage, habitat, and hazard areas)

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

ALLOWABLE/CONDITIONAL USE FEES

	Fees	Check No.	Receipt	Date
Application Fees	\$ <u>500.00</u>			
Admin. of Guarantee	\$ _____			
Adjustment	\$ _____			
Pub. Not. Sign Fee	\$ <u>50</u>			
Pub. Not. Sign Deposit	\$ <u>160</u>			
Total 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.

Case Number

USE 20-20

Date Received

9/10/20

Allowable/Conditional Use Permit Application Instructions

Allowable Use permits are outlined in CBJ 49.15.320, Conditional Use permits are outline in CBJ 49.15.330

Pre-Application Conference: A pre-application conference is required prior to submitting an application. There is no fee for a pre-application conference. The applicant will meet with City & Borough of Juneau and Agency staff to discuss the proposed development, the permit procedure, and to determine the application fees. To schedule a pre-application conference, please contact the Permit Center at 586-0770 or via e-mail at permits@juneau.org.

Application: An application for an Allowable/Conditional Use Permit 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 Allowable/Conditional Use Permit Application and Development Permit Application forms.
2. **Fees:** Fees generally range from \$350 to \$1,600. Any development, work, or use done without a permit issued will be subject to double fees. 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. Site plan, floor plan and elevation views of existing and proposed structures
 - 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
 - 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. During this review period, the Community Development Department also sends all applications out for a 15-day agency review period. Review comments may require the applicant to provide additional information, clarification, or submit modifications/alterations for the proposed project.

Hearing: All Allowable/Conditional Use Permit Applications must be reviewed by the Planning Commission for vote. 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.

Public Notice Responsibilities: Allowable/Conditional Use requests must be given proper public notice as outlined in CBJ 49.15.230:

The Community Development Department will give notice of the pending Planning Commission meeting and its agenda in the local newspaper a minimum of 10-days prior to the meeting. Furthermore, CDD will mail notices to all property owners within 500-feet of the project site.

The Applicant will post a sign on the site at least 14 days prior to the meeting. The sign shall be visible from a public right-of-way or where determined appropriate by CDD. Signs may be produced by the Community Development Department for a preparation fee of \$50, and a \$100 deposit that will be refunded in full if the sign is returned within seven days of the scheduled hearing date. If the sign is returned between eight and 14 days of the scheduled hearing \$50 may be refunded. The Applicant may make and erect their own sign. Please contact the Community Development Department for more information.

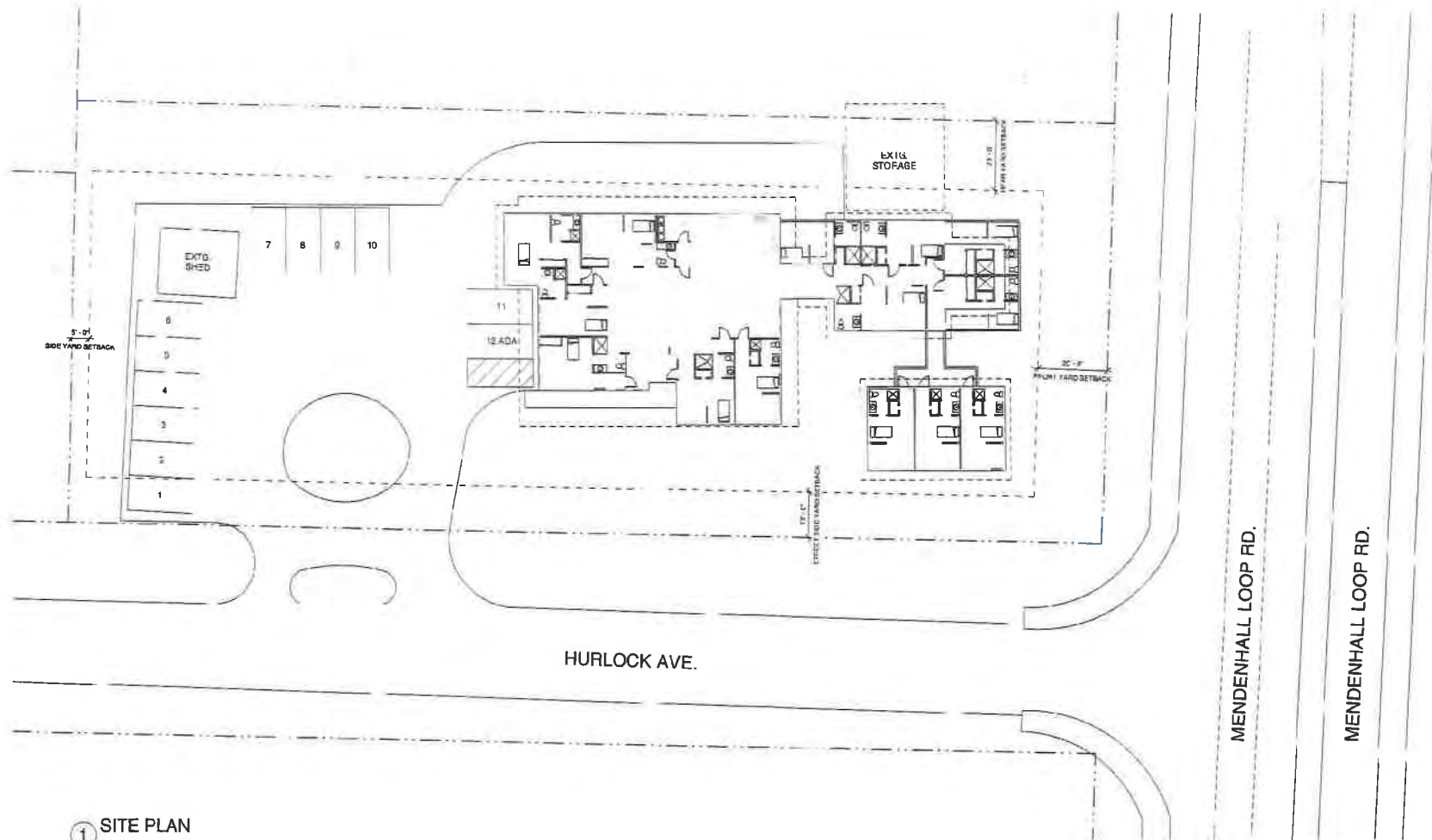
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Tlingit and Haida Regional Housing Authority is applying for the conditional use permit for property at 9290 Hurlock Ave, property was formerly owned by CBJ. It leased to Juneau Youth Services for \$1 a year, for youth residential services. After JYS vacated the building, in October 2018 it was sold by CBJ to Alaska Legacy Partners (ALP) to renovate to provide assisted living for seniors. ALP has determined at this time they will not be developing as planned, which was a condition for the sale, and would like to transfer that property back to CBJ for the partnership of Zach Gordon Youth Center and Tlingit Haida Regional Housing Authority (THRHA) to provide for a youth homeless shelter and temporary living facility.

THRHA is providing the building maintenance services and we would like for Zach Gordon Youth Center (ZGYC) to provide the programming. We are planning to provide shelter to 6 youth 10-18 old and use the adjacent building as an apartment for 2 persons 18-24 old. The attached plans have more bedrooms set up those plans were developed pre COVID by ALP to maximize the number of senior and we will be planning to furnish 7 bedrooms in the larger facility for the 10-18 year old youth and two bedrooms in the apartment section. The other rooms will be used for study rooms, staff offices, dining and living area. THRHA has no plans to change any of the parking structures and vegetation surrounding the property. All renovation plans will be conducted via interior existing structure, along with roof repair.

ZGYC intends to utilize the building to serve as a safe and supportive place for youth shelter and rapid rehousing. The building has an apartment that will be utilized for rapid rehousing for youth ages 18-20. Funding has been secured for this, however, will not come available until 2021. Funding is also being pursued to use the larger portion of the building for youth emergency shelter, which does not currently exist in Juneau and is particularly needed during this time of Covid. The CBJ Housing Action Plan speaks to the need for affordable housing for young people. The Rapid Rehousing aspect of this project will assist with this, as well as help youth get the supports needed to move from homelessness into stable housing. This will also lead to a healthier and safer community for youth.

Attachment A - Application Packet



① SITE PLAN
1" = 30'



MRV
ARCHITECTS

MRV ARCHITECTS
1120 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1171
FAX 907-463-5544
mrv@mrvarchitect.com

MRV 2

Design phase
Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:
SITE PLAN

DATE: 12/26/2018

DRAWN: MY
CHECKED: PV

SHEET NO.

A100



Attachment A - Application Packet



MRV
ARCHITECTS
ARCHITECTS

MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU AK 99901
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

AKVC 2

Design phase Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:

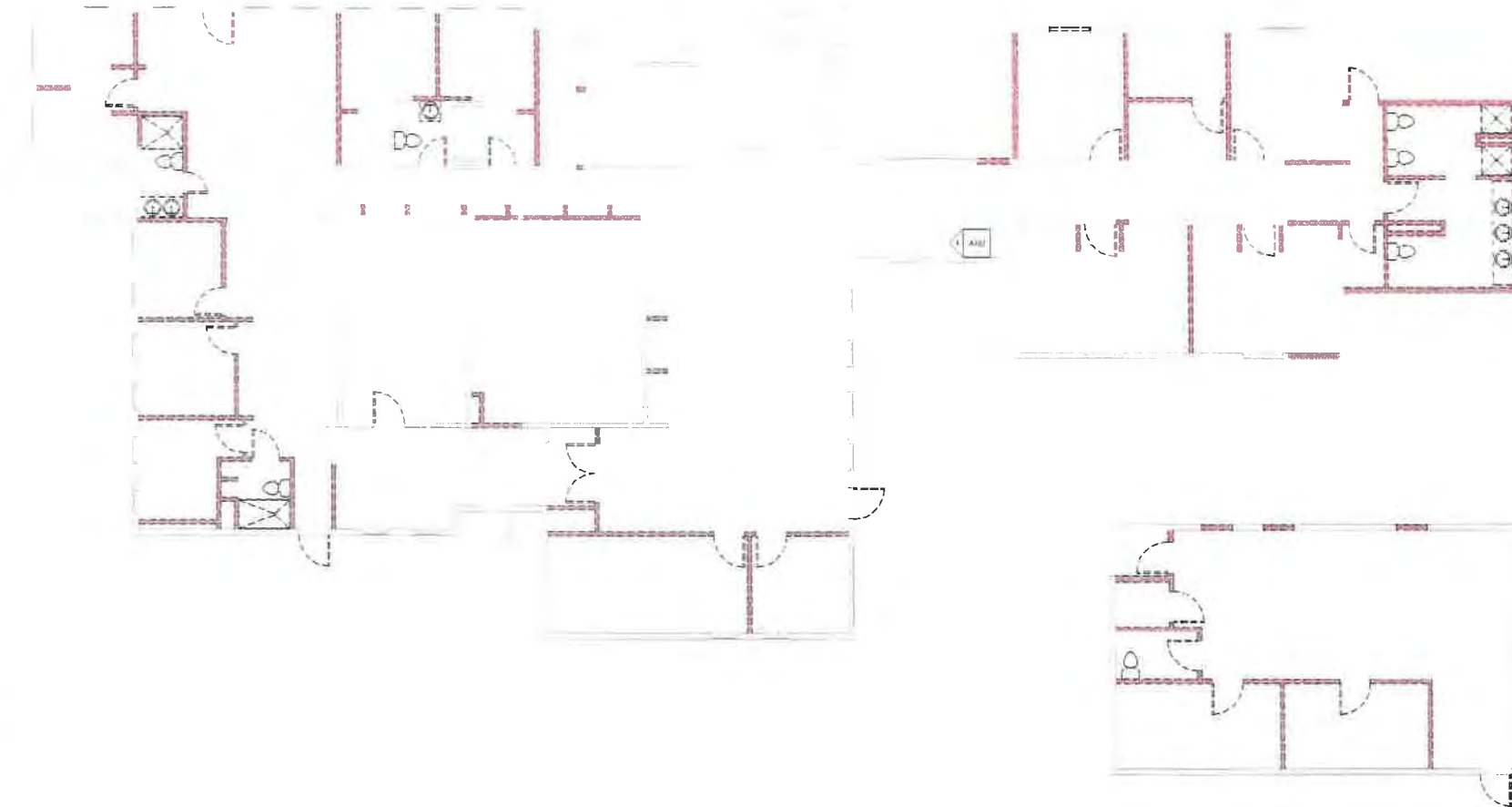
EXISTING
CONDITIONS &
DEMOLITION

DATE: 12/26/2018

DRAWN: ZJ
CHECKED: PV

SHEET NO.

A110



FLOOR 1 DEMO
3/16" = 1'-0" 0 4' 8' 16'

NOTE: 11"x17" PRINT IS HALF SIZE

Attachment A - Application Packet



MRV
ARCHITECTS
ARCHITECTS

MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-546-1571
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #

Design phase Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:
FLOOR PLAN 1

DATE: 12/26/2018

DRAWN: MV
CHECKED: PV

SHEET NO.

A201

1 FLOOR 1
3/16" = 1'-0" 0' 2' 4' 8'

Department Legend



Support



NOTE: 11" x 17" PRINT IS HALF SIZE

Attachment A - Application Packet



MRV ARCHITECTS
1420 GLACIER AVE. #101
BUNEAU, NC 28704
907-586-1171
FAX 907-463-5544
mrv@mrv-architects.com

MRV #

Design phase

Year	Description	Date

SHEET TITLE:
Enlargement

DATE: 12.26.2018

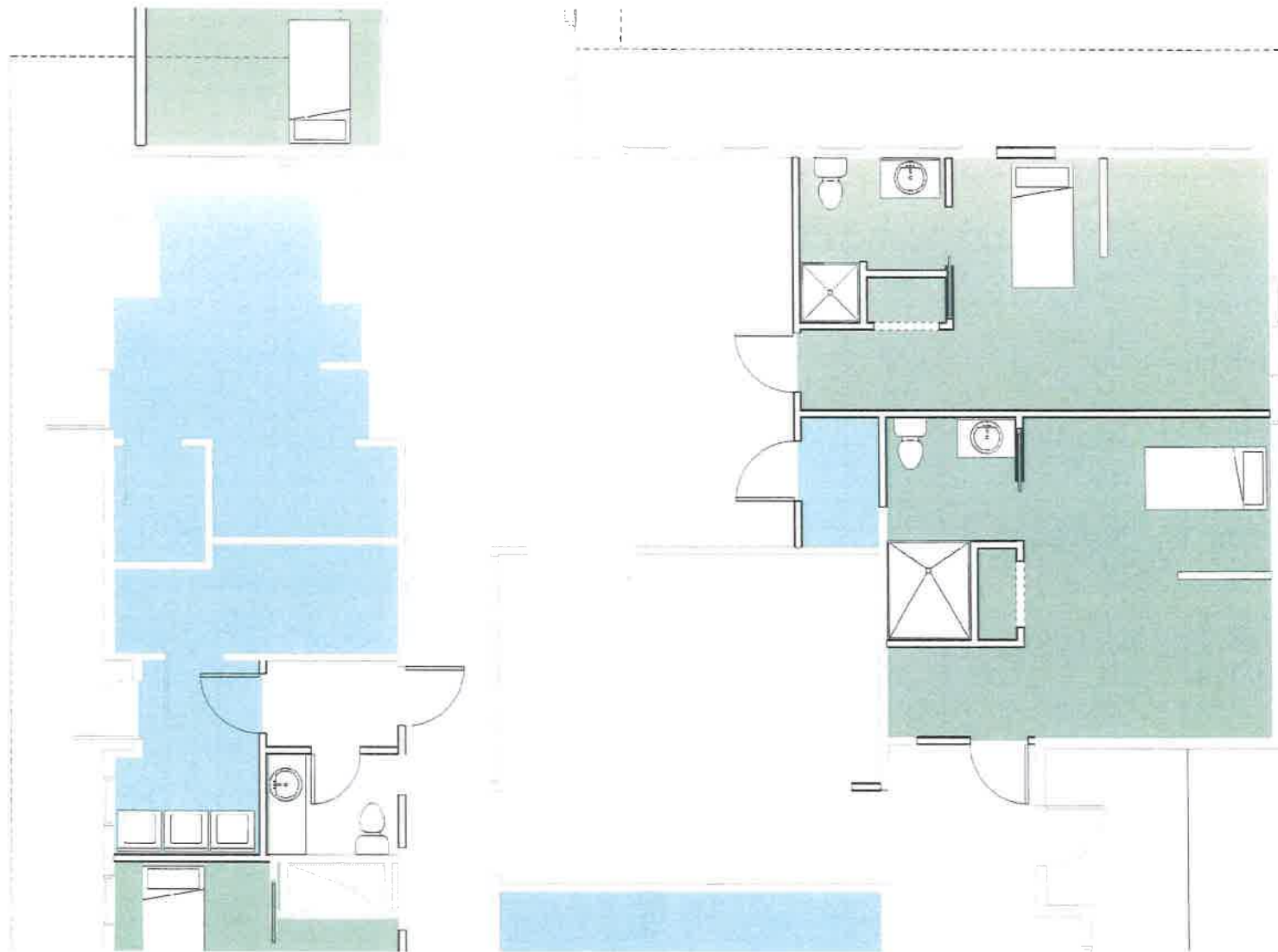
DRAWN: Author
CHECKED: PV

SHEET NO.

A210

NOTE: 11"x17" PRINT IS HALF SIZE

Attachment A - Application Packet



MRV
ARCHITECTS

MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907 586 1177
FAX 907 463 5744
mrv@mrvarchitects.com

MRV A

Design phase
Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:
Enlargement

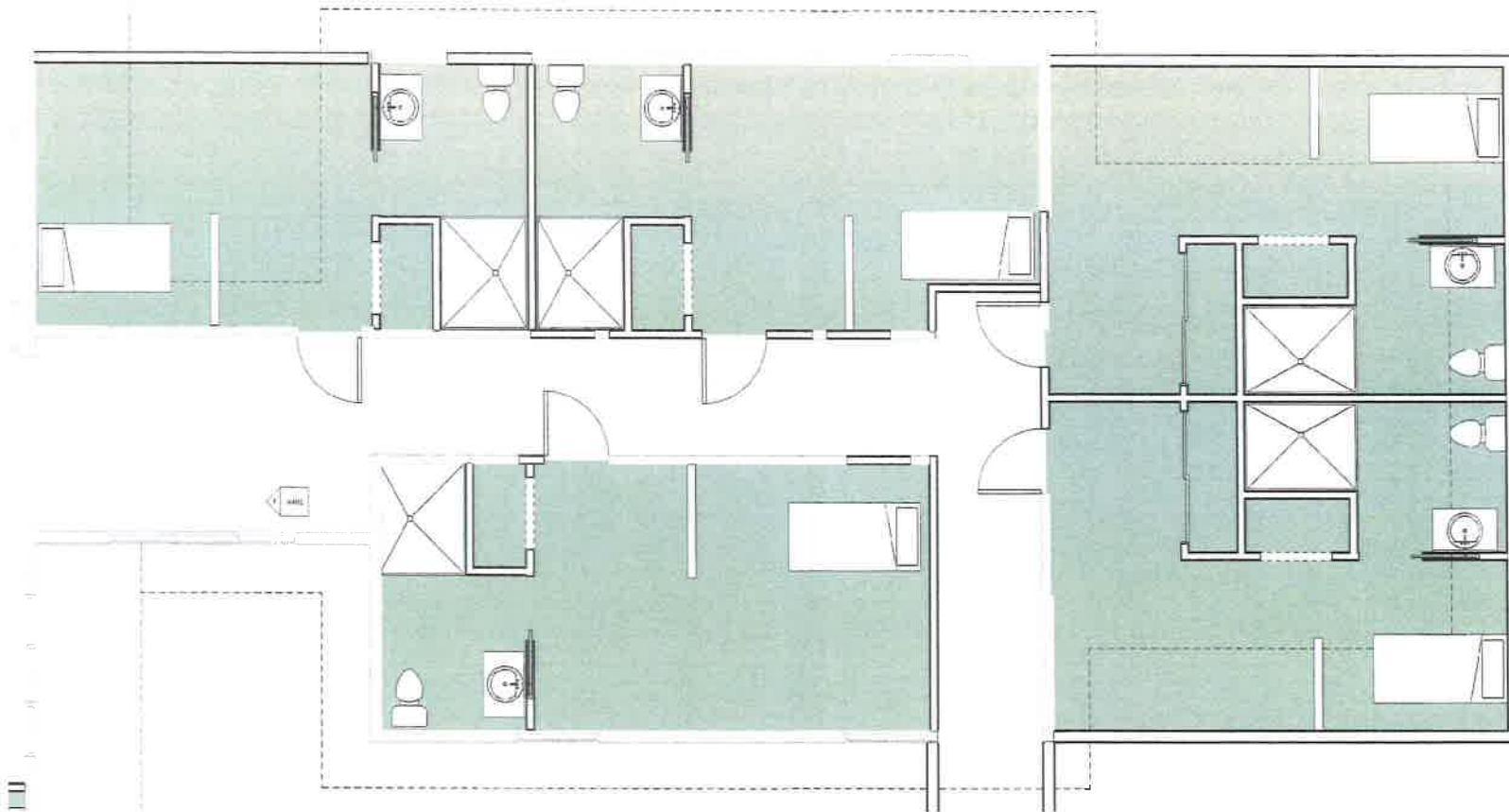
DATE: 12.26.2018

DRAWN: Author
CHECKED: PV

SHEET NO.
A211

NOTE: 11" x 17" PRINT IS HALF SIZE

Attachment A - Application Packet



MRV
ARCHITECTS
ARCHITECTS

MRV ARCHITECTS
1420 CLUNDALE AVE. #101
BUNTAU, ME 09001
907-586-1171
FAX 907-463-5444
mrv@mrvarchitects.com

MRV /

Design phase Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:
Enlargement

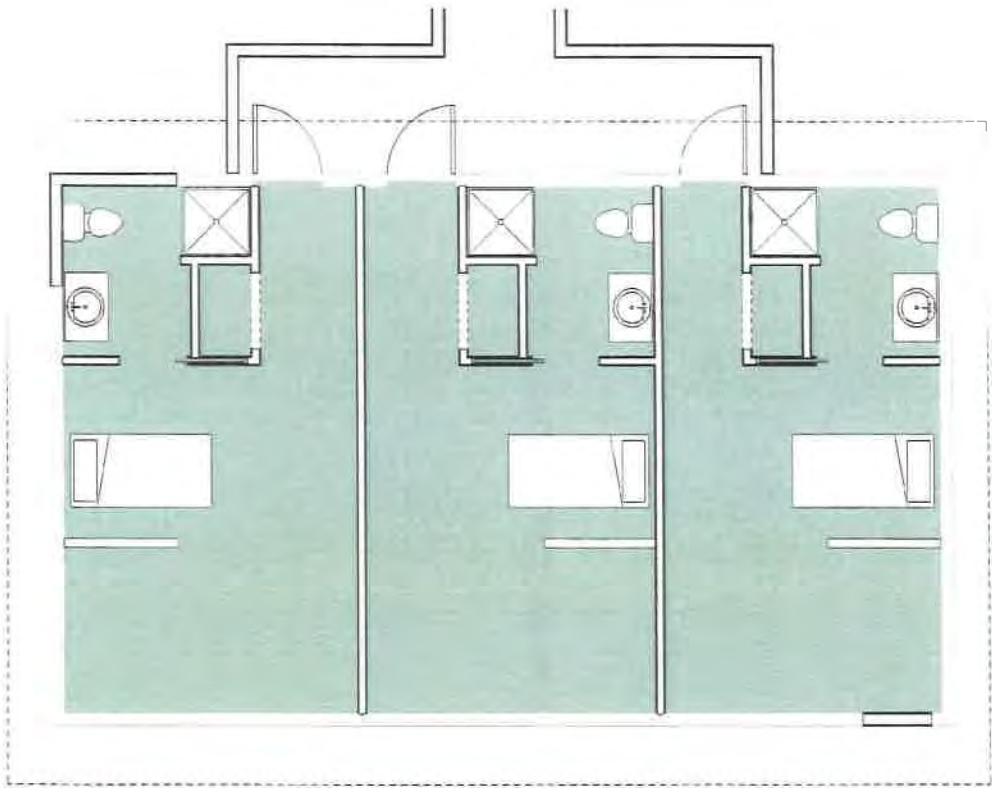
DATE: 12/26/2018

DRAWN: Author
CHECKED: PV

SHEET NO.

A212

NOTE: 11"x 17" PRINT IS HALF SIZE



MRV ARCHITECTS
1420 GLACIER AVE. #101
JUNEAU, AK 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV #

Design phase
Hurlock Assisted Living

No.	Description	Date

SHEET TITLE:
Enlargement

DATE: 12/26/2018

DRAWN: Author
CHECKED: PV

SHEET NO.

A213

NOTE: 11"x17" PRINT IS HALF SIZE



(907) 586-0715
 CDD_Admin@juneau.org
 www.juneau.org/CDD
 155 S. Seward Street • Juneau, AK 99801

9290 Hurlock Youth Emergency Shelter and Rapid Rehousing

Case Number: PAC2020 0055

Applicant: Tlingit Haida Regional Housing Authority

Property Owner: Alaska Legacy Partners

Property Address: 9290 Hurlock

Parcel Code Number: 5B1601020230

Site Size: 6,460 Square Feet

Zoning: D5

Existing Land Use: Assisted Living (permitted)

Conference Date: 9/9/2020

Report Issued: 9/17/20

List of Attendees

Note: Copies of the Pre-Application Conference Report will be emailed, instead of mailed, to participants who have provided their email address below.

Name	Title	Email address
Jacqueline Pata	Applicant	jpata@thrha.org
Irene Gallion	Planning	Irene.Gallion@juneau.org
	Building	xxx.xxx@juneau.org
Not in attendance - Autumn Sapp	General Engineering	Autumn.Sapp@juneau.org

Conference Summary

Questions/issues/agreements identified at the conference that weren't identified in the attached reports.

The following is a list of issues, comments and proposed actions, and requested technical submittal items that were discussed at the pre-application conference.

The proposal currently stands as:

- One "unit" of transitional housing accommodating two transitional residents
- Emergency shelter for six to ten youth 10-18

Note that in code, transitional housing means something different than in homelessness:

Transitional housing means a residential use for people released from a correctional facility or similar facility. Residents may be on probation and parole. Although approval by the Department of Corrections may be necessary for a resident to reside in transitional housing, unlike a correctional facility, a resident is not ordered to live in transitional housing. An owner or manager must live on site.

The definition from HUD:

Transitional housing refers to a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing by offering structure, supervision, support (for addictions and mental health, for instance), life skills, and in some cases, education and training.

For CBJ's purposes, this project is "assisted living."

If this project is approved by the Planning Commission on October 13, 2020, the Lands Manager can introduce to the assembly October 21, 2020. They could adopt Planning commission findings and decide on deposition of the property the first meeting in November, but then we need to wait 30 days for appeal. Early December appears to be the earliest THRA could have access to the property, though all parties are considering other access options as they arise. Part of the funds allocated are COVID funds, and need to be expended by December 31, 2020.

Alaska Legacy Partners currently owns the land and considering reversion to the city. Alaska Legacy Partners needs to sign any application for a Conditional Use Permit (done).

Alaska Legacy Partners did not complete a lot line adjustment for the laundry facility/shed. This should not impact this application, but is included in notes so that if it comes up everyone is aware.

Planning Division

1. **Zoning** – D5
2. **Setbacks** – Existing buildings slated for use as residences meet setback requirements.
 - a. **Front:** 20 feet
 - b. **Rear:** 20 feet. Note that the shed appears to encroach into the neighboring lot, which is also owned by CBJ.
 - c. **Street side:** 13 feet
 - d. **Side:** 5 feet
3. **Height** –
 - a. **Permissible uses:** 35 feet

b. **Accessory uses:** 25 feet

4. **Access – Hurlock Avenue**

5. **Parking & Circulation–**

Five parking spaces are required, with one ADA van accessible space included. The site currently has 12 parking spaces with one ADA space.

The emergency shelter element of this project qualifies as “assisted living” under CBJ code. Per 49.80:

Assisted living means a facility providing housing and institutional care for people unable to live independently or without assistance. Assisted living includes facilities that provide nursing care services or emergency shelter. Assisted living use that occurs within a single-family dwelling is regulated as a single-family dwelling use.

CBJ 49.40.210 requires 0.4 parking spaces per maximum number of residents. The emergency shelter element of this project is expected to house up to 10 youth, so four parking places would be required.

The Rapid Rehousing element of this project qualifies as “single room occupancy with shared facility.” CBJ 49.40.210 requires one off-street parking spot per two bedrooms. At this time two bedrooms are proposed, so one off-street parking space is required.

6. **Lot Coverage – 50% all uses**

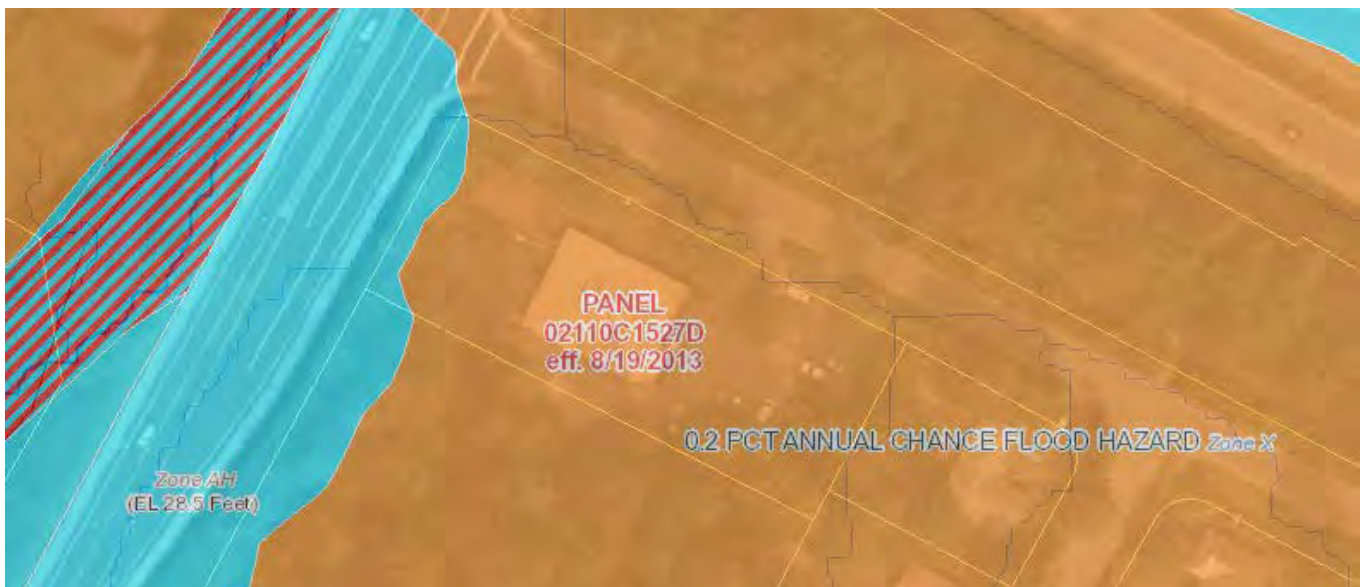
7. **Vegetative Coverage – 20% required**

8. **Lighting –** There are no anticipated changes to lighting.

9. **Noise –** Noise is expected to be comparable to that in the rest of the neighborhood.

10. **Flood –** Structures are in Zone X with a 0.2 percent annual chance of flood hazard.

The west end of the lot, along Mendenhall Loop Road, is in an AH Zone, with a 1% annual chance of shallow flooding (usually ponding) where average depths are between one and three feet. Base elevation 28.5 feet. Any structures (residential or otherwise) built in this area could result in increased flood insurance, regardless if they meet building code.



11. **Hazard/Mass Wasting/Avalanche/Hillside Endorsement –** The lot is not in a hazard zone, and does not require a hillside endorsement since slopes are less than 18%.

12. **Wetlands –** There may be wetlands on the lot. Development outside of the existing building could require a US Army Corps of Engineers fill permit.

13. **Habitat** – Check with the U.S. Fish and Wildlife on the presence of eagle nests in the area. The presence of eagle nests may impact construction scheduling.
14. **Plat or Covenant Restrictions** – None found.
15. **Traffic** – A traffic study is not required.

The Institute of Transportation Engineer's Trip Generation Manual estimates traffic generated by land use. There are two land uses that help estimate traffic to the site:

"Congregate Care" is similar to the Rapid Rehousing use. A "congregate care" land use is an independent living development that provides centralized amenities such as dining, housekeeping, transportation, and organized social/recreational activities. Vehicle ownership levels are low at these facilities; the facilities' employees or resident service providers generate the majority of the trips to the site. The Institute of Transportation Engineer's Trip Generation Manual (Volume 2, page 508) estimates 2.02 trips per dwelling unit, for a total of 4.04 trips a day for this project. We assume each room is a dwelling unit.

"Assisted living" is similar to the emergency shelter use. Assisted living complexes are residential settings that provide either routine general protective oversight or assistance for independent living. The Institute of Transportation Engineer's Trip Generation Manual (Volume 2, page 520) estimates 2.74 trips per occupied bed, or 16.44 trips for this proposed development.

The total anticipated traffic is 20.48 trips a day. A traffic study is not triggered until the number of trips a day is 250 [49.49.40.300(a) (2)].

16. **Known Nonconforming/Noncomplying situations** – One building provides laundry and a shed. That building encroaches onto the neighboring lot. If the ownership of 9290 Hurlock reverts to the city, CBJ will own both lots. If a building permit is needed to do work across the lot line a lot line adjustment will need to be completed before a building permit can be issued – a building permit cannot be issued across a lot line.

Building Division

17. **Building** Will be informed upon Plan review for building permit.

General Engineering/Public Works

18. **Engineering** – NA
19. **Drainage** – NA
20. **Utilities** – (water, power, sewer, etc.) – NA, unless upgrades are required by Fire or Building Codes.

Fire Marshal

21. **Fire Items/Access** – Will be informed upon Plan review for building permit.

List of required applications

Based upon the information submitted for pre-application review, the following list of applications must be submitted in order for the project to receive a thorough and speedy review.

1. Development Permit Application
2. Allowable/Conditional Use Permit Application

Additional Submittal Requirements**Exceptions to Submittal Requirements**

Submittal requirements staff has determined **not** to be applicable or **not** required, given the specifics of the development proposal, are listed below. These items will **not** be required in order for the application to be reviewed.

1. A Conditional Use Permit can be applied for without the notes from this pre-application conference.
2. A Conditional Use Permit can be applied for using architectural plans from the Assisted Living application, with the understanding that the applicant will promptly contact a firm to update the drawings for the actual planned use.
- 3.

Fee Estimates

The preliminary plan review fees listed below can be found in the CBJ code section 49.85.

Based upon the project plan submitted for pre-application review, staff has attempted to provide an accurate estimate for the permits and permit fees which will be triggered by your proposal.

1. Conditional Use Permit: \$500
2. Public Notice Sign: \$50 plus \$100 deposit

For informational handouts with submittal requirements for development applications, please visit our website at www.juneau.org/cdd.

Submit your Completed Application

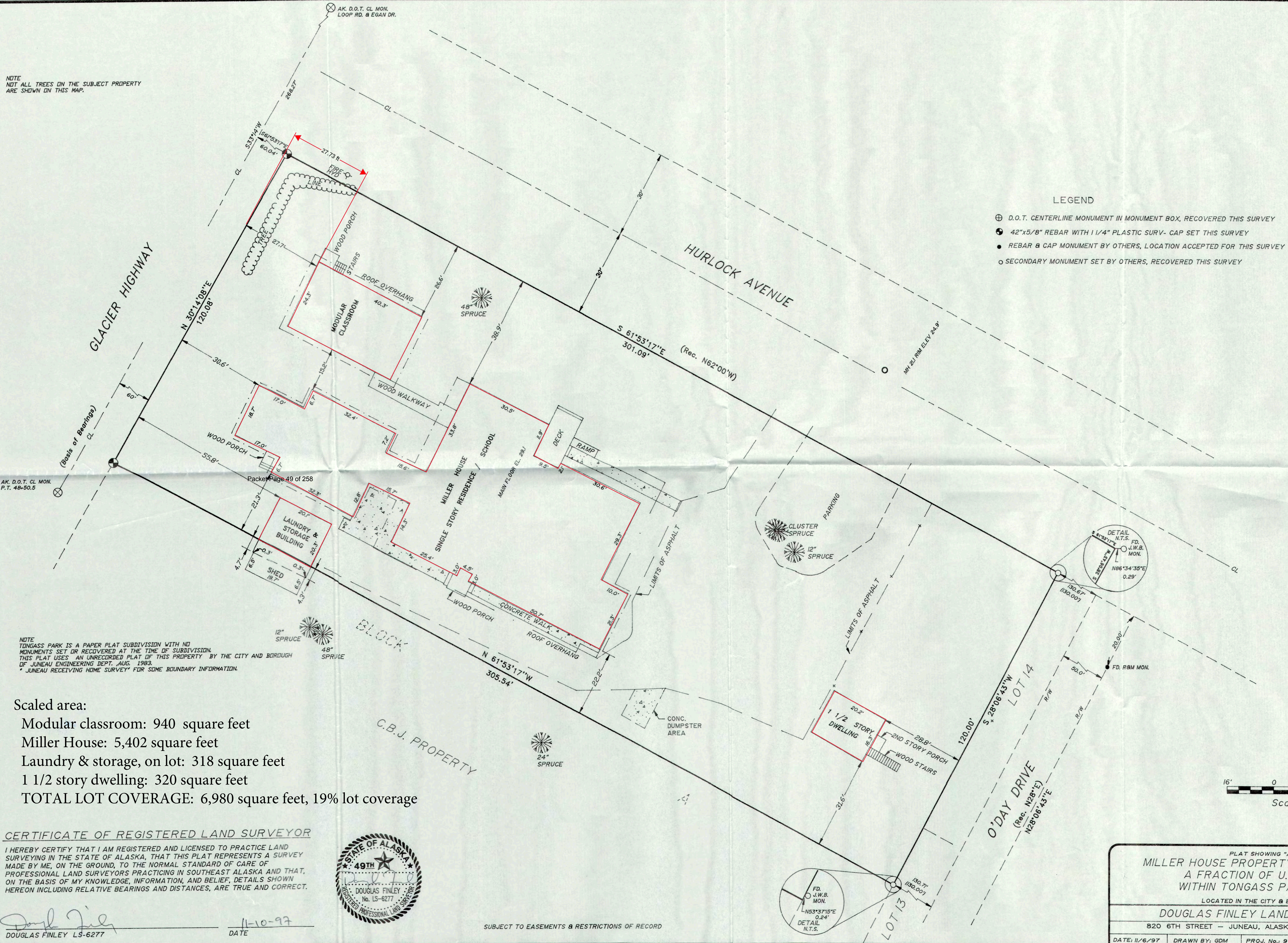
You must submit your application(s) in person with payment made to:

City & Borough of Juneau, Permit Center
230 South Franklin Street
Fourth Floor Marine View Center
Juneau, AK 99801

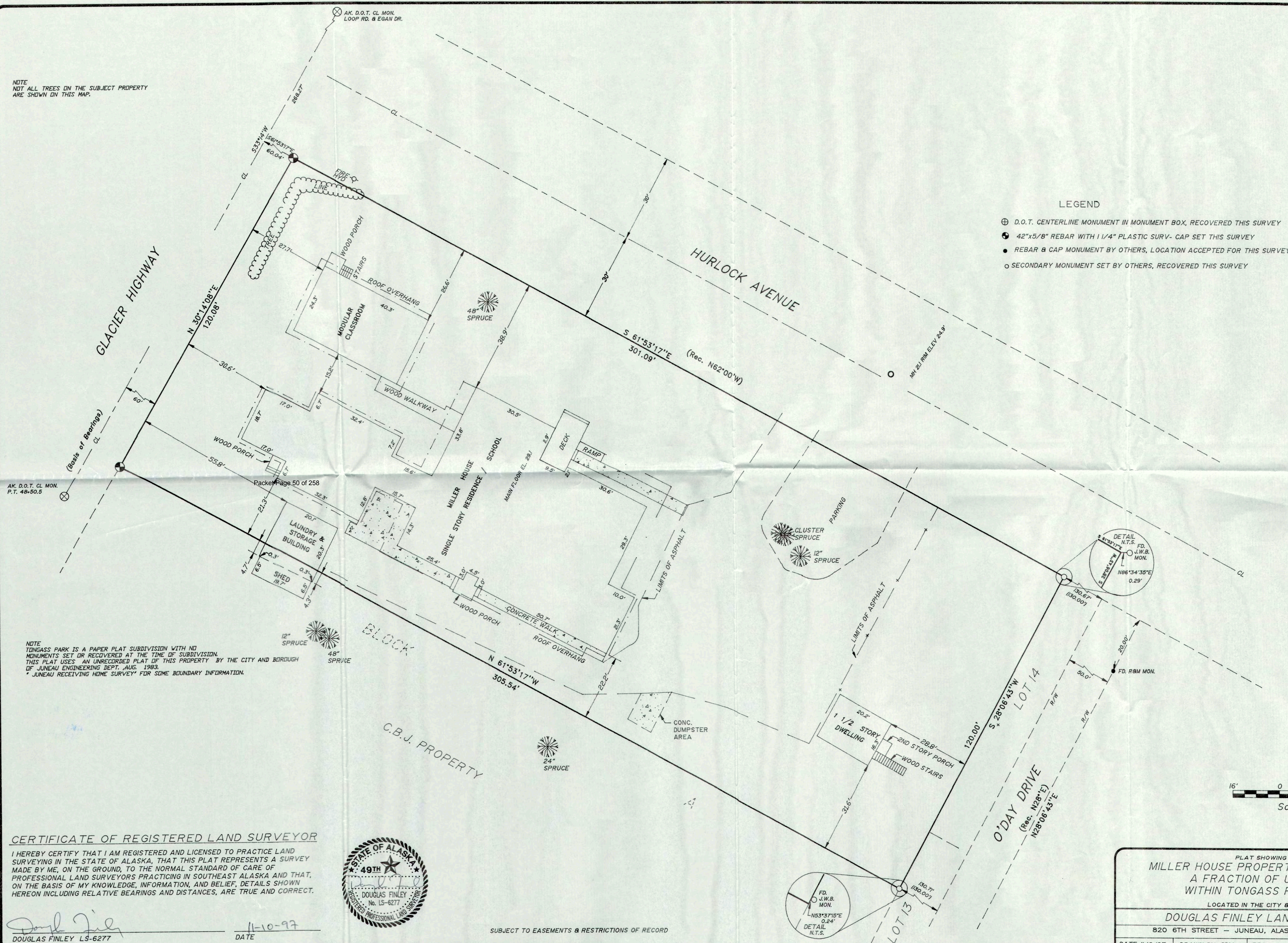
Phone: (907) 586-0715
Fax: (907) 586-4529
Web: www.juneau.org/cdd

ATTACHMENT: 49.15.330, Conditional Use Permit

NOTE
NOT ALL TREES ON THE SUBJECT PROPERTY
ARE SHOWN ON THIS MAP.



NOTE
NOT ALL TREES ON THE SUBJECT PROPERTY
ARE SHOWN ON THIS MAP.

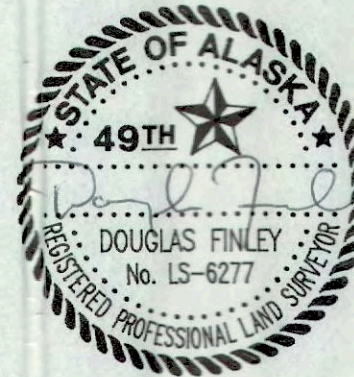


NOTE
TONGASS PARK IS A PAPER PLAT SUBDIVISION WITH NO
MONUMENTS SET OR RECOVERED AT THE TIME OF SUBDIVISION.
THIS PLAT USES AN UNRECORDED PLAT OF THIS PROPERTY BY THE CITY AND BOROUGH
OF JUNEAU ENGINEERING DEPT., AUG. 1983.
* JUNEAU RECEIVING HOME SURVEY* FOR SOME BOUNDARY INFORMATION.

CERTIFICATE OF REGISTERED LAND SURVEYOR
I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND
SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY
MADE BY ME, ON THE GROUND, TO THE NORMAL STANDARD OF CARE OF
PROFESSIONAL LAND SURVEYORS PRACTICING IN SOUTHEAST ALASKA AND THAT,
ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF, DETAILS SHOWN
HEREON INCLUDING RELATIVE BEARINGS AND DISTANCES, ARE TRUE AND CORRECT.

Douglas Finley
DOUGLAS FINLEY LS-6277

11-10-97
DATE



SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD

PLAT SHOWING "AS-BUILT" SURVEY OF MILLER HOUSE PROPERTY / ALASKA YOUTH SERVICES A FRACTION OF U.S. SURVEY NO. 381 WITHIN TONGASS PARK SUBDIVISION LOCATED IN THE CITY & BOROUGH OF JUNEAU, ALASKA			
DOUGLAS FINLEY LAND SURVEYING			
820 6TH STREET - JUNEAU, ALASKA (907) 586-4253			
DATE: 11/6/97	DRAWN BY: GDM	PROJ. No.: 97-230-C201	SCALE: 1"=16'
SHEET 1 OF 1			

Received on
NOV 12 1997
CBJ
Permit Center
BLD97-632

Table of Contents

II. Project Summary.....	3
NEED FOR ASSISTANCE.....	4
1.1 Nature and Scope of RHY in Juneau	4
1.2 Ages, Populations and Number of Youth to be Served	6
1.3 Benefits of Providing BCP Services	7
APPROACH	8
2.1 Shelter Structure and Access	8
2.2 Counseling Services Provided	8
2.3 Plan for Positive Youth Development and Trauma Informed Care.....	9
2.4 Youth Eligibility and Needs Identification	12
2.5 Outreach Plan, Gateway Services, Intake and Screening, Needs Assessment	13
Outreach Plan.....	13
Gateway Services.....	14
Intake and Screening.....	15
2.6 Harm Reduction, Case Management, Service Coordination, Youth Centered Service.....	15
Model	15
Harm Reduction	15
Case Management.....	16
Service Coordination	17
Youth-Centered Service Model	19
2.7 Aftercare	20
2.8 Operationalization of Plans and Activities	20
Logic Model.....	20
Safe and Stable Housing	25
Social and Emotional Well-Being	25
Education or Employment	25
Permanent Connections	26
2.9 Data Collection	26
PERFORMANCE EVALUATION PLAN	27
3.1 Performance Evaluation and Continued Quality Improvement.....	27
3.2 How the Project Will Evaluate Core Outcome Areas.....	28
3.3 Challenges or Obstacles.....	29

ORGANIZATIONAL CAPACITY	29
4.1 Experience and Expertise in Working with RHY	29
4.2 Scope of Work	30
Work Schedule.....	30
4.3 Capacity to Manage the Program.....	31
Safety Plan	31
Background Check Plan.....	31
Emergency Preparedness Plan	32
Licensing Requirements.....	33
Staff Training	33
BUDGET AND BUDGET JUSTIFICATION	35
5.1 Line Item Budget and Budget Narrative	35
5.2 RHY-HMIS Software	37
5.3 Justification for Subawarding – N/A	37
5.4 BCP Operating Budget	38
5.4 Oversight of Federal Funds and Partner Adherence to Federal and Programmatic Regulations.	39
SUSAINABILITY PLAN.....	39
6.1 Building and Maintaining Partnerships	39
6.2 Accountability Strategy	40
6.3 Key Activities to Ensure Sustainability	40

II. Project Summary

Project Title: Zach Gordon Youth Shelter (Facility name currently being decided by the Youth Action Board)

Applicant Name: City and Borough of Juneau

Address: 155 South Seward St., Juneau, AK 99801

Contact Phone Numbers: Jorden Nigro, Youth Services Manager, 907.586.0456

Email Address: jorden.nigro@juneau.org

Web Site Address: www.cbjkids.org

The City and Borough of Juneau's (CBJ) Zach Gordon Youth Center (ZGYC), is applying for the Basic Center Program (BCP) for runaway and homeless youth (RHY); ZGYC has been providing support to youth homelessness since its inception in 1946. There are many risk factors that contribute to a high number of RHY in Southeast Alaska, including geographic and social isolation; severe trauma associated with child abuse, domestic violence, sexual assault, alcoholism, and suicide, as well as the historical trauma resulting from colonization of Alaska Native peoples.

The BCP is being developed in coordination with Tlingit and Haida Regional Housing Authority, who will manage the property. This partnership of City and Tribal government is a groundbreaking approach to ensuring the program meets the needs of all youth. ZGYC has a long history of strong community collaboration and this project is the culmination of many years of that work.

Our target population for the BCP includes RHY ages 10 to 18 in Juneau and outlying communities. Currently, Juneau does not have an emergency shelter for youth. RHY spend time at ZGYC for meals and support, but most couch surf, potentially exposing themselves to unsafe situations and bartering with their lives for a place to stay. In this time of the global Covid-19 pandemic, couch surfing presents additional safety issues that makes the necessity of this new program increasingly urgent.

The primary goal of the BCP is to provide RHY with immediate access to shelter and comprehensive services to maximize their safety, well-being, self-sufficiency, and adult permanent connections. Our BCP services will include emergency shelter, food and clothing for up to 21 days, counseling and support services, referrals, and aftercare—all within a Culturally Responsive, Trauma Informed, and Positive Youth Development framework.

Each BCP youth will receive an initial health and safety screening and assessment, an individualized plan of care, counseling, and support services. We will actively engage parents and legal guardians, and provide family mediation to facilitate re-unification. BCP youth will receive educational and employment supports, skill development in areas such as basic living skills, anger management/positive communications, and substance abuse education. BCP youth will also receive referrals for behavioral health treatment as needed. We provide additional aftercare support including an individualized aftercare plan, continued in-person and telephonic support, and aftercare surveys at 3, 6, and 12 months post-discharge. Our drop-in center, which is already a popular place for RHY youth to spend time, will provide critical supports pre and post discharge.

NEED FOR ASSISTANCE

1.1 Nature and Scope of RHY in Juneau

There are a number of factors that correlate with youth homelessness and runaway behavior, including the trauma associated with family violence and sexual abuse, child abuse, alcohol and drug abuse; poverty; school failure; risky sexual behavior; social isolation; and unemployment. Sadly, these factors are rampant in Alaska. Vast distances separate communities, and many areas are not accessible by road, leading to a sense of geographic and social isolation. The following data illustrate conditions in Alaska that often lead to youth homelessness and runaway behavior:

- Alaska has the highest rape and aggravated assault rates in the country (2017 FBI Crime Report).
- A 2011 Alaska Victimization Survey conducted by the University of Alaska, found that 50% of women in Juneau have experienced intimate partner violence, sexual violence, or both in their lifetime.
- Alaska has six times the national average for reported child sexual abuse (Alaska Network on domestic Violence and Sexual Assault).
- Alaska Natives are particularly vulnerable to sexual abuse, representing 61% of all rape victims in Alaska (*Business Insider*: “Why Rape Is So Much More Common in Alaska”).
- Alaska has grave statistics related to overall safety for children being raised here. The 2017 Annie E. Casey Foundation’s Kids Count Data Book ranked Alaska 38th in the nation for Overall Child Well Being, 36th in Economic Well Being, and 46th in Education. In the Health domain, Alaska ranked 41st.

- Alaska has historically had one of the highest rates of alcoholism and illegal drug use in the country (Substance Abuse and Mental Health Services Administration).
- Alaska has the highest suicide rate in the country. Alaska youth are nearly four times more likely to commit suicide than the national average (Alaska Suicide Prevention Council).

Juneau is a land- and water-locked community in northern Southeast Alaska, accessible only by air or water. With a population of just over 32,000 people, Juneau is the State Capitol and serves as the service hub for all of Southeast Alaska with a total population of 74,000 residents.

Alaska is in the midst of an economic crisis caused by the rapidly plummeting cost of oil. Over the past two years, drastic budget cuts to safety nets and education have made life for already vulnerable residents, even harder. Additionally, the global pandemic caused by Covid-19 has taken a profound toll on Alaska, and Juneau is no exception, with many small businesses struggling to stay afloat and many tourism-season workers unable to find employment, an increase in homelessness is expected throughout the year ahead, including among families who normally just get by.

Socially, Juneau is a community riddled with the impacts of historical trauma and continued racism. These inequities result in a lower graduation rate for Alaska Native students from the Juneau School District than that of their non-native peers, an overrepresentation of Alaska Native children in custody of the State of Alaska, and a disproportionate number of Alaska Native women and children seeking shelter services.

Although there are many idyllic aspects about this beautiful Alaska town tucked between the mountains and the sea, youth homelessness is not one of them. Recent data on homeless youth in Juneau includes:

- The Juneau School District reported over 160 homeless students in the 2018-2019 school year.
- The HUD Continuum of Care Homeless Student Count data reports a steady rise in homeless students attending school in the Balance of State (outside of Anchorage) over the past three years. This data also finds that 12.7% of homeless youth in the Balance of State are unsheltered, as compared to 5.3% of homeless youth in Anchorage.
- Additionally, Juneau, like much of the rest of the country, is experiencing a high rate of heroin addiction and related deaths. The Anchorage Daily News reported in May of 2016 that “Juneau, with just 4 percent of the state's population, accounts for 15 percent of the year's heroin overdose deaths.” All of these deaths were people under the age of 30
- The high cost of housing continues to impact Juneau’s youth – especially Transition-Aged Youth. Vacancy rates for apartments are below 2% and according to the 2017 [National Low Income Housing Coalition Out of Reach](#) report, it takes a wage of \$28.19 to afford a 2-bedroom apartment in Juneau- which is 4th highest in the State. Alaska ranks as the 9th most expensive state in the country.

1.2 Ages, Populations and Number of Youth to be Served

There is no official census that has been conducted to determine the total number of runaway and homeless youth in Juneau. The Juneau School District has consistently hovered between 150-200 identified homeless students for the past several school years. A recent change in the McKinney Vento definitions lowered this number in the 2019-2020 school year to 85. This number is a known

dramatic undercount of the RHY population in school. The school numbers also do not take into account youth who have dropped out or been expelled. We know the ratio of RHY in this population to be significantly higher than for those attending school, due to the social and economic hardships associated with high-school dropouts. Zach Gordon Youth Center provides outreach and navigation support to homeless teens and averages 40-60 teens annually, many of whom are not in school.

Based on the data and what we have experienced as the only organization in Juneau providing youth outreach and navigation specifically to this population, we plan to provide the following service levels to BCP youth under the current grant proposal:

BCP Projected Yearly Service Targets	
Shelter Services	Total
Total unduplicated youth	100
Total Admissions	160
Total bed nights	1,600
Average length of stay	10 nights

1.3 Benefits of Providing BCP Services

Currently, Juneau does not have a youth shelter. Because of this, there are simply few safe options for runaway and homeless youth, forcing many to rely on couch surfing. In addition, these same youth have fewer social supports, including fewer positive adult connections. Education and job opportunities become increasingly difficult without a Basic Center Program to act as a safe, welcoming hub for young people who would otherwise face the compounding trauma associated with living on the street or bartering for a place to sleep. The BCP we are proposing will provide more than a warm bed and meals; we will provide opportunities and long-term connections, as well as that always-safe contact point. We will be providing life-skills training (cooking, laundry,

resume-writing, etc.) that will give the young people needed experiences to function safely in the community.

APPROACH

2.1 Shelter Structure and Access

This project is a partnership with Tlingit and Haida Regional Housing Authority, the housing arm of our local Tribal Government. The facility will be located in the Valley area of Juneau, which is centrally located and on the bus route. The shelter will be staffed by awake staff 24/7, ensuring access at any time of day for youth in need of the services. Zach Gordon Youth Center currently has two 15 passenger vans. One of these vans will be moved to the shelter and available for picking youth up who need transport. If staff are not available to provide pick up, the Juneau Police Department has agreed to provide transportation to the shelter for youth who have immediate need and have no other way to get there. The shelter will have six single bedrooms, providing a comfortable and safe place for youth of all genders, with special attention to ensuring transgendered youth feel safe at the shelter. Separate bedrooms will also assist with mitigating the potential spread of Covid-19 in this time. The facility will be licensed through the Office of Children's Services.

2.2 Counseling Services Provided

Zach Gordon Youth Center currently provides counseling support to youth in all of our programs. The Basic Center will be no different. Staff will provide one on one supportive counseling session with a trauma informed approach to youth who enter the shelter. Counseling will focus on building resilience and identifying protective factors already in the youth's life. Staff will utilize techniques such as Motivational Interviewing to help youth move forward with creating positive changes in

their lives. Staff will also work with families in this way with the addition of providing mediation services as necessary to help families resolve the conflict that led to the young person running away. Group counseling will be provided with all youth in the shelter a minimum of three times a week. The ZGYC Director has been trained in the White Bison Wellbriety approach for teens, and this culturally responsive and trauma informed approach will be incorporated into counseling at the Shelter. We will work closely with our Tribal partners to ensure all counseling comes from a place based and Culturally Responsive lens. For youth in need of clinical therapy, referrals will be made to our partner organizations who provide this service. Additionally, for youth enrolled in school, the Teen Health Centers, which operate in all three High Schools and is a close and ongoing partner to Zach Gordon Youth Center, will prioritize access to youth referred through the Basic Center.

2.3 Plan for Positive Youth Development and Trauma Informed Care

All ZGYC staff receive training in the Positive Youth Development approach and are dedicated to lifting youth voices in our community, and the BCP will continue this training for all staff. PYD at the Basic Center will enhance the following factors in youth: bonding; resilience; social, emotional, cognitive, behavioral, and moral competence; self-determination/self-efficacy; a clear, positive identity; belief in the future; recognition of positive behavior; and pro-social involvement and norms.

We will endorse and address Positive Youth Development (PYD) at both the philosophical and practical levels in the BCP. Philosophically, PYD allows us to focus on youth protective factors and strengths, as opposed to their weaknesses or deficits. The PYD approach recognizes that young people need support, guidance, and empowerment opportunities during adolescence

to become successful adults; given these opportunities, all youth can make positive contributions to their families, schools, and communities. Successful PYD efforts give young people the chance to build skills, choose healthy lifestyles, exercise leadership, and participate in their communities. This approach is promoted throughout ZGYC programs as a way to encourage independence, self-reliance and other protective factors in youth. ZGYC took a leadership role in developing a Youth Action Board locally and throughout the region. A regular ZGYC participant was chosen by his peers as the Southeast Representative to the Statewide Youth Action Board. Opportunities like these are built into the culture of ZGYC, and this culture will continue with the BCP. We are committed to youth leadership and youth voice in all aspects of our programming.

And this youth voice will be integral in all levels of the BCP, from program design, to intake, discharge, and aftercare. Youth strengths and assets are identified in the assessment and service planning process. BCP youth will determine the composition of their service team to ensure that it is supportive and strengths-based, and take an active role in determining the focus of their service plan. By having the youth be engaged in the service-planning process, we ensure that the plan is meaningful for the youth and emphasizes their individualized needs and strengths. This youth-centered approach increases trust by empowering the youth as decision makers, and maximizing the collaboration that takes place between the youth, BCP staff, and other service team members.

We will also promote PYD through skill-building activities, which emphasize esteem-building and the development of pro-social skills. As another PYD strategy, staff will act as positive mentors with BCP youth, and help to identify other adults within the community to serve as positive mentors and role models for the youth. We will also promote PYD through community engagement in social, cultural, recreational, and service learning activities that the youth help to determine; these activities

will be built into the schedule on an ongoing basis. We will also promote leadership development by encouraging BCP youth to take leadership roles in daily house meetings. Finally, youth are actively involved in developing the scope and content of their aftercare plans.

Zach Gordon Youth Center has been a leader in the community regarding developing and implementing Trauma Informed practices in all aspects of our programming. All staff are trained in Trauma Informed Care and do not address behavior issues in a punitive manner. Program activities are created to build resilience, such as feather-balancing activities, mindfulness exercises, art and theatre activities, as well as yoga, other intentional activities to help teach youth self-regulation. The Youth Development and Services Manager and project lead for this proposal sits on the Trauma-Informed Schools work group and is a Steering Committee member for ROCK Juneau, a community-wide collective-impact process to reduce childhood trauma and increase resiliency in Juneau. Trauma and its impacts, as well as how to support children who have experienced trauma in a manner that builds resilience, will be a daily conversation at the Basic Center.

Programming at the Basic Center will be developed from a trauma-sensitive lens that takes into account early childhood and historical trauma. Focus will be placed on meeting the youth where they are, building relationship, and continuing to show up. Physical space will be developed in the shelter where youth can go to sit quietly and practice mindfulness. Daily morning and evening exercises and breathing activities will focus on nervous system regulation. Additionally, the program will have a strong Alaska Native cultural component, focusing on the Tlingit and Haida cultures of the area, due to our partnership with Tribal Government. Engagement in one's culture has been shown to build resilience and bring balance to the nervous system. We will

closely with our Tribal partners to ensure that cultural awareness and place-based programming is built into all aspects of the Basic Center.

2.4 Youth Eligibility and Needs Identification

Ultimately it is the goal of the shelter never to turn away any RHY ages 10-18. That said, youth will be screened for eligibility to be sure that they are within the age range, that they are in fact runaway and/or homeless, that they may be victims of sex or labor trafficking, and that they are not an immediate violent risk to themselves or others. If immediate risk is a concern, referral for emergency mental health assessment will be coordinated. Upon intake youth will first go through a very brief health screening, including having their temperature taken, and asking some questions about how they've been feeling. If any accommodations or immediate health care is needed, this will be arranged. Next, we will utilize the Rapid Adolescent Prevention Screening (RAAPS), developed by Possibilities for Change. This non-invasive, valid, and reliable screening tool was chosen because it is the tool used by our Tribal partners, and they recommended it as a culturally responsive tool that focuses on addressing the risk behaviors impacting health, well-being, and academic success in youth. Using the same tool will allow us to compare data and survey responses (without identifiers) so that together we can assess youth needs in our populations. The tool is tailored by age, with separate age appropriate questions for youth 9-12 and 13-18. The RAAPS will assist in determining levels of risks the youth may have as well as identify protective factors. It is short enough at 21 questions not to overwhelm a youth upon intake.

2.5 Outreach Plan, Gateway Services, Intake and Screening, Needs Assessment

Outreach Plan

ZGYC currently hosts the only Outreach Coordinator position focused on youth, in Juneau. This position plays a critical role in linking youth to services and will continue to play a huge role in the outreach strategy for the BCP.

- Drop-In Center Outreach: One of Zach Gordon Youth Center's main programs in our drop in center in the heart of downtown Juneau. Youth struggling with issues of homelessness, food security, family trauma, and issues at school (to name just a few) already spend a significant amount of time at the drop in center. Known commonly among youth as "Zach" or "The Teen" the drop in center is a place youth come for connection, support, healthy food, and recreation. The Center is a regular hang out for LGBTQ+ youth and Alaska Native youth.
- Juneau Youth Action Board: The Juneau Youth Action Board (YAB) is a crucial partner in our outreach strategy. The YAB is made up of youth who have experienced first-hand the realities of homelessness and other challenges. Their connection to youth in the community and getting the information out word of mouth will be invaluable in our outreach strategy.
- School-Based Outreach: Our Youth Outreach Coordinator has regularly scheduled weekly office hours at Yaakoosge Daakahidi Alternative High School (YDHS). YDHS has an enrollment of around 100 students, grades 10-12, with approximately 30% of the student body regularly struggling with housing issues. The strong and long-term connection ZGYC has to this school is invaluable in linking youth to needed services and will play a critical role in ensuring youth in need have easy and immediate access to the Basic Center. Additionally, ZGYC runs afterschool programming in Juneau's two mainstream middle schools, one of which is a Title I school. The Body and Mind (BAM) Afterschool program provides free,

trauma sensitive and inclusive afterschool activities for youth in 6th – 8th grades, many of whom have challenging household situations and lose their housing at times. This connection with the Middle Schools also puts us in an excellent position for receiving referrals from school district personnel who are concerned a student.

- Juneau Coalition on Housing and Homelessness: One of the main purposes this broad-based coalition is to identify youth and adults who are in need shelter services, transitional housing, and support services. We also participate in the Coalition’s “Project Homeless Connect,” where homeless individuals receive free medical care, haircuts, housing assistance, job placement, and other support services. Another activity coordinated by the JCHH is the weekly “Collaborated Efforts Meeting” which ZGYC participates in and regularly receives referrals from, as the only participant providing outreach specifically to youth.
- Program Advertising: ZGYC already has a robust social media presence that youth activity engage with. We will use these platforms to share information about the new BCP. Additionally we will advertise on the local radio stations and in the local newspaper.

Gateway Services

Outreach staff will carry the following items with them at all times and have available to RHY youth when needed:

- Healthy snacks and drinks
- Clothing, including coats, hats, and gloves for the cold Alaska winter months
- Hygiene Kits
- First Aid Supplies
- Bus tokens (for hours when the street outreach van is not running)

- o Business cards with important numbers listed including: Outreach Staff cell phone, Cornerstone Emergency Shelter 24-hour warm line, National Runaway Switch Board, Alaska Suicide Care Line, AWARE Shelter, Public Health, and others

Staff will spend time getting to know RHY participating in activities with them, such as playing basketball with them at the Drop-In Center or providing transportation to appointments and to the BCP when needed. Building relationships with youth is a critical component of our programming and one that we believe will be a key to its success and provide a supportive gateway to accessing necessary services.

Intake and Screening

As stated above, an initial screening for health and safety will occur upon intake. Within 24 hours of arrival, the young person will complete the RAAPS.

2.6 Harm Reduction, Case Management, Service Coordination, Youth Centered Service

Model

Harm Reduction

“Harm Reduction” recognizes that many youth are already engaged in harmful behavior in relation to such issues as alcohol and drugs, violence, self-harm, and sexual behavior. Harm Reduction requires that we work with youth to minimize the impact of their harmful behaviors.

The main way that we will address Harm Reduction is through our use of the “Stages of Change” model. This evidence-based model recognizes that change is an incremental process

and that we must work with the youth at the stage that they are currently experiencing. The stages of change include:

- Pre-contemplation: Not acknowledging that there is a problem
- Contemplation: Acknowledging the problem but not ready to make a change
- Preparation: Getting ready to change
- Action: Changing behavior
- Maintenance: Continuing the changed behavior
- Relapse: Ending the changed behavior and reverting to the older behavior

When RHY youth first have contact, they are likely in the pre-contemplation or contemplation stage of change. At this point we will use activities geared towards safety including risk screening, emergency care plans and crisis-intervention services. Once initial safety has been addressed, the youth move towards the preparation and action stages of change. Strategies here include: counseling, skill development, family mediation, and Positive Youth Development activities. Aftercare services—including continued BCP staff contact, community referrals and involvement in long-term services—address the maintenance stage of the change cycle. Finally, we understand that most youth will relapse and our services will remain available to youth who revert to their original behavior. Change is not a straight-line process for BCP youth, and the cycle of change must often be repeated to bring about long-term behavior and lifestyle changes.

Case Management

Within 24 hours of intake into the Basic Center, RHY will be assigned a Staff Advocate who will be the primary staff member responsible for coordinating the youth's needs, including creating a plan of service with the youth, being the primary staff responsible for assisting the youth in

navigating systems, filling out paperwork, and will also make necessary referrals. The Youth Advocate will act as the case manager. It should be noted that in development of this proposal, the Youth Action Board chose the term Youth Advocate instead of Case Manager, though their function will be the same, Youth Advocate felt more supportive and collaborative to the Juneau YAB members.

Service Coordination

Zach Gordon Youth Center maintains positive relationships with multiple agencies throughout Juneau—at both the policy and participant levels. These relationships will ensure that BCP youth have access to a full continuum of care to address their needs. These interagency relationships are summarized below:

- Tlingit and Haida Regional Housing Authority: This partnership is critical to the project. THRHA will be the property managers of the building where the BCP is located. Coordinating efforts will focus on both the facility and programming which is welcoming to Alaska Native youth.
- Juneau Youth Action Board: ZGYC will work closely with the YAB to ensure that youth have ongoing input into the development and running of the BCP. The YAB will assist in promoting the BCP among youth in Juneau and will coordinate with the Southeast and Statewide YAB's to identify ongoing needs.
- Teen Health Center: Coordination regarding health care for RHY attending the three High Schools in Juneau. The Teen Health Center is a critical partner in providing reproductive and behavioral health care for youth and we will coordinate closely with them to prioritize any RHY attending High School.

- AWARE Shelter: Coordinated services for youth with domestic violence/sexual assault issues including: joint referrals; staff training; and AWARE presentations to BCP youth.
- SEARHC Native Health Corporation: Coordinated services for Alaska Native youth including: referrals to SEARHC for medical care; SEARHC referrals to the BCP; and coordinated behavioral health services to youth and families.
- Tlingit and Haida Social Services: Coordination regarding Native youth and families including: joint referrals for services; diversion of youth from the Indian Child Welfare system; joint cultural awareness training activities; and shared case management services.
- Juneau Youth Services: Coordination regarding youth with behavioral health needs including: clinical assessment, group, family, and individual therapy, as well as residential treatment. Coordination regarding referrals to the JYS Transitional Living Program and referrals from JYS to the Basic Center.
- JAMHI Health and Wellness: Coordination regarding youth with mental illnesses including: joint referrals for services; coordinated emergency services for youth; and transition planning for youth moving from the children's to the adult mental health system.
- Juneau School District: Coordination addressing the educational needs of BCP youth including: referrals to the BCP; coordination with the McKinney-Vento liaisons; provision of Special Education, vocational, and correspondence services to BCP youth; and special coordination with the Yaakoosge Daakahidi Alternative High School.
- Juneau Police Department (JPD): Includes coordinated efforts to locate runaway and homeless youth; and police referrals/assistance in transporting youth to the BCP if needed.

- Bartlett Hospital: Coordination regarding emergency service needs of BCP youth including: emergency room evaluation and care for youth with immediate medical needs; psychiatric review of youth mental health referrals; and referrals from the hospital to the BCP.
- Office of Children's Services (OCS)/Division of Juvenile Justice (DJJ): Includes youth referrals by OCS and DJJ to prevent formal state involvement; and coordination regarding runaways from foster care and juvenile justice facilities/probation.
- Juneau Homeless Coalition: A Coalition of over 20 local agencies that meets monthly regarding services to the homeless populations in Juneau. Activities include: cross-referrals, collaborative planning, service coordination, and coordinated training activities.
- Haa Toooh Licheesh Coalition (HTL): Previously known as the Violence Prevention Coalition, the Haa Toooh Licheesh Coalition is a key partner in helping build equitable and just programming for all youth. HTL will provide training in Cultural Humility and Anti-Racism for our staff.

Youth-Centered Service Model

It is the core belief of Zach Gordon Youth Center that youth are their own best advocates if given the opportunity to have their voices heard. The Basic Center program service model will always be youth centered. This has already begun as we have worked closely with the Juneau Youth Action Board to build into the proposed Basic Center program youth voice and leadership in the quality improvement process as well as the hiring of program staff. Through our strengths-based approach, youth will receive services that are trauma informed and utilize a positive youth development approach. *Details around PYD and trauma informed care can be found in section 2.3 above.*

2.7 Aftercare

Prior to discharge from the BCP, youth will work with staff to develop an aftercare plan they are comfortable with. Written aftercare plans for BCP youth will help foster long-term relationships with caring adults and address the youth's post-discharge needs. The aftercare plan includes: BCP contact information including after-hours and emergency contact information; arrangements for therapeutic services with community providers; arrangements for follow-up medical and/or psychiatric care; and contact information for other community resources and support.

Our Drop-In Center will play a critical role in our aftercare, as this is a safe and loved place where youth can pop in and get support. The Drop-In center hosts regular group activities for youth, such as an LGBTQ+ weekly gathering, a teen discussion group, leadership opportunities, meals, and much more. This natural support in the community will be integral in helping stay connected to youth exiting the BCP who remain in Juneau.

We refer BCP youth to other community agencies if they have significant health issues or are victims of family violence or sexual abuse. We have excellent relationships with myriad service providers in Juneau and this is reflected in our MOA's and Letters of Support in the Appendix.

2.8 Operationalization of Plans and Activities

Logic Model

Overall Goal: To provide runaway and homeless youth immediate shelter and an array of services to maximize their safety, long-term connections, and community success.

Target Population: Runaway and homeless youth ages 10-18 years old in Juneau and Southeast Alaska

Resources	Objectives	Activities	Outcomes	Outcome Measure
-24-hour shelter program - Drop in center operating 6 days	1. Provide shelter and crisis assistance to meet the	1a. Individualized health and risk screenings. 1b. Individual safety	• Increase the personal and environmental safety for youth	• At least 90% of BCP youth will exit to safe and stable living

Resources	Objectives	Activities	Outcomes	Outcome Measure
a week - Full time Outreach Staff - Excellent community partnerships and commitment to collaboration -Long-term experience with RHY youth -Strong agency and program leadership --24-hour crisis on-call services	immediate safety needs of RHY. 2. Provide assessment, service planning, counseling and support services to BCP youth.	plan. 1c. Crisis intervention services as needed. 1d. room, board and clothing for up to 21 days. 2a. An emergency health and safety screening upon admission 2b. An emergency services plan upon admission. 2c. A RAPPS Assessment within 24 hours of intake 2e. A service plan developed by the youth's service team. 2d. Group, individual and family counseling. 2e. Individual and group skill development activities. 2f. Referral	receiving BCP services • Increase the well-being of BCP youth through enhanced skills, coping ability and educational attainment	situations. • At least 90% of BCP youth will participate in skill development and/or therapy services. • At least 75% of BCP youth will maintain or improve their educational standing.
-24-hour shelter program - Drop in center operating 6 days a week - Full time Outreach Staff - Excellent community partnerships and commitment to collaboration -Long-term experience with RHY youth -Strong agency and program leadership --24-hour crisis	3. Use a Positive Youth Development approach with BCP youth that focuses on their strengths and protective factors. 4. Provide aftercare support to BCP	3a. BCP youth participation in positive cultural, social and recreational activities. 3b. BCP youth active participation in their service planning. 3c. Mentoring relationships between staff and BCP youth. 3d. BCP youth taking leadership roles in weekly house meetings. 3e. BCP youth participation in	• Increase the self sufficiency of BCP youth through productive activity, positive self-expression and community engagement. • Increase the	• At least 90% of BCP youth will participate in Positive Youth Development activities. • At least 60% of BCP youth will be reunited with

Resources	Objectives	Activities	Outcomes	Outcome Measure
on-call services	youth to promote family reunification and community success.	service learning activities. 4a. An individualized aftercare plan. 4b. Continued in-person support as needed or requested. 4c. Referrals to other needed community services. 4d. Telephonic support to youth and families from outside of Juneau. 4e. Aftercare surveys at 3, 6, and 12 months post-discharge.	ability of BCP youth to form permanent or long-term connections and relationships	their families. • At least 50% of BCP youth will maintain contact with the Shelter after exiting.

Overall Project Goal: To provide runaway and homeless youth with immediate shelter and an array of services to maximize their safety, long-term connections, and community success.

Objective 1: Provide shelter and crisis assistance to meet the immediate safety needs of runaway and homeless youth.

Activities: Youth ages 10-18, who are not in state custody or supervision, will have direct access to the Emergency Shelter 24/7/365. Services include:

- a. Individualized health screening, and screening for risk of harm to self and others.
- b. Individual emergency service plan.
- c. Crisis intervention services as needed.
- d. Room, board, and clothing for up to 21 days.

- e. Completion of a Release of Information by each youth and entry of the youth's client data into the AKHMIS system.

Objective 2: Provide assessment, service planning, counseling, and support services to BCP youth.

Activities: BCP youth receive the following services:

- a. An emergency service plan upon admission.
- b. A RAAPS assessment within 24 hours of admission.
- c. An individualized service plan developed by a service team—consisting of the youth, family members, ZGYC staff, and other support persons.
- d. Referral for behavioral health care, such as clinical assessments and diagnosis as well as individual and family therapy and residential treatment, will be provided on an individual basis.
- e. Individual and group skill development activities.
- f. Assistance in meeting educational needs and goals through:
 - 1) Regular contact with the McKinney-Vento liaison to help BCP youth gain access to appropriate educational services, and to address youth transportation needs.
 - 2) Direct assistance to youth to remain in, or re-enter their schools of origin.
 - 3) GED assistance to those youth who are not in mainstream schools.
 - 4) Access to technology for on-line education through JSD and other educational settings.
 - 5) Access to Special Education, correspondence study, and vocational training.

- g. Referral to community-based programs including chemical dependency treatment, school-based programming, and family outpatient services.
 - h. Referral to JYS Transitional Living Program housing and support services.
-

Objective 3: Use a Positive Youth Development approach with BCP youth that focuses on their strengths and protective factors.

Activities: ZGYC will provide a variety of Positive Youth Development opportunities for BCP youth including:

- a. Participation in positive cultural, social, and recreational activities.
 - b. Active participation in their service planning.
 - c. Mentoring relationships between staff and BCP youth.
 - d. Taking leadership roles in daily house meetings.
 - e. Participation in service learning activities to promote community engagement.
 - f. Opportunity to participate in the Juneau Youth Action Board.
-

Objective 4: Provide aftercare support to BCP youth to promote family reunification and community success.

Activities: ZGYC will provide the following aftercare activities to facilitate family reunification and community connectedness:

- a. Development of an individualized aftercare plan.
 - b. Continued in-person support as needed or requested.
 - c. Ongoing access to supportive services through the Drop In Center.
 - d. Referrals to other needed community services, including health-care services.
-

- e. Telephonic support to youth and families who reside outside of Juneau.
- f. Youth aftercare surveys at 3, 6, and 12 months post-discharge.

Outcomes

The outcomes we are seeking with BCP youth include improvements in safety, well-being, self-sufficiency, and permanent connections. These outcomes and their associated measures are described below:

Safe and Stable Housing

Our desired outcome here is to increase the personal and environmental safety for BCP youth.

We will measure this outcome through the percent of youth who achieve “safe exits” to such settings as: the family; a private residence; other residential settings; an educational institution; and military service.

- We estimate that at least 90% of BCP youth will achieve safe exits.

Social and Emotional Well-Being

Our desired outcome here is to increase the well-being of BCP youth through enhanced skills, coping ability and ability to self-regulate. We will use two outcome measures:

- The percent of BCP youth who participate in skill development and/or counseling at the Emergency Shelter; we expect at least 90% of BCP youth to participate in these activities.

Education or Employment

Our desired outcome in this area is to increase the self-sufficiency of BCP youth through education or employment, productive activities, positive self-expression and community engagement. Our outcome measure will be the percent of BCP youth who participate in Positive Youth Development (PYD) activities.

- We estimate that at least 90% of BCP youth will engage in PYD activities that will improve their ability to be successful in employment.
- We expect that at least 75% of BCP youth will maintain or improve their educational standing.

Permanent Connections

The outcome that we are seeking in this area is to increase the ability of BCP youth to form permanent or long-term connections and relationships. We will measure the achievement of permanent connections in three ways:

- The percent of BCP youth who become re-united with their families. We project that at least 60% of the youth will be re-united with their families.
- The percent of BCP youth who participate in other services provided by ZGYC. We estimate this to be 50% of all youth who engage with the BCP.
- The percent of BCP youth who maintain contact with Shelter staff after exiting. We estimate that 50% of BCP youth will continue contact with Shelter program staff after their departures.

2.9 Data Collection

The Basic Center Program staff will receive training in the Alaska Homelessness Management Information System (AKHMIS), and all of the young people we work with— at the Basic Center —will be entered into the system. By ensuring that all of the staff are comfortable with AKHMIS, we will be able to enter information about a young person’s situation when he or she enters the facility, not waiting for a data-dedicated staff to arrive to enter HMIS information. Fortunately, most of the data will be able to be gathered from the RAAPS assessment tool, and the youth will not necessarily be expected to sit through another assessment. Semi-annually, this encrypted data

will be uploaded to the RHYMIS database. The City and Borough of Juneau has an existing agreement with AKHMIS that is included in the appendix.

PERFORMANCE EVALUATION PLAN

3.1 Performance Evaluation and Continued Quality Improvement

The outcome measures noted earlier for the BCP, as well as surveys conducted confidentially at the time of discharge, will be reviewed quarterly by our leadership team in collaboration with the Youth Action Board (YAB). Together the group will review the data and identify areas of success and challenges. When the data indicates that we are not reaching specific outcome targets, together with the YAB we will review options for changes in program activities that could result in more favorable outcomes. In this way there is a cycle of continuous quality improvement for the BCP that repeats itself every three months and engages youth leadership in the ongoing quality improvement of the program.

Our outcome measures and data collection methods for the BCP are listed below:

Outcome Domain	Outcome Measure	Data Collection Method
Safety	At least 90% of BCP youth will exit to safe, stable living situations.	AKHMIS Database
Well-Being	- At least 90% of BCP youth will participate in skill development. - At least 75% of BCP youth will maintain or improve their educational standing.	- BCP Consumer File - BCP Consumer File; reports from McKinney-Vento liaison
Self-Sufficiency	At least 90% of BCP youth will participate in Positive Youth Development Activities.	AKHMIS/BCP Consumer File
Permanent Connections	At least 60% of BCP youth will be reunited with their families.	- AKHMIS Database - BCP Consumer File

	• At least 50% of BCP youth will participate in other JYS programs. • At least 50% of BCP youth will maintain contact with the Shelter after exiting.	• BCP Consumer File; BCP Program Log
Youth Satisfaction	• At least 90% of youth exiting the program will report satisfaction with the program and would recommend to a friend in need.	• Confidential Survey

ZGYC will have a system to gather information about services to BCP youth, analyze this information, and assess progress in achieving desired outcomes. We will gather data from the following sources:

- BCP Files: This file includes assessment, service planning, and service provision data.
- AKHMIS Database: BCP staff will enter individualized service and outcome data regarding BCP youth on an ongoing basis. This data will be uploaded semi-annually to the RHYMIS system.
- School District Reports: We will keep in close contact with the McKinney-Vento school liaison and other school staff regarding attendance and academic progress for BCP youth.
- BCP Program Log: This is a communication log that will be maintained by staff. It provides information about all significant consumer-related events that occur daily.

3.2 How the Project Will Evaluate Core Outcome Areas

Evaluating the core outcome areas of social and emotional well-being, permanent connections, education or employment, and safe and stable housing, will be done through ongoing feedback from youth and families as well as staff observation and community surveys. *Please see section 3.1 for details on evaluation.*

3.3 Challenges or Obstacles

The BCP will be a new program for ZGYC, of course this means there may be challenges along the way. That said, the biggest challenge we have had over the past few years has been increasingly limited, followed by no access to emergency shelter for youth in need. This is extremely discouraging for both our staff and the youth involved. Starting up new programs always comes with challenges and we feel confident that our partnerships, both with youth and with other service providers, will assure we manage through any obstacles in our path in a collaborative manner.

ORGANIZATIONAL CAPACITY

4.1 Experience and Expertise in Working with RHY

The Zach Gordon Youth Center was established as a non-profit called “The Teen Center,” in 1946. Eventually, the non-profit was taken over by the City and Borough of Juneau and renamed the Zach Gordon Youth Center after its founder. At this time the Center began serving younger youth, as well as teens. Since its inception nearly 75 years ago, the Youth Center has served runaway and homeless youth, providing meaningful and supportive connection, opportunities for positive youth development, and trauma informed support that meets every youth where they are at. In recent years, this work has become deeper with the addition of an Outreach Coordinator position, funded in part by the Juneau Community Foundation. The Outreach Coordinator serves as a navigator to walk beside youth on their journey to find housing, employment, educational opportunities, health care, and more. This position has existed for four years and is the only navigator position in Juneau dedicated to assisting youth. The director of the Zach Gordon Youth Center has extensive experience working with youth and families, including managing a youth shelter. Her résumé as well as the Outreach Coordinator’s is included in the attachments.

Zach Gordon Youth Center also runs the Youth Employment in Parks program. This program, in its 5th year, employees disconnected youth ages 16-20, the vast majority of whom are impacted by childhood and or generational trauma. Several youth who have participated in YEP have experienced homelessness. The youth do meaningful work in CBJ parks, building and maintaining trails, fire pits, bridges and more. This program was developed in partnership with the Southeast Alaska Independent Living (SAIL), and the State of Alaska Department of Labor. Youth learn valuable skills around employment and leaderships as well as learn how to be stewards of the Tlingit Land our community resides on. By the end of this summer nearly 50 youth will have participated in this program. “My life is a lot different than I expected it would be after doing YEP. I used to be closed up, not wanting to go anywhere. I shut myself out of social situations. I feel less fear speaking out for my own words and opinions now. I’m brave now,” Kate, 16, 2019 YEP participant.

4.2 Scope of Work

Please find position descriptions for vacant positions in the appendices of this application. Also in the appendices is an organizational chart, résumés of existing staff who will be involved in the project. There are no sub-grantees or subcontractors involved in this project. There are myriad cooperating agencies. Memorandums of Agreement/Understanding as well as Letters of Support can be found in the appendices as well.

Work Schedule

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
12am -8am	12am -8am	12am -8am	12am -8am	12am -8am	12am -8am	12am -8am
YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader
8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm	8am – 4pm

YD Leader	YD Leader	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate
Program Coordinator	Coordinator	Coordinator	Coordinator	Coordinator	YD Leader	YD Leader
12pm-8pm	12pm-8pm	12pm-8pm	12pm-8pm	12pm-8pm	12-8pm	
	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	Outreach Coordinator	
4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am	4pm-12am
Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	Youth Advocate	YD Leader	YD Leader
YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader	YD Leader

4.3 Capacity to Manage the Program

Safety Plan

All Zach Gordon Youth Center staff are trained in Crisis Intervention and Youth Mental Health First Aid. In unsafe situations, every effort will be made to de-escalate the situation through use of these techniques. If law enforcement intervention is needed, the Juneau Police Department will be available at a moment's notice. It should be noted that Zach Gordon Youth Center has an extremely low number of crisis situations with youth who spend time at the center. These are not different youth than will be served by the shelter, they are many of the same youth. The key element of our safety planning will always be providing trauma-sensitive services and allowing youth to have their voices heard through a positive youth development approach. In addition to this, when issues arise in the house between youth, we will take a Restorative Justice approach to accountability and repairing relationship damage that may have been done.

Background Check Plan

The City and Borough of Juneau's Parks and Recreation Department has an extensive background-check process. Prior to hire, potential employees are checked on the Alaska Court View System, as multiple criminal record sources from all fifty states and the District of Columbia. This search includes criminal data from criminal courts, state criminal record repositories, probation, prison parole and release files, sex-offender registries and other governmental agencies, OFAC and other Homeland Security databases, as well as additional

proprietary criminal history data. Sex registries from all 50 states are included in this search. Additionally, once hired, staff members are fingerprinted, getting a full FBI background check. Fingerprint results are kept under lock and key in the administrative office, and if anything of concern comes back, this is immediately reported to the Program Director. Additionally, all volunteers for the Basic Center will go through this same background check. Should the need arise to engage with contractors or consultants who will spend time with youth, they will also be required to go through the background check process.

Emergency Preparedness Plan

The City and Borough of Juneau has an extensive, 34-page citywide Emergency Operations Plan, most recently updated and adopted by the Assembly on Sept 12, 2016. That plan can be found here:

http://www.juneau.org/clerk/notices/documents/Res2766_Adopting_Emergency_Operations_Plan_and_repealing_Res_2219.pdf

In relation to the Basic Center, the shelter will maintain an “Safety Log” that includes the following: the disaster/emergency operations manual; the facility floor plan identifying the location of emergency escape routes, fire extinguishers, first aid kits, shelter-in-place areas, and utility shutoff locations; fire prevention plan; client and employee emergency contact information; aerial view of the safe meeting place in the event of building evacuation; disaster and emergency drill protocol and report forms; and facility inspection reports. The log will also include information related to intake and visitor protocols should an increase in Covid-19 cases cause our community to go once again into “Hunker Down”. If the shelter is crowded and it is deemed necessary, we will work with partners to decompress the shelter.

All staff and youth will receive training in relationship to the disaster and emergency response procedures. Disaster/emergency drills will be conducted monthly for each shift and logged in the Safety Log. Emergency food, water, and medical supplies will also be kept locked up where staff have access, in case of a natural disaster. Contact will be made with all custodial family members in the case of emergency situations as well as with staff, volunteers, and partner organizations who may be impacted by the implementation of emergency protocols.

Licensing Requirements

The Basic Center will meet all licensing requirements and achieve full licensure prior to opening the doors to youth. The program director has a decade of experience managing programs licensed for youth care in Alaska, including shelter care and residential treatment. We do not foresee obtaining licensure to be an impediment to our project in any way. An agreement with Office of Children's Services to work with us to obtain licensure is included in the appendices.

Staff Training

During the first 40 hours of employment, all new employees receive a program orientation covering such issues as safety/security, the program manual, additional behavior management and support training, crisis intervention/counseling skills, and other program-specific information. Additionally, new employees have a 6-month probationary period to gain mastery in the larger concepts/training requirements of the position, these are listed below. Monthly all-staff trainings with relevant topics are also ongoing.

Training Item	Delivery Method
Building Meaningful Connections	In Person ZGYC staff meetings, staff manual and
Homelessness and Poverty	ZGYC Staff meetings, CBJ Housing and Homelessness Officer
Alaska Homelessness Management Information System (AKHMIS)	Outreach staff trained as needed and annually through the Institute for Community Alliances (ICA) in data entry methods and confidentiality
Case Management/Planning/Documentation	Program Director, Staff Manual
Safety Protocols	Program Director, Staff Manual, CBJ Risk Department
Ethics and Boundaries	Program Director, Staff Meetings, Staff Manual
Harm Reduction	Program Director, Orientation and Staff Manual
Crisis Intervention	Program Director, Orientation
ACES and Trauma Informed Care	ZGYC Staff Meetings, Staff Manual, Outside trainings as available, Mindful Schools On-Line Training
Positive Youth Development	Program Director, Staff Manual, Youth Action Board
Basic Counseling Skills	Program Director, Orientation and On Going
First Aid and CPR	In Person, CBJ Aquatics Department (Red Cross)
Supporting LGBTQ+ Youth	SE Alaska Gay and Lesbian Alliance
Cultural Humility and Anti-Racism	Juneau Violence Prevention Coalition
Youth Mental Health First Aid	The Alaska Training Cooperative
Alcohol, Drug, and Chemical Dependency Awareness	JAMHI Health and Wellness, In Person
Harassment and Bullying	ZGYC Staff Meetings, Staff Manual
Domestic Trafficking, Sexual Exploitation and Prostitution	Staff Meetings, AWARE Staff, Staff Manual

BUDGET AND BUDGET JUSTIFICATION**5.1 Line Item Budget and Budget Narrative****Line Item Budget**

	FTEs	FY21 BCP Budget	FY21 Matching Budget	Total BCP+ Match Budget
Revenue:				
FYSB BCP Funding		200,000		200,000
JCF Matching Funds			22,222	22,222
Total Revenue		200,000	22,222	222,222
Personal Services:				
Youth Development Leader	1.00	35,000		35,000
Youth Advocate	1.00	34,200	4,000	38,200
Program Coordinator	1.00	41,589	8,000	49,589
Total Salaries & Wages	3.00	110,789	12,000	122,789
Fringe Benefits @ 30% + Health Insurance		81,980	8,880	90,860
Total Personal Services	3.00	192,769	20,880	213,649
Travel:				
Travel & Per Diem		4,000		4,000
Local Mileage/Transport.				-
Total Travel		4,000	-	4,000
Facilities:				
Telephone & Commun.				-
Facility Repairs & Maintenance				-
Utilities				-
Facility Depreciation				-
Total Facilities		-	-	-
Supplies:				
Food Expense				-
Recreational & Activities				-
Program Supplies				-
Allowance				-
Clothing		3,231		3,231
Pers.Hygiene & Medical			1,342	1,342
Household Supplies				-
Office Supplies				-
Total Supplies		3,231	1,342	4,573
Equipment:				
Vehicle Oper. & Maint.				-
Equipment Maint. & Repair				-
Equipment Rentals				-
Computer Expenses				-
Disposable Equip. < \$1000				-
Total Equipment		-	-	-
Total Other Expense		-	-	-
Total Operating Expense		7,231	1,342	8,573
Total Expense		200,000	22,222	222,222

Personnel:

Youth Development Leader: These positions are responsible for meeting each youth's daily support needs. The Youth Development Leaders will perform intakes, health and safety screenings, emergency care plans and crisis intervention for BCP youth. They also teach basic life skills to youth. Total cost for these positions is \$45,000, of which \$35,000 is requested from this grant.

Youth Advocate: This position is responsible for coordinating services for the youth and their family, both at the BCP and from other community agencies. The Advocate coordinates the development of the youth's individualized service plan, and convenes and facilitates service team meetings. They also provides skill development activities with the youth. Total cost for this 1 FTE position is \$38,200, of which \$34,200 is requested from this grant and \$4,000 will be paid through required matching funds.

Program Coordinator: This position is responsible for coordinating all activities within the Basic Center Program and ensuring that the program is carried out in accordance with the grant and all applicable regulations. Total cost for the 1 FTE Program Coordinator position will be \$49,589, of which \$41,589 is requested from this grant, and \$8,000 will be paid through required matching funds.

Fringe Benefits – The cost of CBJ's fringe benefits is listed below.

FICA & Medicare payroll taxes	7.65%
Employee retirement	22%
ESC - Alaska unemployment tax	.35%
Total Fringe Benefits	30%
Health Insurance	~\$15,900 per employee

Total cost of fringe benefits will be \$90,860, of which \$81,980 is requested from this grant, and \$8,880 will be paid from required matching funds.

Travel: Travel includes expenses for a regional or national training relating to runaway and homeless youth service for two staff. This includes airfare (\$2,000), hotel (\$1,500), and per diem (\$500). Total cost will be \$4,000, which is requested from this grant.

Supplies:

Clothing includes the purchase of clothes for young people entering the shelter with, essentially nothing more than the clothes on their backs. Total cost will be \$3,231, which is requested from this grant.

Personal Hygiene and Medical includes toothpaste/brushes, sanitary napkins, soap, shampoo, etc. for young people who simply do not have those essentials when they arrive at the shelter. Total cost will be \$1,342, which will be paid from required matching funds.

Required Matching funds for this grant will come from a local grant from the Juneau Community Foundation. No matching funds will contain federal direct or pass-through funds.

5.2 RHY-HMIS Software

We do not anticipate additional costs for RHY-HMIS software, however we will commit staff time to receive training on these systems, and of course staff time to entering data. Hardware necessary for this process will be purchased through other funding sources.

5.3 Justification for Subawarding – N/A

5.4 BCP Operating Budget

Zach Gordon Youth Center						
FY21 Basic Center Program Budget						
		FY21	FY21	FY21	Total	Total
		BCP	Matching	Other	BCP+ Match	All
	FTEs	Budget	Budget	Funds	Other	Funds
Revenue:						
FYSB BCP Funding		200,000			200,000	200,000
JCF Matching Funds			22,222		22,222	22,222
Other Funds *				439,097		439,097
Total Revenue		200,000	22,222	439,097	222,222	661,319
Personal Services:						
Youth Development Leader	4.00	35,000		105,000	35,000	140,000
Youth Advocate	2.00	34,200	4,000	38,200	38,200	76,400
Program Coordinator	1.00	41,589	8,000		49,589	49,589
Outreach Coordinator	1.00			48,000	-	48,000
Total Salaries & Wages	8.00	110,789	12,000	191,200	122,789	313,989
Fringe Benefits @ 30% + Health Insurance		81,980	8,880	141,490	90,860	232,350
Total Personal Services	8.00	192,769	20,880	332,690	213,649	546,339
Travel:						
Travel & Per Diem		4,000			4,000	4,000
Local Mileage/Transport.				200	-	200
Total Travel		4,000	-	200	4,000	4,200
Facilities:						
Telephone & Commun.				3,000	-	3,000
Facility Repairs & Maintenance				10,000	-	10,000
Utilities				25,300	-	25,300
Facility Depreciation				8,980	-	8,980
Total Facilities		-	-	47,280	-	47,280
Supplies:						
Food Expense				25,000	-	25,000
Recreational & Activities				2,000	-	2,000
Program Supplies				1,000	-	1,000
Allowance				2,000	-	2,000
Clothing		3,231		1,349	3,231	4,580
Pers. Hygiene & Medical			1,342	218	1,342	1,560
Household Supplies				2,000	-	2,000
Office Supplies				2,000	-	2,000
Total Supplies		3,231	1,342	35,567	4,573	40,140
Equipment:						
Vehicle Oper. & Maint.				1,750	-	1,750
Equipment Maint. & Repair				1,330	-	1,330
Equipment Rentals				500	-	500
Computer Expenses				5,000	-	5,000
Disposable Equip. < \$1000				1,450	-	1,450
Total Equipment		-	-	10,030	-	10,030
Other Expense						
Contract Services - Other				1,030	-	1,030
Dues, Fees & Subscrip				150	-	150
Postage & Freight				250	-	250
Printing & Advertising				1,770	-	1,770
Training				1,630	-	1,630
Insurance - Liability				8,000	-	8,000
Entertainment/Gifts/Rep				500	-	500
Total Other Expense		-	-	13,330	-	13,330
Total Operating Expense		7,231	1,342	106,407	8,573	114,980
Total Expense		200,000	22,222	439,097	222,222	661,319

5.4 Oversight of Federal Funds and Partner Adherence to Federal and Programmatic Regulations.

The City and Borough of Juneau has a robust Finance Department that includes grant accounting professionals as well as finance controllers that will both ensure all funds are expended ethically and as agreed upon. CBJ receives annual audits and is accountable not only to the auditors, but to the City Assembly and the people of Juneau. In CBJ's last Independent Audit Report specifically related to Federal Financial Assistance the auditors stated, " In our opinion, the City and Borough complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2019," Elgee Rehfeld of Elgee Rehfeld, Alaska's CPA Firm.

A comprehensive record of all of CBJ's financial compliance reports as well as the Comprehensive Annual Financial Report can be found here: <https://beta.juneau.org/finance/controller>

These funds will not be subawarded to any partners. Partners involved and utilizing the services of the shelter, such as OCS/DJJ agree to adhere to programmatic regulations. This requirement has been included in Memorandums of Agreement and will be reviewed regularly by the program director. In the case that partner organizations are not adhering to regulations necessary to run the Basic Center Program, this will be addressed immediately and placements by these partners may no longer be possible.

SUSAINABILITY PLAN

6.1 Building and Maintaining Partnerships

Building and maintaining partnerships is a core value of Zach Gordon Youth Center. Our mission statement, *Connecting Youth – Engaging Community* puts partnership with youth and the community front and center. We are known for bringing community members together to support

youth in various ways, be that through collaborative approaches to providing youth scholarships, creating a Youth Employment program with partners, or hosting weekly gathering for LGBTQ+ youth with the help of our partners. We do very little alone and this will be no different with the Basic Center Program. We have already begun working with our Tribal partners to both manage the property and provide expertise and support in provide Culturally Responsive programming. We know that creating these types of long lasting partnerships is what is key in creating a long term, sustainable program that meets the needs of youth in our community.

6.2 Accountability Strategy

Holding ourselves accountable to meeting the goals of the four core outcome areas will be done through quarterly data review with our Leadership team and the Juneau Youth Action Board.

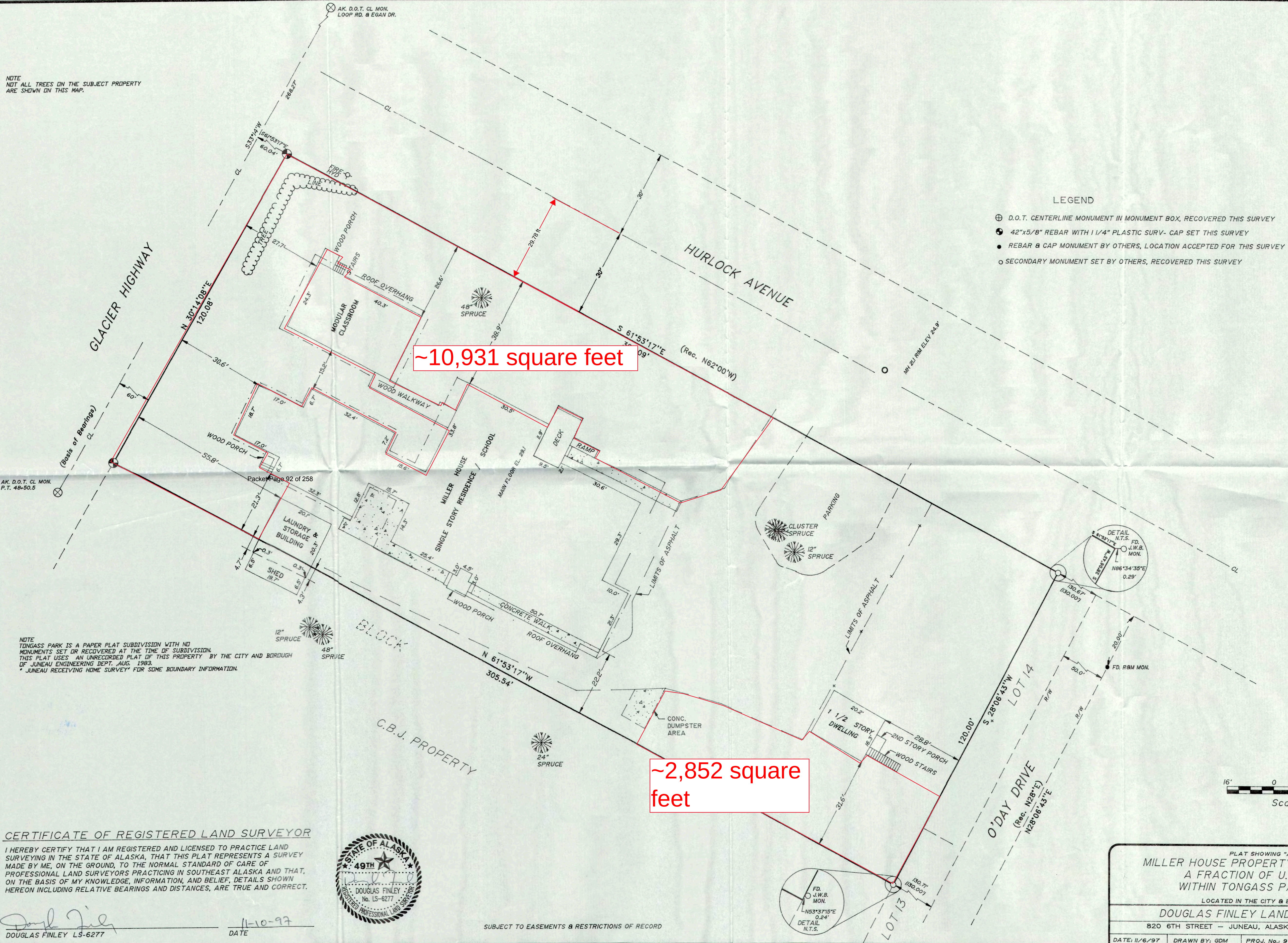
Additionally, surveys that focus on these four outcomes will be distributed to our partner organizations semi-annually in order to receive feedback on how to community feels we are doing in this area. Results will be shared with the Youth Action Board and work will begin immediately to improve on any areas that need improvement. We are most concerned with being accountable to the youth we serve, so being transparent about issues or concerns will play a huge role in holding ourselves accountable for providing the best possible services to meet the core outcomes.

6.3 Key Activities to Ensure Sustainability

It is the intention of Zach Gordon Youth Center to work closely with the community as we do in all our endeavors, to build support both through partnerships that will provide a depth of programmatic knowledge and resources for the youth we serve. This will include a diverse funding stream and in-kind resources provided by our partners. We will continuously review and adjust

what we do to ensure youth who use our services achieve positive outcomes. As discussed in the evaluation section, youth leadership and feedback will be critical in the quality improvement process and ultimately we believe that will result in a program that youth feel safe in and supported by. Currently, ZGYC has an extremely low turnover rate of staff. Staff average 3 years at entry-level positions, staff in leadership roles stay much longer than that, because the work is enjoyable and CBJ is a good employer. We know this makes a difference for the youth who engage in our programs because those relationships are so critical. We will hire with this in mind and continue to provide a supportive and inclusive work environment. This we are sure will all result in our ability to continue to obtain funding as the program will be a success.

NOTE
NOT ALL TREES ON THE SUBJECT PROPERTY
ARE SHOWN ON THIS MAP.



Received on
NOV 12 1997
CBJ
Permit Center
BLD97-632

JPD Calls 9290 Hurlock

YEAR	INCIDENTS	ARRESTS
2000	189	0
2001	139	4
2002	50	0
2003	54	1
2004	100	4
2005	85	9
2006	47	2
2007	35	2
2008	35	2
2009	57	8
2010	54	7
2011	43	4
2012	41	1
2013	55	1
2014	45	7
2015	31	3
2016	33	2
2017	91	6
2018	23	0
2019	0	0
TOTAL	1,207	63

Irene Gallion

From: Autumn Sapp
Sent: Friday, September 18, 2020 10:17 AM
To: Irene Gallion
Subject: RE: USE2020 0020: Emergency youth housing shelter

Good morning,

There are no comments from GE.

Thanks,

Autumn Sapp
City and Borough of Juneau
Engineering & Public Works
Business Manager
907-586-0917

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Friday, September 18, 2020 8:58 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; George Schaaf <George.Schaaf@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Jesse Perry <Jesse.Perry@juneau.org>; Scott Ciambor <Scott.Ciambor@juneau.org>; Jorden Nigro <Jorden.Nigro@juneau.org>
Subject: USE2020 0020: Emergency youth housing shelter

Hello all,

We've had a proposal for a Conditional Use Permit for youth emergency housing shelter and rapid rehousing at 9290 Hurlock Drive – the old Miller House.

Please let me know if you have any comments on this project by Friday, September 25, 2020. Sorry about the quick turn on this – one source of funding showed up late and another has strict rules about end-of-year expenditure.

Thank you!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

COVID PLANNING COMMISSION RULES OF PROCEDURE: <https://juneau.org/community-development/planning-commission>

- Join meeting within 5 minutes to comment on non-agenda items
- Submit case materials electronically no later than Thursday before a meeting
- Public comment must be received by noon the day prior to the meeting

Irene Gallion

From: David Campbell
Sent: Friday, September 18, 2020 11:14 AM
To: Irene Gallion; Autumn Sapp; Dan Jager; Charlie Ford; George Schaaf; Dan Bleidorn; Jesse Perry; Scott Ciambor; Jorden Nigro
Subject: RE: USE2020 0020: Emergency youth housing shelter

JPD has no concerns about this project.

From: Irene Gallion
Sent: Friday, September 18, 2020 8:58 AM
To: Autumn Sapp <Autumn.Sapp@juneau.org>; David Campbell <DSCampbell@juneaupolice.com>; Dan Jager <Dan.Jager@juneau.org>; Charlie Ford <Charlie.Ford@juneau.org>; George Schaaf <George.Schaaf@juneau.org>; Dan Bleidorn <Dan.Bleidorn@juneau.org>; Jesse Perry <Jesse.Perry@juneau.org>; Scott Ciambor <Scott.Ciambor@juneau.org>; Jorden Nigro <Jorden.Nigro@juneau.org>
Subject: USE2020 0020: Emergency youth housing shelter

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Thank you!

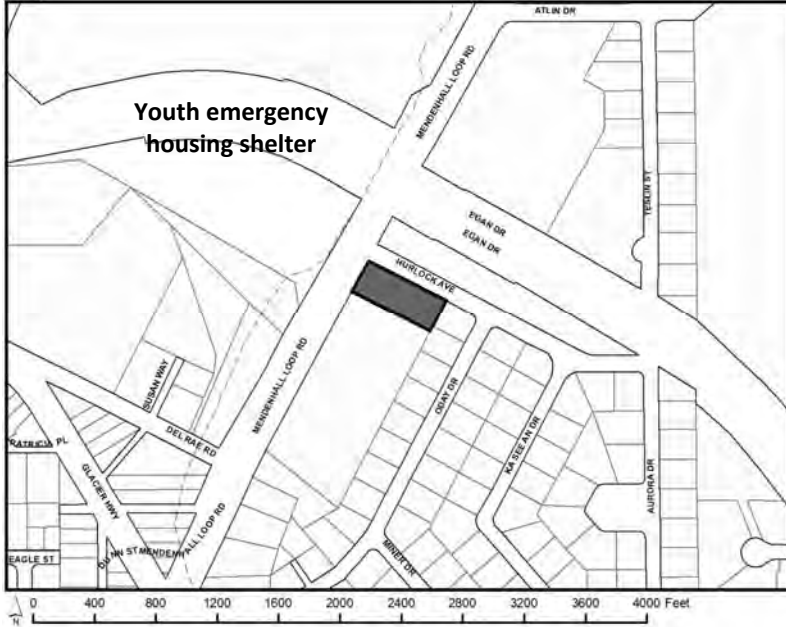
Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

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- Join meeting within 5 minutes to comment on non-agenda items
- Submit case materials electronically no later than Thursday before a meeting
- Public comment must be received by noon the day prior to the meeting

Invitation to Comment

On a proposal to be heard by the CBJ Planning Commission
Your Community, Your Voice



155 S. Seward Street Juneau, Alaska 99801

TO:

An application has been submitted for consideration and public hearing by the Planning Commission for a **Conditional Use Permit for a youth emergency housing shelter and rapid rehousing** located at **9290 Hurlock Avenue** in a **D5 zone**.

TIMELINE

Staff Report expected to be posted **Monday, October 5, 2020** at <https://juneau.org/community-development/planning-commission>. Find hearing results, meeting minutes and more here as well.

Now through Sept. 21

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

Sept. 22 — noon, Oct. 12

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

HEARING DATE & TIME: 7:00 pm, Oct. 13, 2020

This virtual meeting will be by video and telephonic participation only. To join the webinar, visit: <https://juneau.zoom.us/j/97088556880>. The Webinar ID is: 970 8855 6880. To join by telephone, call: 1-669-900-6833 or 1-253-215-8782 or 1-346-248-7799 or 1-929-436-2866 or 1-301-715-8592 or 1-312-626-6799 and enter the Webinar ID.

Oct. 14

The results of the hearing will be posted online.

Phone: (907)586-0715 ♦ Email: pc_comments@juneau.org
Mail: Community Development, 155 S. Seward St, Juneau AK 99801

Printed September 10, 2020

Case No.: **USE2020 0020**
Parcel No.: **5B1601020230**
CBJ Parcel Viewer: <http://epv.juneau.org>

Irene Gallion

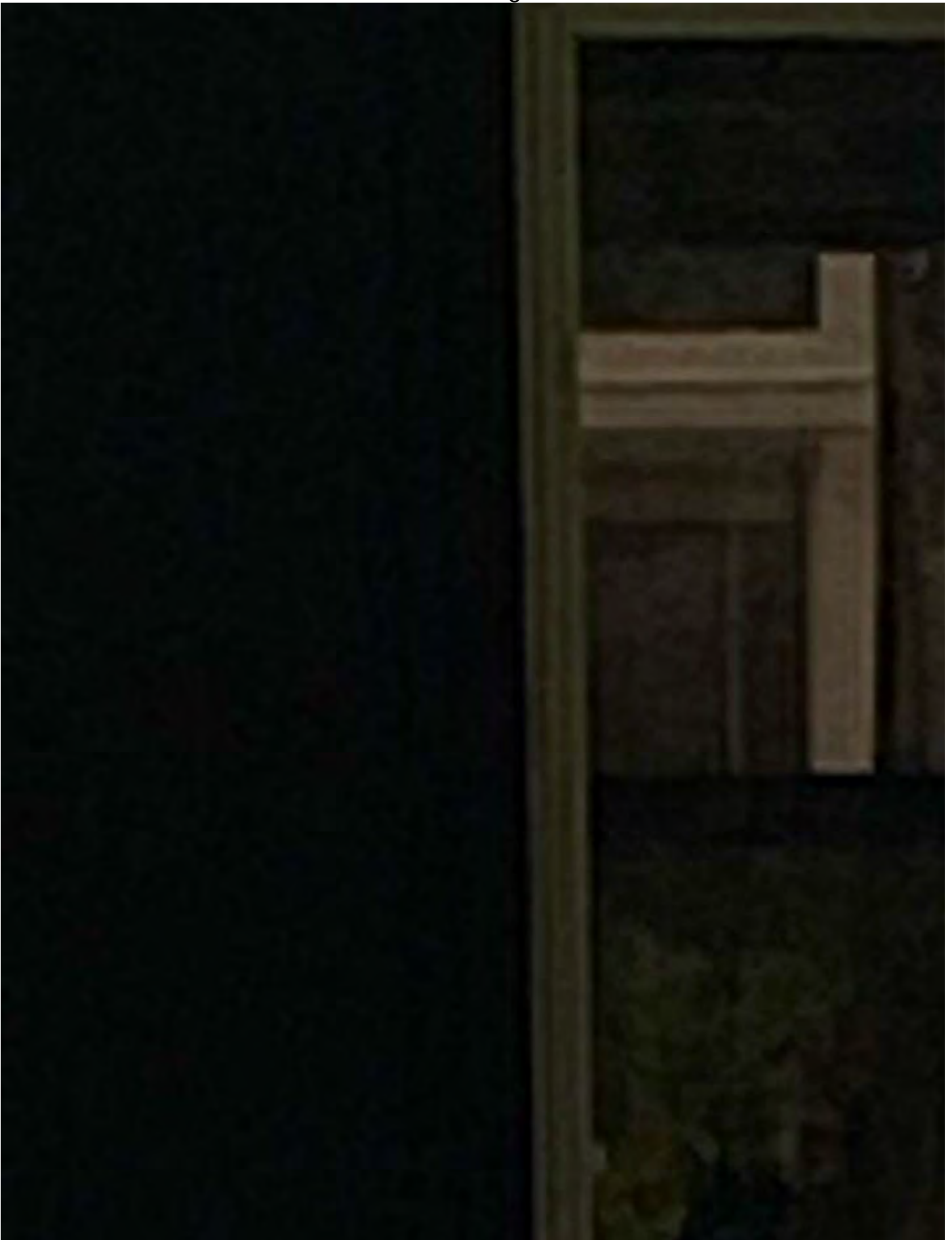
From: Jorden Nigro
Sent: Monday, September 28, 2020 1:58 PM
To: 'Shaun Guthrie'; Jackie Pata; Irene Gallion
Subject: RE: USE20-20: sign reminder!

Thank you, Shaun!

From: Shaun Guthrie <sguthrie@thrha.org>
Sent: Monday, September 28, 2020 1:52 PM
To: Jackie Pata <jpata@thrha.org>; Irene Gallion <Irene.Gallion@juneau.org>
Cc: Jorden Nigro <Jorden.Nigro@juneau.org>
Subject: Re: USE20-20: sign reminder!

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





Here you go, posted at 1:51pm September 28th, 2020

Get [Outlook for iOS](#)

From: Jackie Pata <jpata@thrha.org>
Sent: Monday, September 28, 2020 9:59:09 AM
To: Irene Gallion <Irene.Gallion@juneau.org>
Cc: Shaun Guthrie <sguthrie@thrha.org>; Jorden Nigro <Jorden.Nigro@juneau.org>
Subject: RE: USE20-20: sign reminder!

Thank you – I totally didn't remember so thanks we will have someone pick this up or Jorden said she would. Jackie

From: Irene Gallion <Irene.Gallion@juneau.org>
Sent: Monday, September 28, 2020 9:18 AM
To: Jackie Pata <jpata@thrha.org>; Jorden Nigro <Jorden.Nigro@juneau.org>
Subject: USE20-20: sign reminder!
Importance: High

Hello team,

A reminder that the public notice sign needs to be posted on the property by **midnight tonight**. The sign can be picked up at the Marine View 4th Floor. When it is hung please send me an e mail, which will be used as a date stamp.

Thanks!

Irene M. Gallion
City and Borough of Juneau
Senior Planner
(907) 586-0753

COVID PLANNING COMMISSION RULES OF PROCEDURE: <https://juneau.org/community-development/planning-commission>

- Join meeting within 5 minutes to comment on non-agenda items
- Submit case materials electronically no later than Thursday before a meeting
- Public comment must be received by noon the day prior to the meeting





From: Justine Bishop <jb45jnu@gmail.com>
Sent: Thursday, September 17, 2020 8:56 PM
To: PC_Comments
Cc: Irene Gallion

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

Good day, Irene Gallion.

I am writing to you today as a life-long Juneau resident and the owner of one of two houses directly impacted by the proposed youth emergency housing shelter and rapid rehousing at 9290 Hurlock Avenue. My husband and I purchased this home in October of 2018 with the knowledge that the adjacent property, now owned by Alaska Legacy Partners LLC, was to be used as a senior housing project. Marty Lentz, of Exit Realty, assured us of the same. When we negotiated for our home, previously owned by Juneau Youth Services, it was with the understanding that there **WOULD** be senior housing adjacent, not a youth emergency housing shelter and rapid rehousing project—euphemistic language, by the way. We would not have purchased our home had we been advised of what is now being considered for the Hurlock property. The relevant principles of a contract that would be violated if this project were to be allowed are as follows:

1. Offer. The Restatement (Second) of Torts defines an offer as the manifestation of a willingness to enter into a bargain made to another person who understands that his assent to that bargain is invited and will conclude it. Example: “I offer to sell you my used bike for \$10.”
2. Acceptance. Acceptance is the unambiguous assent to the terms of the contract through words, deeds or performance. Historically, [contract law](#) requires that the acceptance must precisely mirror the terms of the offer. Example: “I accept your offer to sell me your used bike. I will pay you \$10.” However, in modern contract law, there are exceptions to the mirror image rule. Under the UCC, if the acceptance is clearly expressed, there may still be a binding sales contract even if the acceptance has additional terms or terms that differ from the original offer.
3. Consideration. Consideration is when something of value, like money or a specific action, is promised in exchange for the action or inaction of the offer. Without consideration, there is no contract. In the above example, the consideration is \$10. However, if someone offers to give you their used bike for free, and you agree to take it without promising anything of value in return, there is no contract. If the seller failed to give you the bike as promised, you would have no legal recourse.
4. Meeting of the minds. Both parties must have mutually understood and agreed to the substance and terms of the contract. In our example, if the seller offered to sell a used bike in exchange for \$10, and the item the seller intended to sell was actually an adult 10-speed

bicycle, but the buyer misunderstood and thought he was buying a child's bike, there would be no meeting of the minds and no enforceable contract.

The Tongass Park neighborhood is one of Juneau's oldest neighborhoods and, in fact, my mother and father purchased a home on this street in the 1960s when they first moved here. Times have changed and it is much harder to afford a single-family home in the 21st century in Juneau, Alaska. I was in my 50s and had lived in condominiums for 20 years when I finally was able to afford a home. Contrast that with my parents purchase in their 30s. The point I'm making is that I did not spend all of those years waiting to finally be able to afford to buy a home to have the property value ruined by a corporate interest whose sole plan is to make money. Imagine if this "rapid rehousing" development were to be planned for 4850 Glacier Highway or on Scott Drive or Behrends Avenue or Capital View Court or Cohen Drive or Indian Cove. I'm sure the planning commission would be adamantly opposed to the project if it directly impacted them or their respective properties. It is easy to accept something for someone else's property or life, but a little harder to stomach when it impacts your own bottom line.

I speak in ADAMANT opposition to the Conditional Use Permit for a youth emergency housing shelter and rapid rehousing being proposed for 9290 Hurlock Avenue. My husband and I are not in agreement with the drastic change to the proposed usage of this location. This is a peaceful residential neighborhood and we want to keep it that way. The Tongass Park neighborhood property values would be affected by this type of usage.

Sincerely,

Justine Bishop
2461 O Day Drive
Juneau, AK 99801-6901

From: [Kathy Clough](#)
To: [PC_Comments](#)
Cc: [Borough Assembly](#)
Subject: Hurlock Property
Date: Monday, September 21, 2020 3:38:27 PM

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

The Hurlock Property should be sold to an establishment that is not potentially harmful to the neighborhood and families that live here. The proposal to provide a safe place for children in need is not for children, from what I've read it is mainly for young adults up to the age of 24. This is a definite potential for families that live in this neighborhood.

We would like to keep this neighborhood safe for our children. We would like to keep this neighborhood safe for our families. We would like to keep this neighborhood safe for ourselves. With the covid pandemic our lives have changed dramatically as has many of our daily routines. Please do not jeopardize the changes that many of us have done to have some stability in this very confusing time.

Please think and vote with the families, children that currently live in this neighborhood. Introducing 'children' many of whom are young adults who are in need would be doing so at the potential harm to our community.

Sincerely,
Kathy G Clough

From: Renee <werdull@acsalaska.net>
Sent: Monday, September 21, 2020 4:48 PM
To: PC_Comments
Cc: Borough Assembly
Subject: Hurlock Property

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

Hello,

Thank you for taking comment on the Hurlock property use.

I am against the Hurlock property being used as a “youth” homeless shelter or a homeless shelter of any kind. (The proposal for Youth ages 16-24 is of great concern as ages 18-24 is not “youth” but adult ages.) I live in the neighborhood directly affected by this property use. Our neighborhood has already pulled together to voice opposition of this type of use for the property when the property was up for sale in the past. The agreeable solution was that the city zoned (this may not be the correct term) it as senior living and Alaska Legacy entered into agreement to operate this type of business. We were excited to support this business.

Last winter, we experienced greater trespasses and “nuisances” (this term was the Planning Commission’s term that referred to the criminal activity that happens around the Glory Hall) when the warming shelter (a homeless program) was moved to within 1/2 mile of our neighborhood. The Glory Hall (a homeless program) has also been approved to relocate to within the ½ mile of our neighborhood.

The future of our neighborhood with programs for the homeless surrounding our properties and families will be less safe and more troublesome - these are the realities and HUGE concerns we face.

The comment periods I have been apart of had a significant number of “program managers” rallying and voicing support, dominating comment periods and has discouraged many neighbors from even making an attempt to comment at zoom meetings. The appearance of support is not necessarily from the neighborhoods. This is discouraging to those most affected.

There are other much needed services the city could support at this (prime location) property such as child care – which has full neighborhood support.

Thank you for your time and efforts in city planning.

Renee Dull
9088 Miner Court
Juneau, AK 99801

Sent from [Mail](#) for Windows 10

September 24, 2020

**Statement to the Planning Commission regarding the Hurlock Avenue Property
Webinar October 13, 2020, 7:00 p.m.**

My name is Eileen Hosey and I have lived in this residential area since 1978; first for five years on O'Day Drive, which is just around the corner, and since 1983 at 2416 Ka-see-an Drive, one block away. At this time I would like to share my thoughts on the proposed youth emergency housing site proposal that is coming before this body.

Our children are the stepping stones to the future and it seems like common sense to help them become the best versions of themselves possible since they will be in charge of this city, state, and country before too long. With this in mind, I wish to declare my complete and total support of the proposed youth emergency housing envisioned.

I first set foot on the property in June 1971, when it was known as the Juneau Receiving Home and Mr. and Mrs. Bob Dindinger managed the site. I belonged to a small civic group of women and we had purchased a porch swing for them. I had volunteered my husband to install it and we went there to do the job on a sunny Saturday morning. Along with us was our three year old daughter who would soon have a sibling in another month or so. I was impressed with the mission and practicality of this place. They welcomed children into the facility where they were nurtured, fed, and knew that they were safe. I felt lucky that my two children had a home and caring parents.

Over the years the home has welcomed many of Juneau's children who needed safe housing. The world can be a tough place for kids in difficult situations without a solid home foundation; and what better way to help kids navigate through the uncertainties and fears than for them to know that society cared enough to make their lives just a bit easier.

Our community's kids need our support and attention. I welcome the dedicated employees who will be there to help the youth who need safe housing. I welcome the kids who need our support, love, and a safe place to stay. I welcome my responsibility as a parent, grandparent, and great-grandparent to reach out to someone else's child, grandchild, or great-grandchild as needed. We're all in this together and I'm reminded of the wise words once said of Eleanor Roosevelt, "She'd rather light a candle than curse the darkness," although the sentiment goes back many years and is iconic in its power and meaning.

Eileen Hosey
2416 Ka-see-an Drive
Juneau AK 99801
907) 789-2912, cell 907_957-0109
eileengh@gmail.com

From: [Roland Lumbab](#)
To: [PC_Comments](#)
Cc: [Borough Assembly](#)
Subject: Comments for Youth Emergency Shelter at 9290 Hurlock Ave
Date: Thursday, September 24, 2020 8:53:22 PM

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

Greetings Ms. Gallion,

My name is Roland Lumbab and my property is just two houses away from 9290 Hurlock Avenue. I would like to send my comments in regard to the permit application for the youth emergency housing shelter and rapid rehousing.

To say that I am in strong opposition towards the application submitted for the conditional use permit of that property **for reasons of security**, I will state past events that have happened before when the property was still used as a youth shelter and that the house right next to my property was being used as their office.

- 9 or 8 years ago, my garage windows on the side of my house were damaged (holes and cracks, and still present) that seem to be shot with BB guns. The youth shelter office didn't replace the damaged windows.

- my vehicle was parked by their fence but within my property. The next day I noticed that the front windshield of my vehicle was broken as if it were hit by a medium-sized rock or an object that weighed a pound. But office agreed to replace the car windshield that was broken.

- another instance with the same vehicle, I went outside of my house and saw that my car doors were open, and my belongings were scattered on the ground.

These past events have put me in strong opposition against this permit application and I believe the neighborhood will also have similar concerns with the use of this property for the youth emergency shelter.

Concerned Resident,

Roland Lumbab

From: Jessica Ryan <JessicaRyan_16@hotmail.com>
Sent: Monday, September 21, 2020 2:09 PM
To: PC_Comments
Cc: Borough Assembly
Subject: Conditional Use Permit Application - Hurlock Ave - Case No. USE2020 0020

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

September 21, 2020

Dear Planning Commission,

I am writing to you today in opposition to the permit application for the Hurlock property.

As I am sure you are all aware the community relies on the Planning Commission to thoroughly vet through permit applications in that there is an expectation that the permits that move forward have shown they are able and ready to meet all requirements of their proposal, especially when it comes to community service permits as often times there are requirements and limitations laid out by law, including licensing requirements which is true for this application.

There have been inconsistencies with the letters of interest presented by the applicant to the Lands Committee and what has been included as the narrative for their permit application including the age ranges of their designated cliental, and the number of cliental they believe they can place. It should be noted that they are required to be licensed through the State and there are well laid out guidelines and expectations of what they would and wouldn't be able to do. They also stated in their letters of interest presented to the Lands committee that they would be able to start providing these services immediately which is not the case as again they are required to be licensed before they can start providing services and licensure of this particular program could take months to get through the process.

The inconsistencies presented so far to the City illustrates that they are not prepared to implement the program as proposed, they may not have done the research to know what is required for such a program and the guidelines they have to follow. If they have done their homework than it should be no problem for them to present a thorough plan for their program as it is required by the State as part of their application for licensure.

This particular permit application is just a string in a spider web of a proposal presented to the Lands Committee that got passed on to the Assembly to decide if they will consider it, which is going before them tonight. This proposal includes a land transfer from Alaska Legacy back to the City; the City forgiving the remainder of the loan from Alaska Legacy purchasing the property in 2018; the City entering into a long term lease with THRHA for less than fair market value at \$1 per year; THRHA paying Alaska Legacy \$165,000 and THRHA requesting there be a Right of First Refusal attached to the lease. As of right now the Assembly has not decided whether or not to consider the proposal but the applicant felt compelled to file their permit application ahead of time before they got the green light from the Assembly that the proposal would be considered, granted all of this is weighing on the proposal with all the strings attached getting passed through.

In my opinion this proposal, including the permit application attached to it, has not been well thought out and is frankly a bit messy with all the strings attached to it, including a rush to get it passed through as CARES Act monies are their funding source for this proposal. The applicant has not shown they are ready to implement this type of program which

clearly requires careful and thorough research, planning and development to be able to be executed; right now it is merely an idea.

This proposal also denies all other community service programs from having a fair chance to be able to utilize the property. The City has so far maintained their stance that this particular property should continue to be utilized for community service oriented programs. With Alaska Legacy not being able to execute their original plan of a senior living facility, the property should be opened up to other community service organizations to have a fair chance to express their interest and ultimately be vetted through by the Assembly for the best fit, as was done originally.

As a lifelong Juneau resident, a part of this community, and a direct neighbor of this property I am respectfully requesting this permit application be denied. The Planning Commission denying this permit application will allow Alaska Legacy and the City more time to negotiate a proposal that will allow other community service programs the fair opportunity to show interest in this property and fairly compete for utilization of this property. This will hopefully have the outcome of a program that is well planned out and a good fit for the neighborhood being able to move into the property. Ultimately the proposal at hand is not the best fit for this property or the neighborhood.

I appreciate your time in this matter.

Respectfully,

Jessica Ryan

From: Justine Bishop <jb45jnu@gmail.com>
Sent: Thursday, September 17, 2020 8:56 PM
To: PC_Comments
Cc: Irene Gallion

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Good day, Irene Gallion.

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4. Meeting of the minds. Both parties must have mutually understood and agreed to the substance and terms of the contract. In our example, if the seller offered to sell a used bike in exchange for \$10, and the item the seller intended to sell was actually an adult 10-speed

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Sincerely,

Justine Bishop
2461 O Day Drive
Juneau, AK 99801-6901

From: [Kathy Clough](#)
To: [PC_Comments](#)
Cc: [Borough Assembly](#)
Subject: Hurlock Property
Date: Monday, September 21, 2020 3:38:27 PM

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Sincerely,
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There are other much needed services the city could support at this (prime location) property such as child care – which has full neighborhood support.

Thank you for your time and efforts in city planning.

Renee Dull
9088 Miner Court
Juneau, AK 99801

Sent from [Mail](#) for Windows 10

September 24, 2020

**Statement to the Planning Commission regarding the Hurlock Avenue Property
Webinar October 13, 2020, 7:00 p.m.**

My name is Eileen Hosey and I have lived in this residential area since 1978; first for five years on O'Day Drive, which is just around the corner, and since 1983 at 2416 Ka-see-an Drive, one block away. At this time I would like to share my thoughts on the proposed youth emergency housing site proposal that is coming before this body.

Our children are the stepping stones to the future and it seems like common sense to help them become the best versions of themselves possible since they will be in charge of this city, state, and country before too long. With this in mind, I wish to declare my complete and total support of the proposed youth emergency housing envisioned.

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Over the years the home has welcomed many of Juneau's children who needed safe housing. The world can be a tough place for kids in difficult situations without a solid home foundation; and what better way to help kids navigate through the uncertainties and fears than for them to know that society cared enough to make their lives just a bit easier.

Our community's kids need our support and attention. I welcome the dedicated employees who will be there to help the youth who need safe housing. I welcome the kids who need our support, love, and a safe place to stay. I welcome my responsibility as a parent, grandparent, and great-grandparent to reach out to someone else's child, grandchild, or great-grandchild as needed. We're all in this together and I'm reminded of the wise words once said of Eleanor Roosevelt, "She'd rather light a candle than curse the darkness," although the sentiment goes back many years and is iconic in its power and meaning.

Eileen Hosey
2416 Ka-see-an Drive
Juneau AK 99801
907) 789-2912, cell 907_957-0109
eileengh@gmail.com

From: [Roland Lumbab](#)
To: [PC_Comments](#)
Cc: [Borough Assembly](#)
Subject: Comments for Youth Emergency Shelter at 9290 Hurlock Ave
Date: Thursday, September 24, 2020 8:53:22 PM

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

Greetings Ms. Gallion,

My name is Roland Lumbab and my property is just two houses away from 9290 Hurlock Avenue. I would like to send my comments in regard to the permit application for the youth emergency housing shelter and rapid rehousing.

To say that I am in strong opposition towards the application submitted for the conditional use permit of that property **for reasons of security**, I will state past events that have happened before when the property was still used as a youth shelter and that the house right next to my property was being used as their office.

- 9 or 8 years ago, my garage windows on the side of my house were damaged (holes and cracks, and still present) that seem to be shot with BB guns. The youth shelter office didn't replace the damaged windows.

- my vehicle was parked by their fence but within my property. The next day I noticed that the front windshield of my vehicle was broken as if it were hit by a medium-sized rock or an object that weighed a pound. But office agreed to replace the car windshield that was broken.

- another instance with the same vehicle, I went outside of my house and saw that my car doors were open, and my belongings were scattered on the ground.

These past events have put me in strong opposition against this permit application and I believe the neighborhood will also have similar concerns with the use of this property for the youth emergency shelter.

Concerned Resident,

Roland Lumbab

From: [Dave Ringle](#)
To: [PC_Comments](#)
Subject: Youth Shelter support
Date: Thursday, October 1, 2020 2:19:25 PM

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

October 1, 2020

Dear City and Borough of Juneau:

I'm writing on behalf of St. Vincent de Paul to support the youth shelter proposed for 9290 Hurlock Ave. Twenty five years ago, as a laid off school teacher, I worked at that property for as a youth counselor for Juneau Youth Services. I saw the need and the value of providing shelter for youth in crisis in our community. In the last five years of my teaching experience, I had the privilege of seeing two former clients at my school being the supportive parents for their children that they never had. Such programs are key to breaking the cycle of poverty.

Homeless teenagers are the hardest cases we face while running the emergency Warming Shelter. They are too young to be permitted in our shelter but there is nowhere else for them to go. The homeless agencies in town are working together to find emergency solutions, but that takes effort we would rather put into the many needs of the homeless adults we serve. We need a youth shelter for their safety and to better meet their unique needs.

Combining the resources of THRHA and the expertise of Zach Gordon in this facility will fill a gaping hole in the social services safety net for our youth. Putting it into a building with a history of serving at risk youth in our community makes sense.

Sincerely,

Dave Ringle
General Manager, St. Vincent de Paul

--

Dave Ringle
Executive Director
St. Vincent de Paul
8617 Teal Street
Juneau, AK 99801
907-321-7026
dave@svdpjuneau.org
www.svdpjuneau.org

"We provide material and spiritual charity and work for social justice for all people."

From: Jessica Ryan <JessicaRyan_16@hotmail.com>
Sent: Monday, September 21, 2020 2:09 PM
To: PC_Comments
Cc: Borough Assembly
Subject: Conditional Use Permit Application - Hurlock Ave - Case No. USE2020 0020

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

September 21, 2020

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There have been inconsistencies with the letters of interest presented by the applicant to the Lands Committee and what has been included as the narrative for their permit application including the age ranges of their designated cliental, and the number of cliental they believe they can place. It should be noted that they are required to be licensed through the State and there are well laid out guidelines and expectations of what they would and wouldn't be able to do. They also stated in their letters of interest presented to the Lands committee that they would be able to start providing these services immediately which is not the case as again they are required to be licensed before they can start providing services and licensure of this particular program could take months to get through the process.

The inconsistencies presented so far to the City illustrates that they are not prepared to implement the program as proposed, they may not have done the research to know what is required for such a program and the guidelines they have to follow. If they have done their homework than it should be no problem for them to present a thorough plan for their program as it is required by the State as part of their application for licensure.

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As a lifelong Juneau resident, a part of this community, and a direct neighbor of this property I am respectfully requesting this permit application be denied. The Planning Commission denying this permit application will allow Alaska Legacy and the City more time to negotiate a proposal that will allow other community service programs the fair opportunity to show interest in this property and fairly compete for utilization of this property. This will hopefully have the outcome of a program that is well planned out and a good fit for the neighborhood being able to move into the property. Ultimately the proposal at hand is not the best fit for this property or the neighborhood.

I appreciate your time in this matter.

Respectfully,

Jessica Ryan

USE2020 0020

Recommend **APPROVAL with conditions** for youth emergency housing shelter and rapid rehousing.

Up to 8 (typically 6) 10-18 year olds
Up to 4 Rapid Rehousing
D5 zoning

Page 12 of your packet

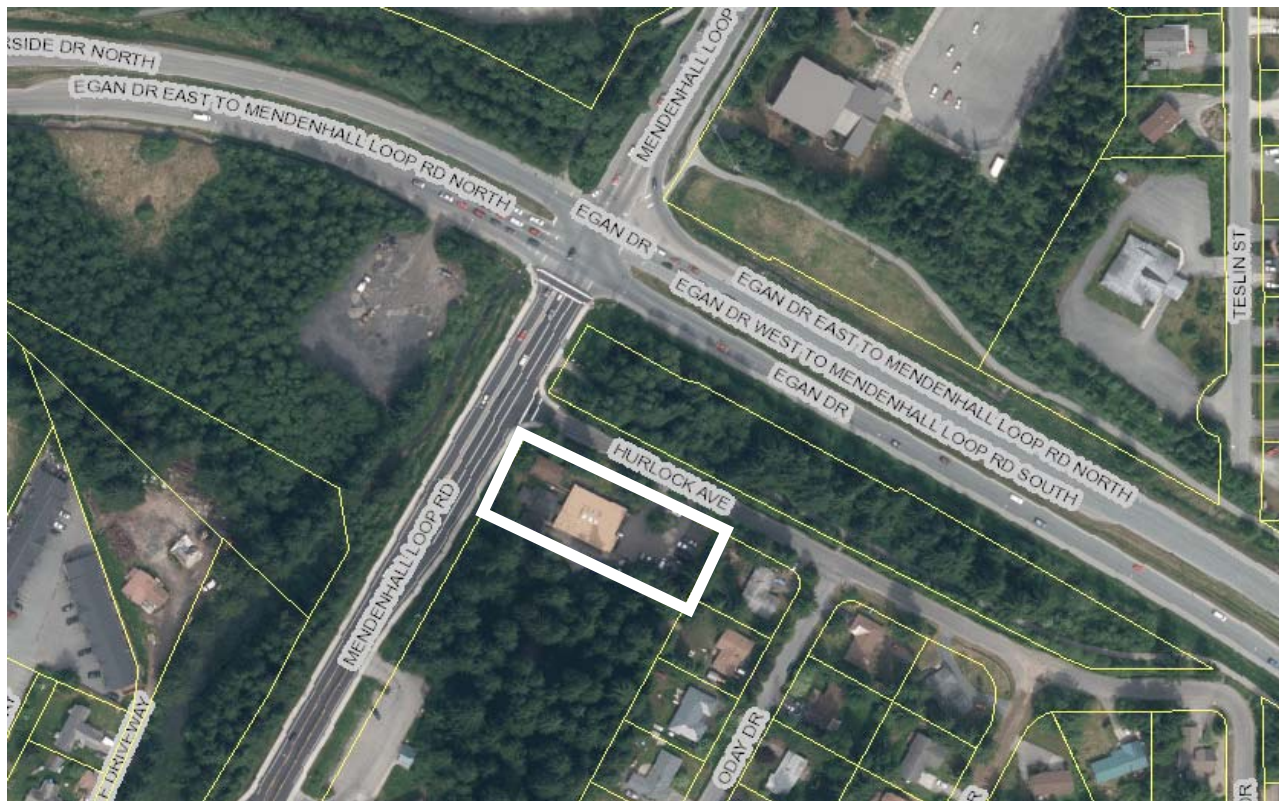


Key concept

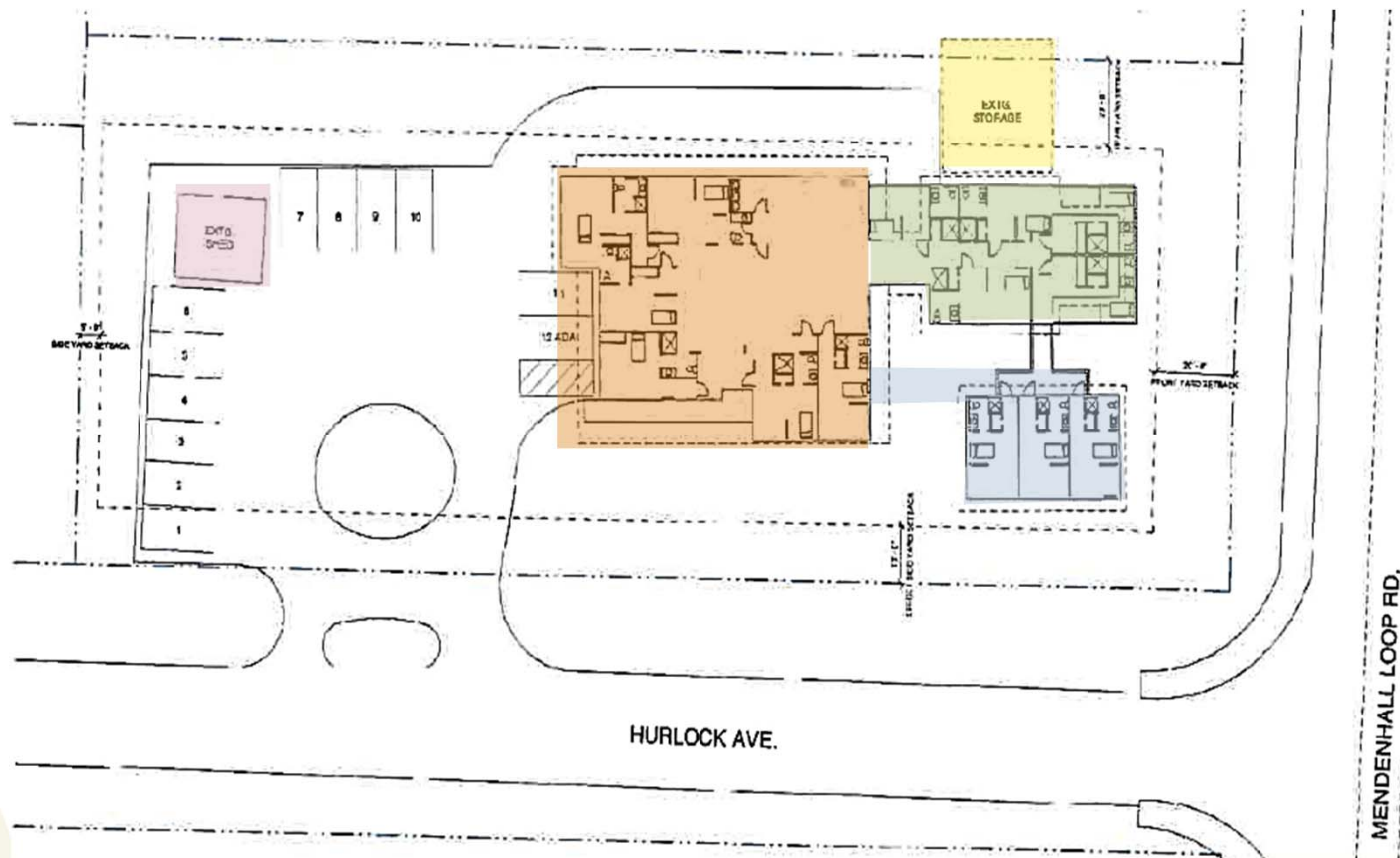
Ongoing land transfer discussions are separate from the analysis for the Conditional Use Permit and is not the commission's purview.

- Does this project [49.15.330(f)]:
 - Materially endanger public health or safety?
 - Substantially decrease value or harmony?
 - Conform to plans?

Vicinity map



Site Plan



Site



Site



6

Site



Site



Site



9

Site



Site - neighbors



Project Design

Basic Center Program

- Shelter
- Assessment and services
- Aftercare

Page 18 of your packet
Attachment D, page 55 of your packet



Project design

- Facilities/operations successfully used elsewhere
- Full-time, fully-awake staff
- Qualified

Page 18 of your packet
Attachment D, page 55 of your packet



Traffic

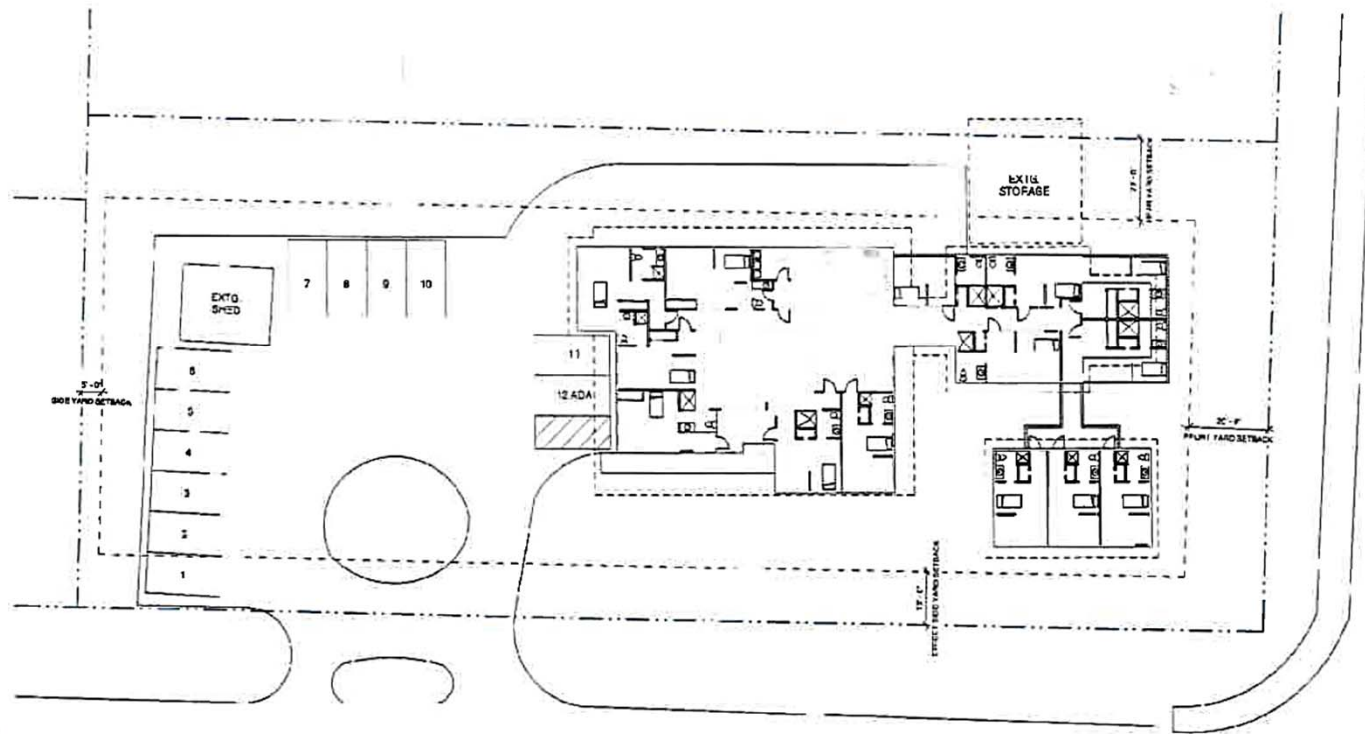
Use	Metric	Residents	Total Trips
Assisted Living	2.74 per occupied bed	12 Beds	32.88
Total ADTs:			32.88

CBJ 49.40.300(a)(2) a traffic impact analysis IS NOT required.

Vehicle parking and circulation

Use	Metric	Residents	Total Spaces
Assisted Living	0.4 Per maximum number of residents	12	4.8
	Total Parking Requirement:		5
	Off-Street Loading Spaces Required:		0
	ADA Accessible Spaces Required:		1

Vehicle Parking and Circulation



Vehicle Parking and Circulation



Non-motorized transportation



Proximity to Transit



Proximity to Transit



Noise, lighting and vegetative cover

- Exceptional noise - not anticipated
- Vegetative cover - met
- Lighting - an *ad hoc* collection of security lights



Page 22-23 of your packet

Habitat



Drainage and snow storage



The shed



Public Health, Safety and Welfare

- Homelessness definition different for youth
- Average age of felony sex offense victim is 15
- Victims 11-17 most often by acquaintance
- 1/3 who age out of foster care experience homelessness before 26



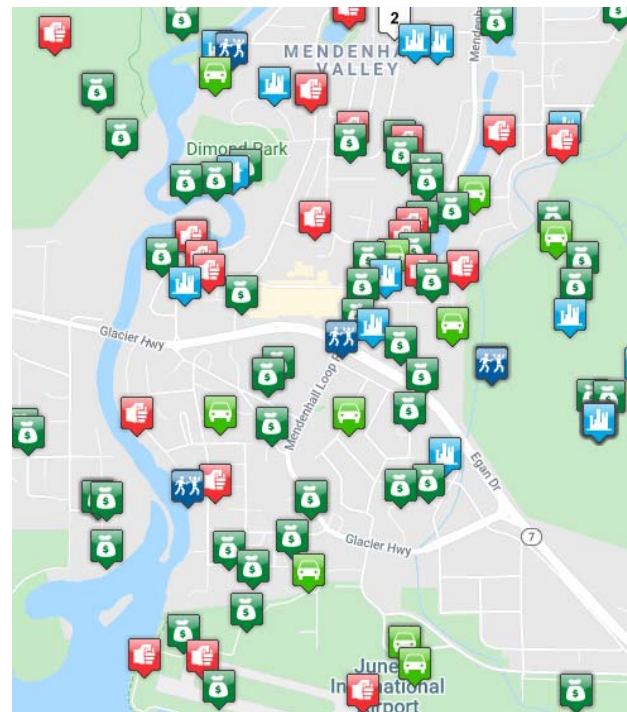
Public Health, Safety and Welfare

JPD data since 2000

- Average calls: 64
- Average arrests: 3

JYS – 16 beds with
additional room for
overflow

Proposal – 12 beds
including overflow,
usually 8-10.



Property value and neighborhood harmony

- Neighbor concerns with social services developments in area
- Operated from 1968 to 2017 in this location
- Assessor does not consider proximity to alternative housing



Public Comments

In opposition

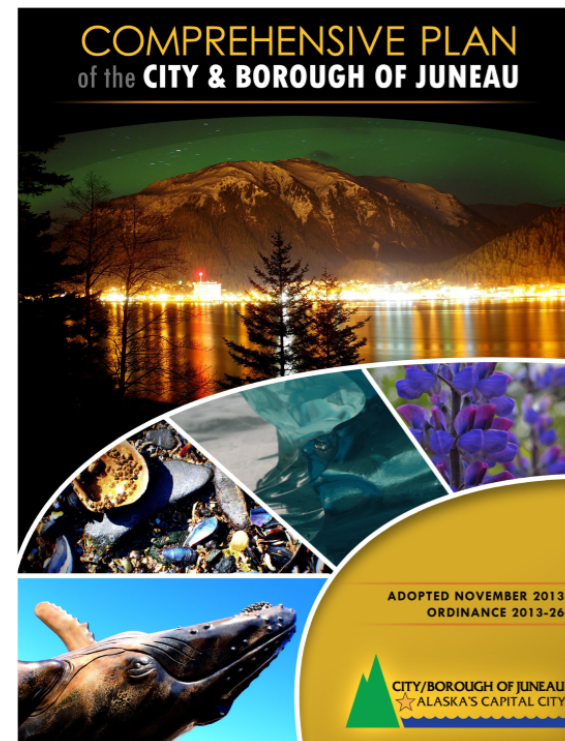
- Concerns on impacts to property value
- Potentially harmful to families and children
- Similar facilities have made neighborhood less safe and more troublesome
- Part of larger, complex, land ownership issue

In support

- Needed service Juneau doesn't currently have
- Unaccompanied youth cannot be served at other shelters
- Kids need support and love
- Break the cycle of poverty and trauma

Conformity with 2013 Comprehensive Plan

- 4.1 – SOP1: Funding for homelessness, particularly unaccompanied youth.
- 4.1-IA9: Integrated client assessment and services
- 13.1-SOP1: Public funds for programs for high risk groups such as youth



Findings

1. Application complete
2. In Table of Permissible Uses
3. Will comply with parking, lot coverage, drainage, vegetative cover requirements
4. Will not materially endanger public
5. Will not substantially decrease assessed value
6. Conforms with 2013 Comprehensive Plan

Recommend APPROVAL

- Up to 8 in shelter
 - Up to 4 in Rapid Rehousing
1. Demolish trail
 2. Privacy fence 6' high
 - 3,4,5,6. Parking plan, markings and signage before TCO
 7. Bike parking
 8. Lighting plan, new fixtures “full cut-off”
 - 9,10. Drainage and snow storage plan

THANK YOU!





Planning Commission

(907) 586-0715
PC_Comments@juneau.org
www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 14, 2020
Case No.: USE2020 0020

Tlingit & Haida Regional Housing Authority
Attn: Jacqueline Pata
5446 Jenkins Drive
Juneau, AK 99801

Proposal: Conditional Use Permit for a youth emergency housing shelter and rapid rehousing 12-bed facility

Property Address: 9290 Hurlock Ave

Legal Description: USS 138 Fraction

Parcel Code No.: 5B1601020230

Hearing Date: October 13, 2020

The Planning Commission, at its Regular public meeting on October 13, 2020, adopted the analysis and findings listed in the attached memorandum dated October 2, 2020, and the correction memo dated October 12, 2020. The Planning Commission approved the Conditional Use Permit for a youth emergency housing shelter and rapid rehousing 12-bed facility. The project will be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Demolish the trail abeam the east corner of the single-family accessory structure to the lot line (approximately 25 feet).
2. A sight-obscuring fence at least six feet tall shall be installed along the east property line, and 20 feet from the east property line along the south property line. Note: Fences over six feet tall require a building permit prior to construction. No sight obscuring fence more than four feet tall may be constructed closer than 20 feet from the edge of a traveled

Tlingit & Haida Regional Housing Authority

Case No.: USE2020 0020

October 14, 2020

Page 2 of 3

way; on corner lots, sight obscuring fences are limited to three feet in height within 20 feet of intersecting traveled ways [CBJ §49.25.430(4)(L)].

3. Prior to the issuance of a building permit for the proposed project, a plan for appropriate parking lot vehicle control signs and pavement markings must be submitted for review to the Community Development Department and be found to meet all applicable CBJ ordinances and Community Development Department regulations.
4. Prior to the issuance of a Temporary Certificate of Occupancy, wheel stops or striping shall be placed in the parking lot to define the location of parking spaces.
5. Prior to the issuance of a Temporary Certificate of Occupancy, CBJ-approved signage shall be posted for the accessible parking space.
6. Prior to the issuance of a Temporary Certificate of Occupancy, all pavement markings, including directional arrows, parking space stripes, and other markings shown on the project site plan shall be applied to the parking and circulation area as shown on the site plan in a medium designed for such purposes.
7. Prior to the issuance of a Temporary Certificate of Occupancy, one or more covered bicycle racks providing spaces for at least four bicycles shall be provided. The rack(s) shall be permanently affixed to the ground, building, or other permanent fixture, and shall be located so that parked bicycles do not encroach into a pedestrian walkway or vehicle area. Covered bicycle racks shall, at a minimum, be designed in accordance with the standards listed in the Juneau Non-Motorized Transportation Plan. Improvements can be bonded if weather precludes marking.
8. Prior to issuance of a building permit, the applicant shall submit a lighting plan illustrating the location and type of exterior lighting proposed for the development. Exterior lighting shall be designed and located to minimize offsite glare. All new exterior lighting fixtures shall be of a "full cutoff" design. Approval of the plan shall be at the discretion of the Community Development Department, according to the requirements of CBJ 49.40.230(d).
9. Prior to issuance of a building permit, the developer shall submit to the CBJ Engineering and Public Works Department a detailed drainage plan that includes provisions for managing storm water run-off during construction and details the drainage facilities to be included as part of the development. No building permit shall be issued until such plans are deemed adequate and approved by the CBJ Engineering and Public Works Department.
10. Prior to the issuance of a building permit, the applicant shall submit a revised site plan showing snow storage location(s).

Attachments: 1. October 2, 2020 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2020 0020.

2. October 12, 2020 correction memo from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2020 0020.

Tlingit & Haida Regional Housing Authority
Case No.: USE2020 0020
October 14, 2020
Page 3 of 3

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ 01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ 01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ 49.20.120).

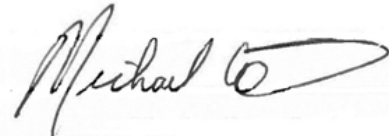
Effective Date: The permit is effective upon approval by the Commission, October 13, 2020.

Expiration Date: The permit will expire 18 months after the effective date, or April 13, 2022, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

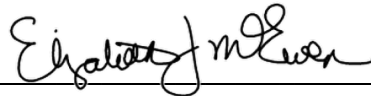
Project Planner:



Irene Gallion, Senior Planner
Community Development Department



Michael LeVine, Chair
Planning Commission



Filed With Municipal Clerk

10/20/2020

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

AME2019 0015: South Douglas - West Juneau Area Plan Steering Committee Assignments - APPROVED

AGENDA ITEM:

Case No.: AME2019 0015

Applicant: City & Borough of Juneau

Location: South Douglas - West Juneau

Proposal: South Douglas - West Juneau Area Plan Steering Committee Assignments

RECOMMENDATION:

Staff recommends that the Planning Commission appoint Matt Catterson to the vacant Steering Committee seat.

ATTACHMENTS:

	Description	Upload Date	Type
▣	South Douglas - West Juneau Steering Committee Recommendation	10/2/2020	Staff Report



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

Date: October 2, 2020

TO: Michael LeVine, Chair
Planning Commission

FROM: Allison Eddins, Planner II
Community Development Department

CASE NO.: AME2019 0015

RE: *South Douglas-West Juneau Area Plan – New Steering Committee Member Recommendation*

At the February 25, 2020 Planning Commission Regular Meeting, the Commission appointed nine volunteers to serve on the *South Douglas-West Juneau Area Plan* Steering Committee. One of the volunteers, H. Erik Pederson, was later selected to serve on the Planning Commission, and therefore had to resign from the Steering Committee. Staff recommends that the Commission appoint Matt Catterson to replace Mr. Pederson.

Mr. Catterson attended all of the public meetings for the *South Douglas – West Juneau Area Plan*, and is one of the original 14 applicants who volunteered to serve. Mr. Catterson lives and works in the study area, and volunteers with the Douglas Community Garden. In his roles with the State departments of Economic Development and Fish and Game, Mr. Catterson has gained experience with public process and economic development.

The Steering Committee member selection was based on a round table review of applicants by staff with a recommendation made to the Commission. Although Mr. Catterson was not selected at that time, staff believes that he would make an excellent committee member and would serve the community well. The Steering Committee selection process is subjective and does not lend itself to an artificially objective selection regime. Staff welcomes amendments or suggestions by the Commission to the steering committee recommendation process.

All Steering Committee applications are attached, along with the original evaluation matrix. The applicants represent various interests – local residents, business owners, property owners, recreational users, and other community representatives – and contribute to an effective planning process, ensuring fairness and transparency.

Staff thanks all applicants for their interest in serving on the Steering Committee and hope that those not selected will continue to attend public planning meetings and events. Continued engagement in this planning process is critical to a successful plan and the future implementation.

Attachment A – Steering Committee Applications

Attachment B – Applicant Summary Matrix

Attachment C – Steering Committee Job Description

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 31 Jan 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Carole BooklessMAILING ADDRESS: P.O. Box 240444
Douglas, AK
99824PHYSICAL RESIDENCE: 306 E Street
Douglas, AK
99824 (no mail delivery)TELEPHONE: (home) (907) 500-9900 (work) _____E-MAIL: sealehuce-1@yahoo.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 306 E St., Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 306 E Street☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 306 E Street☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:**LOCATION OF EMPLOYMENT:**

*Juneau School District, currently @ DHMS
 previously 5 years @ Gastineau/Sayeik School*

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

*350 Juneau off+on Trail Mix off+on
 JEA, Nature Conservancy member, Sierra Club member*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:**LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:**

*Trail walking, biking, beach walking,
 art, photography*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*school related issues, disability issues,
 senior (age) issues, school age youth issues*

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I am currently a Special Education teacher who taught at Gastineau for 5 years. I have taught for 7 years @ DHMS. Both schools have youth + youth w/ disabilities from Douglas. My first career was as an architect + I maintain my license in California. I have training and background in Urban Design. I also have 2 young adult children who I would like to represent.

SIGNATURE: _____

I also am an active senior w/ 2 new friends.

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
 COMMUNITY DEVELOPMENT DEPARTMENT
 155 S. SEWARD STREET, JUNEAU, AK 99801
 PH 586-0715; FAX 586-4529
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: January 22, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): MATT CATTERSONMAILING ADDRESS: PO Box 240897Douglas AK 99824PHYSICAL RESIDENCE: 319 B St. Douglas AK 99824TELEPHONE: (home) 315-790-2198 (work) _____E-MAIL: MATT CATTERSON@yahoo.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 319 B. Street☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: Work @ AAFG Douglas - 802 3rd St.☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: Recreate extensively on South Douglas

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

ADF&G Douglas office - 802 3rd St.

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Douglas Community Garden

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Trail Running / hiking, Boating, XC Skiing & backcountry skiing, downhill skiing, Gardening

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I do planning & permitting work for ADF&G, so I understand the importance of public process. I also worked for 2 years in Economic Development for the state of Alaska which informs my understanding of community development & planning.

SIGNATURE: _____

I thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1/15/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): FRANK DELANEYMAILING ADDRESS: 914 3RD ST.Douglas, AK
99804PHYSICAL RESIDENCE: SameTELEPHONE: (home) 9073602396 (work) 9073642421 x 213E-MAIL: frankd@ptalaska.org

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☐
- PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
-
- LIST PROPERTY ADDRESS: _____

- ☐
- BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
-
- LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____

- ☒
- TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
-
- PHYSICAL ADDRESS:
- 914 third st

- ☐
- YOUTH REPRESENTATIVE (16 TO 24 years old)
-
- PHYSICAL ADDRESS: _____

- ☒
- WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
-
- PHYSICAL ADDRESS:
- 914 third st, Perseverance Theatre

- ☐
- OTHER COMMUNITY REPRESENTATIVE
-
- PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: *Perseverance Theatre, Managing Director*

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER: *We are member of Juneau Chamber of Commerce*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: *I frequent the beach, and trails*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Outside of my personal ones, and those of the Theatre, no.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

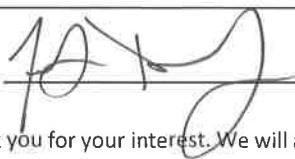
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

We are very interested in this effort, particularly as we look at dealing with issues in our building over the next 5-10 years. I see this as a complimentary effort.

SIGNATURE: 

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: February 6, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Rebecca EmblerMAILING ADDRESS: 2152 Lawson Creek Rd. Apt ADouglas, AK 99824PHYSICAL RESIDENCE: 2152 Lawson Creek Rd. Apt ADouglas, AK 99824TELEPHONE: (home) (575) 770-9997 (work) _____E-MAIL: rebecca.c.embler@gmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: _____☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 2152 Lawson Creek Rd. Apt A, Douglas, AK☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

Eaglecrest Ski Area
 Wings Airways (summer 2019)

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Juneau Animal Shelter / Gastineau Humane Society Volunteer

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Hiking Trails, Sandy Beach, Walkability, Restaurants/Cafes,
 Community areas/events

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Impacts and opportunities re: tourism

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I moved to Juneau last May to work here for the summer, but fell in love with the town and everything the surrounding areas have to offer, so plan to stay for many years to come. If appointed to the Douglas/Juneau Steering committee, I will offer the objective perspective of a newcomer, the passion of an outdoor and community enthusiast, and the dedication of a resident who has vested interest in our collective future!

SIGNATURE:

Blair 2/6/2020

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
 COMMUNITY DEVELOPMENT DEPARTMENT
 155 S. SEWARD STREET, JUNEAU, AK 99801
 PH 586-0715; FAX 586-4529
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORM

DATE: February 10, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Norton Gregory

MAILING ADDRESS: 1108 5th Street
Douglas, AK 99824PHYSICAL RESIDENCE: 1108 5th Street
Douglas, AK 99824

TELEPHONE: (home) 723-4024 or 789-4024 (work) 780-3125

E-MAIL: nortongregory@yahoo.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.



PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU

LIST PROPERTY ADDRESS: 1108 5th Street Douglas, AK 99824



BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU

LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:



TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU

PHYSICAL ADDRESS: 1108 5th Street Douglas, AK 99824



YOUTH REPRESENTATIVE (16 TO 24 years old)

PHYSICAL ADDRESS:



WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU

PHYSICAL ADDRESS: 1108 5th Street Douglas, AK 99824



OTHER COMMUNITY REPRESENTATIVE

PLEASE SPECIFY: Chair - Douglas Advisory Board

(Continued on other side)

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: Douglas Advisory Board, Dc

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: Sandy Beach, Treadwell Dit

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

My employer, THRHA owns

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1-16-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): CHARLES KIDDMAILING ADDRESS: 911 3RD ST. APT. 4
DOUGLAS, AK 99824PHYSICAL RESIDENCE: SAMETELEPHONE: (home) 503-358-1354 (work) _____

E-MAIL: _____

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: _____☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: SAME☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Attachment A - Steering Committee Applications
BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

Packet Page 168 of 258

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

SONOSKY, CHAMBERS, SACHSE, MILLER & MONKMAN - DOWNTOWN JUNEAU

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

JUNEAU HISTORIC RESOURCES ADVISORY COMMITTEE, FRIENDS OF THE LIBRARY

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

NONE

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

REGULARLY USE NEARBY TRAILS, LIBRARY

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

NO

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I HAVE A LONGSTANDING INTEREST IN PLANNING AND
AM ALREADY TUNED INTO LOCAL PLANNING MATTERS
AS A MEMBER OF HRAC. I THINK DOUGLAS IS A
WONDERFUL PLACE TO LIVE AND WANT TO DO EVERYTHING
I CAN TO SUPPORT THE BEST INTERESTS OF MY NEIGHBORS.

SIGNATURE: _____

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: Feb 5, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Arnold LiebeltMAILING ADDRESS: PO Box 240881
Douglas, AK 99824PHYSICAL RESIDENCE: 1301 5th St
Douglas, AK 99824TELEPHONE: (home) 321-3505 (work) 465-4767E-MAIL: asliebelt@me.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 1301 5th Street, Douglas
- ☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____
- ☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 1301 5th St Douglas
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____
- ☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____
- ☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

State legislature — Juneau

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

Past member — Douglas Advisory Board, JD Ice Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

ice hockey, fishing — boating, running, hiking, family history

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Long term, balanced approach.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

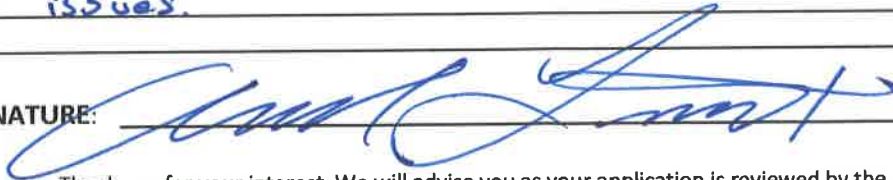
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I lived in Douglas for 30 years. My wife is 3rd generation Douglas. Want to preserve and improve quality of life and take a balanced approach to issues.

SIGNATURE: 

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Attachment A - Steering Committee Applications

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 2/4/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Shannon McLucasMAILING ADDRESS: 1520 3rd Street - Unit 8
Douglas, AK 99824PHYSICAL RESIDENCE: Same as AboveTELEPHONE: (home) 206-434-5452 (work) 907-523-7920E-MAIL: shannonmclucas@hotmail.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: Soon To Be: 1520 3rd Street Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
_____☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 1520 3rd Street Douglas☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Attachment A - Steering Committee Applications

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: Bobcat of Juneau

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF: None

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA: None

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA: The History and trails

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

Maintaining the beauty

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan that will represent the entire planning area?

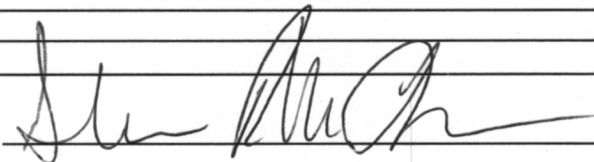
YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
 COMMUNITY DEVELOPMENT DEPARTMENT
 155 S. SEWARD STREET, JUNEAU, AK 99801
 PH 586-0715; FAX 586-4529
 EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1/15/20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): H. Erik PedersenMAILING ADDRESS: 1625 2nd Street
Douglas, AK 99824PHYSICAL RESIDENCE: "Same"TELEPHONE: (home) (907) 957-6848 (work) _____E-MAIL: surreyjak@outlook.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☐ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: _____☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 1625 2nd Street, Douglas, AK 99824☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

DOT & PF

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Perseverance Theatre, Juneau Douglas Ice Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Boating & Hiking

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I am a Professional Land Surveyor and have extensive experience in both using and developing land use zoning. I spent many years working around engineering and construction so I have good working knowledge of design standards and how they effect projects.

SIGNATURE: 

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: Jan 15th, 2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Robert Sewell, RDMAILING ADDRESS: 903 5th Street
Douglas, AK 99824PHYSICAL RESIDENCE: (SAME AS ABOVE)TELEPHONE: (home) 723-0147 (work) 465-4065E-MAIL: ROBERT.SEWELL.AK@GMAIL.COM

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

- ☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 903 5th Street, Douglas (HOME)
- ☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
Rental 28 (Mother-In-Law Type of Apartment / part of House)
- ☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: Live at my Home (903 5th St.)
- ☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: (NO)
- ☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: Community Activities As Douglas Resident
- ☒ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: President, Douglas Island Neighbors Association

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT *yes*
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: *Division of Public Health, AK DHSS
350 Main St., Juneau, AK 99801*

LIST COMMUNITY ORGANIZATIONS YOU ARE A MEMBER OF:

*Division of Public Health, AK DHSS
Douglas Island Neighbors Association
Healthy Alaskans Coalition*

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

N/A

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Frequent Hiking on Douglas Island, incl. South Douglas

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

N/A

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Yes, I am able to do so.

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Yes, certainly, as long as options are reasonable and acceptable.

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Yes, Always. I believe the government is best that listens, & there are many ways to do so.

Will you commit to develop a plan that will represent the entire planning area?

YES ☒ NO ☐

Yes, it needs to be holistic.

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

Yes, the main route for this is via the Douglas Island Neighbors Association

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

- I have a doctorate, and work in Public Health, and manage a large interagency effort, which has proven quite successful. Also I do a lot of work in collaborative settings.*
I am a Resident and Homeowner. I have been in Alaska since 1985, and on Douglas since 1996.
I have served in an organizing capacity for Douglas Island Neighbors Association for eight years.

SIGNATURE: *John G. Seull, Jr.*

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1-15-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Elizabeth SmithMAILING ADDRESS: 517 Saint Anns Ave
Douglas, AK
99824PHYSICAL RESIDENCE: SameTELEPHONE: (home) (907) 957-6914 (work) sameE-MAIL: Liz Johnston 27@gmail.comBASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.
STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 517, 617, 619 Saint Anns☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
SEERF, LLC & LIZ Smith Law - have office downtown but most work
done at 517 Saint Anns. #1061730, #2090142☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 517 Saint Anns☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 802 3rd Street - part-time contract work as
an Administrative Law Judge, dog walk & run throughout
plan area
☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Attachment A - Steering Committee Applications
BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

Packet Page 178 of 258

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: self-employed Attorney & Health Coach

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

Toastmasters, Aukean Triathlon Board, ski sale committee, chamber of commerce, Juneau Bar Association

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

Landlord (rent property), work from home much of the time, work part-time at 802 3rd street (state building in Douglas)

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Dog walking, running, bike riding, hiking - our bike is largely on Douglas. Husband works full time at 802 Douglas

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

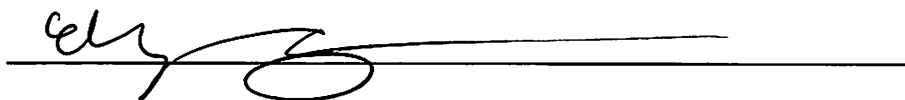
Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I live, work, and care about this area. I am very interested in community planning.

SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1/16/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): LINDA SNOWMAILING ADDRESS: 900 1st STREET, UNIT 12
DOUGLAS, AK 99824PHYSICAL RESIDENCE: 900 1st STREET, ~~AK~~ UNIT 12 (DOCKSIDE CONDOS)
DOUGLAS, AK 99824TELEPHONE: (home) 780-6106 (work) 780-6106E-MAIL: ljsnow@ak.net

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 900 1st STREET, UNIT 12 DOUGLAS☒ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:
SOUTHEAST STRATEGIES, 900 1st STREET, UNIT 12, DOUGLAS AK BUS LIC: 264797☒ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 900 1st STREET, UNIT 12, DOUGLAS☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: 900 1st STREET, UNIT 12, DOUGLAS
RECREATE - HIKE, ETC, ALLOVER THE PLAN AREA.
PERSEVERANCE THEATRE☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT: *SELF. CONSULTANT - ECONOMICS AND PLANNING
900 1ST STREET, UNIT 12, DOUGLAS*

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

VOLUNTEER FOR TREADWELL HISTORIC SOCIETY

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

SOUTHEAST STRATEGIES - CONSULTING FIRM

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

*HIKING/WALKING ALL OVER THE
PLAN AREA. PERSEVERANCE THEATRE, ISLAND PUB, ETC. TREE LIGHTING,
4TH OF JULY*

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*DOUGLAS COMMUNITY. KEEPING IT THRIVING, FRIENDLY AND SAFE.
ILLUMINATING THE INTERESTING HISTORY.*

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SEE ATTACHED.

SIGNATURE:

Linda J. Snow

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

Addendum to Application for the South Douglas/West Juneau Area Plan Steering Committee

Contact Info: Linda J. Snow

900 1st Street, Unit 12 (Dockside Condos)

Douglas, AK 99824

Phone: 907-780-6106, E-mail: ljsnow@ak.net

Relevant Personal Qualifications:

- Lived in the Juneau area most of my life. I am a 4th generation Juneauite.
- Lived in South Douglas and West Juneau several times in my life. Most recently, I own and live in a condo at Dockside on 1st Street - 2007 to present.
- Interested in, and knowledgeable about the history of Douglas and Treadwell. My family lived and worked in Treadwell, and performed theatre in Douglas.
- Semi-retired, so have time and energy for this effort.
- Do my homework, pay attention, and carefully weigh my decisions.
- Passionate about the wellbeing of my community.
- Dependable.

Relevant Professional Experience:

- Over 30 years of experience as an economist and planner. Much of my work involves transportation, land use, and economic development planning, and feasibility analysis.
- Operate an economic and planning consulting firm (Southeast Strategies) – 1999 to present.
- Have drafted, reviewed, and suggested edits for sections of the CBJ Comprehensive Plan - 2008 (for Planning Commission) and 2012 (for Juneau Economic Development Council).
- Updated Juneau's Housing Needs Assessment for Juneau Economic Dev. Council - 2012.
- Worked half time as transportation planner for Douglas Indian Association - 4/16 to 9/16.

Relevant Volunteer Experience:

- Dockside Condo Association Board of Directors – 7/19 to present.
- City and Borough of Juneau Auke Bay Area Plan Steering Committee Member (Representing the Douglas Indian Association) – 2014/15.
- City and Borough of Juneau, Douglas Advisory Board - 03/11 to 03/14.
- Treadwell Historic Preservation and Restoration Society (Planner) - 09/12 to present
- City and Borough of Juneau Planning Commission - 10/05 to 12/08.
- Southeast Conference (Board of Directors – Transportation, Tourism, and Economic Development Committees) - 9/03 to 06/10
- Alaska Committee Board - 8/95 to 9/98
- City and Borough of Juneau, Fisheries Development Advisory Committee - 8/95 to 8/97.
- National Association of Business Economists, Portland, OR Chapter (Board Treasurer and Vice President) - 4/93 to 10/94.

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 2/2/2020

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): Joyce VickMAILING ADDRESS: 1214 1st
Douglas AK 99824PHYSICAL RESIDENCE: Same as aboveTELEPHONE: (home) 907.321.3820 (work) 907-465-5591E-MAIL: joycevick@yahoo.com

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: 1214 1st Street, Douglas☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER:☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS:☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS:☐ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS:☒ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: 1) Douglas Advisory Board

(Continued on other side)

2) Douglas 4th of July Committee
3) CBJ Youth Board (services youth Borough-wide)MAIL AND/OR RETURN TO: CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

State of Alaska, Dept of Admin.

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

(on front page)
Douglas Advisory Board, Douglas 4th of July Committee,
Valley Toastmasters, Takut Toastmasters

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

Rentals (Residential)

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

Basketball & Football High School Scorekeeper

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

My son & his wife live in Juneau. My other son is considering moving back if he could find work in Douglas or Juneau.

COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

I like to see residents get involved in the planning for the future of Douglas Island.

SIGNATURE:

Joyce Viik

Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

CITY AND BOROUGH OF JUNEAU
PLANNING DEPARTMENTSouth Douglas-West Juneau Area Plan
STEERING COMMITTEE
APPLICATION FORMDATE: 1-16-20

INFORMATION PROVIDED ON THIS FORM WILL BECOME PART OF THE PUBLIC RECORD.

GENERAL INFORMATION:

NAME (please print): MURRAY WALSHMAILING ADDRESS: 2974 FOSTER AVEPHYSICAL RESIDENCE: SAMETELEPHONE: (home) 586-1106 (work) 723-8444E-MAIL: MURRAY@ACS ALASKA.NET

BASIS FOR QUALIFICATION. PLEASE CHECK ALL THAT APPLY.

STEERING COMMITTEE WILL CONSIST OF COMMUNITY REPRESENTATIVES.

☒ PROPERTY OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST PROPERTY ADDRESS: _____☐ BUSINESS OWNER WITHIN SOUTH DOUGLAS-WEST JUNEAU
LIST BUSINESS NAME, ADDRESS, AND LICENSE NUMBER: _____☐ TENANT/RESIDENT WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ YOUTH REPRESENTATIVE (16 TO 24 years old)
PHYSICAL ADDRESS: _____☒ WORK/RECREATE WITHIN SOUTH DOUGLAS-WEST JUNEAU
PHYSICAL ADDRESS: _____☐ OTHER COMMUNITY REPRESENTATIVE
PLEASE SPECIFY: _____

(Continued on other side)

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

BACKGROUND INFORMATION. PLEASE CHECK ALL THAT APPLY.

- ☒ YEAR-ROUND RESIDENT
☐ SEASONAL RESIDENT
☐ NON-RESIDENT

OTHER INFORMATION:

LOCATION OF EMPLOYMENT:

HOME

LIST COMMUNITY ORGANIZATIONS OF WHICH YOU ARE A MEMBER:

CHAMBER OF COMMERCE

LIST COMMERCIAL/BUSINESS INTERESTS YOU HAVE IN THE AREA:

OPERATE PART TIME CONSULTING BIZ.

LIST PERSONAL/RECREATIONAL INTERESTS YOU HAVE IN THE AREA:

WACK/HIKE COMM. EVENTS

ARE THERE OTHER INTERESTS OR CONCERNS YOU WILL BE REPRESENTING DURING THIS PLANNING PROCESS?

*TRAFFIC***COMMITMENT TO COMMUNITY. PLEASE CHECK YES OR NO.**

Will you make the voluntary commitment of time to be available for ALL steering committee meetings during the planning effort?

YES ☒ NO ☐*BUT NOT IN APRIL*

Will you consider compromises that help to manage conflict between competing interests in the community?

YES ☒ NO ☐

Will you listen to/consider testimony from the public and other government agencies as it affects this plan?

YES ☒ NO ☐

Will you commit to develop a plan which will represent the entire planning area?

YES ☒ NO ☐

Will you commit to distribute accurate information to other community members and clarify misunderstandings?

YES ☒ NO ☐

PLEASE MAKE ANY OTHER STATEMENTS SUPPORTING YOUR APPOINTMENT.

SIGNATURE:



Thank you for your interest. We will advise you as your application is reviewed by the Planning Commission.

MAIL AND/OR RETURN TO:

CITY AND BOROUGH OF JUNEAU
COMMUNITY DEVELOPMENT DEPARTMENT
155 S. SEWARD STREET, JUNEAU, AK 99801
PH 586-0715; FAX 586-4529
EMAIL: ALLISON.EDDINS@JUNEAU.ORG

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

		BASIS FOR QUALIFICATION							OTHER INFORMATION				SELECTION
	Applicant	Property Owner within SD-WJ	Business Owner within SD-WJ	Tenant/Resident within SD-WJ	Youth Rep. (16 to 24)	Employee within SD-WJ	Other Community Representative	Community Organizations You Are a Member Of	Commercial/Business Interests You Have in the Area	Personal/Recreational Interests You Have in the Area	Are There Other Interests or Concerns you will be representing during this planning process?	Statements Supporting Application	Statement Supporting Selection
1	Carole Bookless	X		X		(Former employee at Gastineau/Sayeik School)		350 Juneau; Trail Mix; JEA; Nature Conservancy; Sierra Club		Trail walking, biking, beach walking, art and photography	School related issues; Disability issues; Senior issues; Youth and young adult	I am currently a Special Education teacher who taught at Gastineau for 5 ears. I have taught for 7 years at DHMS; both schools have youth and youth with disabilities from Douglas. My first career was an architect and I maintain my license in California. I have training and background in urban design. I also have 2 young adult children whose demographic I would like to represent. I am also an active senior with 2 new knees.	- Lives and owns property in the study area - Understands youth/young adult perspective - Understands school issues - Has architecture/design background
2	Matt Catterson	X				X (ADFG)		Douglas Community Garden		Trail running; hiking; boating; XC skiing and backcountry downhill skiing; gardening		I do planning and permitting work for ADFG, so I understand the importance of public process. I also worked for 2 years in economic development for the State which informs my understanding of community development and planning.	- Lives and works in the study area - Volunteers with the community garden - Has experience with public processes 2 years economic development experience
3	Frank Delaney			X		X (Managing Director, Perseverance Theatre)		Juneau Chamber of Commerce	Perseverance Theatre	Sandy Beach and trails		We (Perseverance) are very interested in this effort, particularly as we look at dealing with issues in our building over the next 5-10 years. I see this as a	- Lives and operates a business in the study area - Understands arts/culture/placemaking

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

												complimentary effort.	
4	Rebecca Embler			X				Juneau Animal Shelter volunteer		Hiking trails; Sandy Beach; walkability; restaurants/cafes; community areas/events	Tourism impacts and opportunities	I moved to Juneau last May to work for the summer but fell in love with the town and everything the surrounding areas have to offer, so I plan to stay for many years to come. If appointed to the steering committee, I will offer to objective opinion of a newcomer, the passion of an outdoor and community enthusiast, and the dedication of a resident who has vested interest in our collective future.	- Lives in the study area - New to area; will bring a fresh perspective - Understands tourism opportunities/benefits/impacts - Will bring enthusiasm
5	Norton Gregory	X		X				Douglas Advisory Board; Douglas Neighborhood Association; Alaska Native Brotherhood	Residential and commercial development of the study area; Development of West Douglas; Douglas boat harbor	Sandy Beach; Treadwell Ditch Trail; Mt. Jumbo; Savikko Park; Treadwell Arena	My employer, Tlingit and Haida Regional Housing Authority (THRHA), owns 20 acres in the Emerald Subdivision.		- Lives and owns property in the study area - Member of Douglas Advisor Board and Alaska Native Brotherhood - Will bring a housing perspective through work with THRHA - Has experience representing a broad constituency as a past chair
6	Charles Kidd (moved to Anchorage)			X				Juneau Historic Resources Advisor Committee (HRAC); Friends of the Library		Regularly use the nearby trails and the Douglas Library		I have a long standing interest in planning and am already tuned into local planning matters as a member of HRAC. I think Douglas is a wonderful place to live and want to do everything I can to support the best interest of my neighbors.	
7	Arnold Liebelt	X		X				(Former member of Douglas Advisory Board and JD Ice Association)		Ice hockey; fishing and boating; running; hiking; family history	A long-term balanced approach	I have lived in Douglas for 30 years. My wife is 3 rd generation Douglas resident. I want to preserve and improve the quality of life and take a	- Lives and owns property in the study area - Long time Douglas resident - A long term approach is needed for a 20 year area plan - Experience with government functions through work in AK Legislature

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

												balanced approach to issues.	
8	Shannon McLucas	X		X						The history and the trails of Douglas			
9	H. Erik Pederson (Planning Commission liaison)			X				Perseverance Theatre; Juneau Douglas Ice Association		Boating and hiking		I am a professional land surveyor with DOT&PF and have extensive experience in both applying and developing land use zoning. I spent many years working around engineering and construction so I have a good working knowledge of design standards and how they affect projects.	- Lives in the study area - Frequent user of Treadwell Arena and member of Juneau Do - Understands CBJ zoning and land use
10	Robert Sewell	X		X				Douglas Island Neighborhood Association; Healthy Alaskans Coalition		Frequent hiking in the study area		I have a doctorate and work in public health and manage a large inter-agency effort which has proven quite successful. I can and do work in collaborative settings. I am a resident and homeowner. I have been in Alaska since 1985 and on Douglas since 1996. I have served in an organizing capacity for Douglas Island Neighborhood Association for 8 years.	- Lives and owns property in the study area - Long time engaged member of the Douglas community - Has experience reaching consensus within a working group
11	Elizabeth Smith	X	X	X		X (self-employed at SCERF, LLC & Liz Smith Law)		Toastmasters; Aukeman Triathlon Board; Ski Sale Committee; Chamber of Commerce; Juneau Bar Association)	Landlord (rent property); work from home much of the time; husband also works in the study area	Work as an administrative law judge; dog walk and run throughout the study area; our life is largely on Douglas		I live, work and care about this area. I am very interested in community planning.	
12	Linda Snow	X	X	X		X (self-employed at Southeast Strategies)		Treadwell Historical Society	Southeast Strategies consulting firm	Hiking and walking all over the stud area; Perseverance Theatre, Island Pub; tree	The Douglas Community – keeping it thriving, friendly and safe. Illuminating	See attachment	- Resident, property owner and business owner in the study a - Member of the Treadwell Historical Society - Has transportation planning experience through past work w - Has economic development experience with Southeast Strat - Understands CBJ zoning and land use as a past member of CB

SOUTH DOUGLAS-WEST JUNEAU STEERING COMMITTEE APPLICANTS – February 12, 2020

										lighting; 4 th of July	the interesting history.		
13	Joyce Vick	X		X				Douglas Advisory Board; Douglas 4 th of July Committee; CBJ Youth Board; Toastmasters	Residential rentals	High school basketball and football score keeper	My son and his wife live in Juneau. My other son is considering moving back if he could find work in Douglas or Juneau.	I like to see residents get involved in the planning for the future of Douglas Island.	- Resident and property owner in the study area - Member of the 4th of July Committee and CBJ Youth Board
14	Murray Walsh*	X		X				Juneau Chamber of Commerce	Operate a part-time planning consulting business	Walking and hiking; community events	Traffic		
15	John King			X				Trail Mix		Sandy Beach; Savikko Park; Treadwell Ditch Trail; downtown Douglas businesses		I have lived in three different South Douglas/ West Juneau residences over the past 7 years and would bring to the committee the perspective of a young professional renter and homeowner. In my daily work with the Alaska Department of Natural Resources, I consult area plans created by my department and understand the importance of decision making at the time of the plan’s creation.	

* Applicant states they are not available in the month of April

STEERING COMMITTEE MEMBER JOB DESCRIPTION

Talented steering committees create remarkable communities. Your consideration to share your expertise and experience with the City & Borough Juneau is appreciated. As a steering committee member, you may look forward to the rich and challenging experience to strengthen the character, livability, and diversity of your community. Through your involvement, service, and fair approach, you will shape Juneau's future, and balance the public good with private rights and interests. This is your opportunity to serve the common good of all the residents of Juneau to create enduring neighborhoods and celebrate shared spaces.

ROLE OF THE STEERING COMMITTEE & ITS MEMBERS:

The primary responsibility of the steering committee is to serve as the voice of the public, and the conscience of the plan; and when necessary makes recommendations on zoning changes, design standards, and other items pertinent to the planning initiative. Additionally, the steering committee may provide guidance to other CBJ Boards and Commissions. An ideal steering committee member must have a willingness and dedication to commit both time and energy to the steering committee; have an interest in planning and development, civic engagement, and the protection of the environment; and possess a willingness to encourage and accept input from residents and those affected by the actions made by the steering committee.

Below are the types of exercises and tasks that you may expect to participate in, or review, as a steering committee member:

PARTICIPATE IN STEERING COMMITTEE MEETINGS

PARTICIPATE IN FORMING THE VISION FOR THE PLANNING INITIATIVE

PARTICIPATE IN COMMUNITY OUTREACH SESSIONS, SUCH AS:

- *Attend some, but not all, public participation sessions*
- *Attend some, but not all, public events related to the plan*

REVIEW ZONING REVISIONS AND MAKE RECOMMENDATIONS TO PLANNING COMMISSION, SUCH AS:

- *Design Standards*
 - Create walkable village-like neighborhoods while maintaining the neighborhood character
 - Streamline the permitting process for abutting property owners and applicants
- *Update Zoning*
 - Implement zoning that promotes and facilitates mixed use development

PARTICIPATE IN THE PREPARATION OF PLAN(S), SUCH AS:

- South Douglas-West Juneau Area Plan

STEERING COMMITTEE MEMBERSHIP:

Steering committees shall be made up of no less than 9 and no more than 15 members consisting of stakeholders from the affected planning area representing property owners, business owners, education, youth, and other relevant groups to the Planning Commission. No more than one Planning Commission member and one Assembly member shall hold a position on the steering committee.

Steering committee members are appointed by the Planning Commission and serve appointments for extent of the planning initiative (approximately 12 to 24 months). The steering committee members shall ensure and commit to the following:

- Reside or own property within the planning area, own a business or other community agency within the planning area, or spend a considerable amount of time in the study area through work or recreation;
- Volunteer their time and commit to attending meetings for the planning initiative;
- Commit to consider compromises that may assist in managing conflict and build consensus;

- Listen and consider testimony from the public and government agencies;
- Commit to develop a plan that represents the affected study area; and
- Commit to distribute accurate information to other community members and clarify misunderstandings or misperceptions.

Should any steering committee member fail to meet the commitments outlined above, or miss 50% of the steering committee meetings, or miss three meetings in a row, he/she may be removed by the Director.

POSITION: Member of the Steering Committee for a Planning Initiative

LENGTH OF TERM: 12-24 months approximately

TIME COMMITMENT: Varies per planning initiatives; typically no more than 1 meeting per 3 weeks

EXPECTED ATTENDANCE:

<u>FUNCTION</u>	<u>DATE</u>	<u>TIME</u>	<u>APPROXIMATE NUMBER OF HOURS PER MONTH</u>
Steering Committee Meetings	TBD by Staff & SC	TBD	1-3 Hours
Special Meetings	Variable	N/A	1 Hour
Prep Work, Site Visits, Special Presentations	Variable	N/A	2 Hours

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die," -

Daniel H. Burnham.

Attachment C - Steering Committee Job Description

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Planning Commission Priorities - CONTINUED

ATTACHMENTS:

	Description	Upload Date	Type
▣	Planning Commission Priorities Draft Letter to the CBJ Assembly	10/6/2020	Miscellaneous



Planning Commission

(907) 586-0715
 PC_Comments@juneau.org
 www.juneau.org/plancomm
 155 S. Seward Street • Juneau, AK 99801

October 13, 2020

Dear Mayor Weldon, Deputy Mayor Gladziszewski, and Assembly Members:

On behalf of the Planning Commission, first let me thank you for your leadership during these difficult times. We are grateful for the manner in which the Assembly has prioritized the safety of our community and continued to advance important priorities even as the global pandemic affects us.

We were looking forward to the annual Assembly-Planning Commission joint session. We value those meetings as opportunities to share priorities and to get feedback from the Assembly about our work. In light of the cancellation of this year's meeting, the Planning Commission scheduled a Committee of the Whole to discuss our work and identify some priorities for the coming year. Our liaison, Assembly member Smith, listened to that discussion.

This letter identifies the priorities we discussed at the Committee of the Whole. We are sending it in advance of the Assembly's annual retreat in the hopes that it might be useful to those conversations. In addition, we welcome feedback from the Assembly.

- Comprehensive Plan Revision: The Assembly and Commission have recognized the need to update the Comprehensive Plan. We understand the budget realities that led to delay for this year. We are ready to work on updating the plan, and we strongly encourage the Assembly to prioritize funding to move forward next year.
- Parking: The Commission understands that updating the downtown parking regulations is a priority for the Assembly, and we have been working with the Community Development Department in an effort to move forward with analysis and updates for any needed changes to parking downtown and borough-wide.
- Zoning Updates: The Commission has been working with CDD to finalize updates to the Auke Bay zoning, needed to implement to Auke Bay Area Plan. That process was disrupted by the coronavirus pandemic, and we intend to prioritize completion of those updates. We have also begun the process of updating the downtown zoning to replace the Alternative Development Overlay District. We will also prioritize completion of that process.
- Area Plans: The Commission continues to favor CIP allocations by the Assembly to implement the area plans that have been developed. We understand that the Assembly and CDD have prioritized completion of the Blueprint Downtown and West Juneau/Douglas processes. We will look forward

to working with the Assembly to find ways to complete those plans, and to implement priorities from the existing Lemon Creek and Auke Bay plans.

- Downtown Housing: The Commission is highly supportive of efforts to increase and diversify housing downtown, including further analysis of unutilized space downtown that could support increased housing. Meaningful housing increases will likely require Assembly fiscal support in the form of tax deferrals and targeted grant programs to incentivize development.
- Other Title 49 updates: The Commission will work with CDD to complete other needed revisions to Title 49 that have been started but need additional work. We hope to work on updating code related to common walls, accessory apartments, and vegetative cover. We also recognize the need to revisit the manner in which plats are reviewed and approved by the Commission. In addition, the Commission notes that the Conditional Use Permits awarded for marijuana facilities will soon be due for mandatory five-year reviews. We suggest that this is an opportune time to revisit the code created at that time and see whether updates are needed.

Thank you considering this letter. We would welcome feedback and a dialogue about these issues. I am available to speak with, and the Commission would be open to a more informal conversation in the absence of a joint session.

Sincerely,

Michael LeVine
Chair, Juneau Planning Commission

**PLANNING COMMISSION AGENDA
THE CITY AND BOROUGH OF JUNEAU, ALASKA**

Additional Materials for October 13, 2020 Planning Commission Meeting

ATTACHMENTS:

	Description	Upload Date	Type
▣	Additional Materials for October 13, 2020 Planning Commission Meeting	10/13/2020	Miscellaneous

Additional Materials

Regular Planning Commission Meeting

Virtual Meeting Only

7:00pm

Meeting Date: October 13, 2020

1. USE2020 0020:

- a. Public Comment – Eileen Hosey, received 9.24.20
- b. Public Comment – Roland Lumbab, received 9.25.20
- c. Public Comment – SVdP, Dave Ringle, received 10.1.20
- d. Public Comment – JCHH, Hazel LeCount & Gus Marx, received 10.2.20
- e. Public Comment – Yaakoosge Daakahidi, Kristin Garot, received 10.5.20
- f. Public Comment – THRHA, Shaun Guthrie & Jackie Pata, received 10.5.20
- g. Public Comment – Yaakoosge Daakahidi , Kelly Niemann, received 10.5.20
- h. Public Comment – Alicia Maryott, received 10.5.20
- i. Public Comment – AWARE, Mandy Cole, received 10.6.20
- j. Public Comment – Polaris House, Bruce Van Dusen, received 10.6.20
- k. Public Comment – NAMI, Aaron Surma, received 10.8.20
- l. Public Comment – Sandra West, received 10.8.20
- m. Public Comment – SAIL, Tristan Knutson-Lombardo received 10.8.20
- n. Public Comment – SEARHC, Charles Clement, received 10.8.20
- o. Public Comment – Angel Conklin, received 10.8.20
- p. Public Comment – Kaitlyn Conway, received 10.8.20
- q. Public Comment – Maximus Earnest Wheat, received 10.8.20
- r. Public Comment – Stephen Mell, received 10.8.20
- s. Public Comment – Emily Kane, received 10.8.20
- t. Public Comment – Margo Waring, received 10.8.20
- u. Public Comment – Catherine Hatch, received 10.8.20
- v. Public Comment – Justine Bishop & signed Tongass Park Subdivision homeowners, received 10.8.20
- w. Public Comment – Amy Kesten, received 10.9.20
- x. Public Comment – Elisabeth Hauser, received, 10.9.20
- y. Public Comment – Julie McBrien, received 10.9.20
- z. Public Comment – Sally Schlichting, received 10.9.20
- aa. Public Comment – Laura Stats, received 10.9.20

- bb. Public Comment – Friends of Zach Gordon Youth Center, Jessica Brown, received 10.9.20
- cc. Public Comment – Genevieve Gagne-Hawes & Justin Pahl, received 10.9.20
- dd. Public Comment – Hannah Wilson, received 10.9.20
- ee. Public Comment – Sherri von Wolfe, received 10.9.20
- ff. Public Comment – Laura Lucas, received 10.9.20
- gg. Public Comment – Allison Radford, received 10.9.20
- hh. Public Comment – Friends of Zach Gordon Youth Center, Paul Douglas, received 10.9.20
- ii. Public Comment – Meryl Connelly-Chew, received 10.9.20
- jj. Public Comment – Danielle Redmond, received 10.9.20
- kk. Public Comment – Claire Delbecq, received 10.9.20
- ll. Public Comment – Sealaska, Joyce Niven, received 10.9.20
- mm. Public Comment – Juneau School District, Bridget Weiss, received 10.10.20
- nn. Public Comment – Jean Shannon, received 10.10.20
- oo. Public Comment – Anne Connelly, received 10.10.20
- pp. Public Comment – Justine Bishop, received 10.11.20
- qq. Public Comment – Hilary Poole, received 10.12.20
- rr. Memorandum – Staff Report Correction

September 24, 2020

**Statement to the Planning Commission regarding the Hurlock Avenue Property
Webinar October 13, 2020, 7:00 p.m.**

My name is Eileen Hosey and I have lived in this residential area since 1978; first for five years on O'Day Drive, which is just around the corner, and since 1983 at 2416 Ka-see-an Drive, one block away. At this time I would like to share my thoughts on the proposed youth emergency housing site proposal that is coming before this body.

Our children are the stepping stones to the future and it seems like common sense to help them become the best versions of themselves possible since they will be in charge of this city, state, and country before too long. With this in mind, I wish to declare my complete and total support of the proposed youth emergency housing envisioned.

I first set foot on the property in June 1971, when it was known as the Juneau Receiving Home and Mr. and Mrs. Bob Dindinger managed the site. I belonged to a small civic group of women and we had purchased a porch swing for them. I had volunteered my husband to install it and we went there to do the job on a sunny Saturday morning. Along with us was our three year old daughter who would soon have a sibling in another month or so. I was impressed with the mission and practicality of this place. They welcomed children into the facility where they were nurtured, fed, and knew that they were safe. I felt lucky that my two children had a home and caring parents.

Over the years the home has welcomed many of Juneau's children who needed safe housing. The world can be a tough place for kids in difficult situations without a solid home foundation; and what better way to help kids navigate through the uncertainties and fears than for them to know that society cared enough to make their lives just a bit easier.

Our community's kids need our support and attention. I welcome the dedicated employees who will be there to help the youth who need safe housing. I welcome the kids who need our support, love, and a safe place to stay. I welcome my responsibility as a parent, grandparent, and great-grandparent to reach out to someone else's child, grandchild, or great-grandchild as needed. We're all in this together and I'm reminded of the wise words once said of Eleanor Roosevelt, "She'd rather light a candle than curse the darkness," although the sentiment goes back many years and is iconic in its power and meaning.

Eileen Hosey
2416 Ka-see-an Drive
Juneau AK 99801
907) 789-2912, cell 907_957-0109
eileengh@gmail.com

From: [Roland Lumbab](#)
To: [PC_Comments](#)
Cc: [Borough Assembly](#)
Subject: Comments for Youth Emergency Shelter at 9290 Hurlock Ave
Date: Thursday, September 24, 2020 8:53:22 PM

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

Greetings Ms. Gallion,

My name is Roland Lumbab and my property is just two houses away from 9290 Hurlock Avenue. I would like to send my comments in regard to the permit application for the youth emergency housing shelter and rapid rehousing.

To say that I am in strong opposition towards the application submitted for the conditional use permit of that property **for reasons of security**, I will state past events that have happened before when the property was still used as a youth shelter and that the house right next to my property was being used as their office.

- 9 or 8 years ago, my garage windows on the side of my house were damaged (holes and cracks, and still present) that seem to be shot with BB guns. The youth shelter office didn't replace the damaged windows.

- my vehicle was parked by their fence but within my property. The next day I noticed that the front windshield of my vehicle was broken as if it were hit by a medium-sized rock or an object that weighed a pound. But office agreed to replace the car windshield that was broken.

- another instance with the same vehicle, I went outside of my house and saw that my car doors were open, and my belongings were scattered on the ground.

These past events have put me in strong opposition against this permit application and I believe the neighborhood will also have similar concerns with the use of this property for the youth emergency shelter.

Concerned Resident,

Roland Lumbab

From: [Dave Ringle](#)
To: [PC_Comments](#)
Subject: Youth Shelter support
Date: Thursday, October 1, 2020 2:19:25 PM

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

October 1, 2020

Dear City and Borough of Juneau:

I'm writing on behalf of St. Vincent de Paul to support the youth shelter proposed for 9290 Hurlock Ave. Twenty five years ago, as a laid off school teacher, I worked at that property for as a youth counselor for Juneau Youth Services. I saw the need and the value of providing shelter for youth in crisis in our community. In the last five years of my teaching experience, I had the privilege of seeing two former clients at my school being the supportive parents for their children that they never had. Such programs are key to breaking the cycle of poverty.

Homeless teenagers are the hardest cases we face while running the emergency Warming Shelter. They are too young to be permitted in our shelter but there is nowhere else for them to go. The homeless agencies in town are working together to find emergency solutions, but that takes effort we would rather put into the many needs of the homeless adults we serve. We need a youth shelter for their safety and to better meet their unique needs.

Combining the resources of THRHA and the expertise of Zach Gordon in this facility will fill a gaping hole in the social services safety net for our youth. Putting it into a building with a history of serving at risk youth in our community makes sense.

Sincerely,

Dave Ringle
General Manager, St. Vincent de Paul

--

Dave Ringle
Executive Director
St. Vincent de Paul
8617 Teal Street
Juneau, AK 99801
907-321-7026
dave@svdpjuneau.org
www.svdpjuneau.org

"We provide material and spiritual charity and work for social justice for all people."



September 30, 2020

Re: Tlingit and Haida Regional Housing Authority's conditional-use permit for 9290 Hurlock Avenue

Dear Planning Commissioners:

The Juneau Coalition on Housing and Homelessness (JCHH) wholeheartedly supports Tlingit and Haida Regional Housing Authority's application for a conditional-use permit for the property as 9290 Hurlock Avenue. As you are very likely aware, this property had been used to provide youth housing since 1967 up until 2016, when the Cornerstone Youth Shelter was moved to Mendenhall Loop Road (Back Loop Road). And as you are aware, that shelter closed its door in August 2019. The JCHH not only endorses this request for a conditional-use permit to ultimately re-open a youth shelter and rapid-rehousing facility in Juneau, but we endorse this project because it emphasizes a much needed collaboration to best serve Juneau's at-risk youth population. A successful shelter will require partnerships, and a partnership between Tlingit and Haida Regional Housing Authority and the Zach Gordon Youth Center (a CBJ program) promises to open up services in a way that Juneau's runaway and homeless youth have never experienced. There are few entities better positioned to help our youth succeed, whether it is during a pandemic or any other time, and the JCHH thanks both CBJ and Tlingit and Haida Regional Housing Authority for facing youth homelessness head on.

Again, the Juneau Coalition on Housing and Homeless unequivocally supports the request for a conditional-use permit to convert the 9290 Hurlock Avenue property into what it has always been meant to be—a safe, welcoming shelter for Juneau's young people, managed by an agency with experience and an interest to make the community stronger.

Warmly yours,

Hazel LeCount and Gus Marx

Co-Chairs of the Juneau Coalition on Housing and Homelessness

From: [Garot, Kristin](#)
To: [PC_Comments](#)
Subject: comments re youth emergency housing on Hurlock Ave
Date: Monday, October 5, 2020 1:28:39 PM

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

Members of the CBJ Planning Commission --

I am writing in support of the Condition Use Permit for a youth emergency shelter on the Hurlock Ave property.

I am the principal at Yaakoosge Daakahidi High School. In this capacity, I have seen over and over the specific need for teen/youth emergency shelter. In the last year that we have had no emergency shelter for teens on their own, we have seen the need continue to rise for such a place -- as things for families have gotten harder, teens in our community who with no place to go are actually living on the streets.

For a teen who does not have a place to sleep, once they reach the level of living on the streets, we see them drop completely from school and struggle to ever get them back.

The new shelter project will be different from the previous shelter - Cornerstone - that was at this property in the past. What particularly excites me about the proposed project this time is that the staff of Zach Gordon Youth Center would be running the Hurlock Ave shelter. In my experience, the staff there are already connected to the students who might make their way to the shelter in a crisis and have the skills needed to create and build relationships and support teens and their guardians. Kids trust the ZGYC staff to support them. Families and kids know The Zach as a place of support.

I am looking forward to being able to tell a student who comes to me in a crisis situation that there is an option for where they can sleep for the night and get some support. We owe it to our most vulnerable youth.

Thank you,
 Kristin Garot

--
 Kristin Garot
 Principal
 Yaakoosgé Daakahídi High School
 Montessori Borealis Public
 HomeBRIDGE
 Juneau School District
kristin.garot@juneauschools.org
 907 523 1801



Let's solve Juneau's Youth Homeless Problem together

The Juneau School District reports between 100-150 homeless students a year. This data does not include how the COVID-19 pandemic has added stressors to our family dynamics and makes it even harder for us to find safe shelter options. The economic impacts of a global pandemic are hitting our community hard, and youth are now and will continue to be, impacted in negative ways by the fallout.

Tlingit Haida Regional Housing Authority (THRHA) is committed to ensuring safe housing opportunities for the citizens of Southeast Alaska. We wholeheartedly support the work of Juneau's Homeless Coalition and the progress of the Youth Homeless Demonstration Project (YHDP) in seeking safe housing for one of our most vulnerable populations, our youth. As we come together as a community to ensure our at-risk youth have housing options it is important to address the facts around youth homelessness and the Hurlock property.

Did you know...

- ✓ Currently Juneau has no emergency shelter for youth
- ✓ The Hurlock property has a long history of providing shelter to youth in need
- ✓ The proposed shelter project will serve 6-8 youth ages 10-18
- ✓ The rapid rehousing project will serve an additional 2-4 youth ages 18-20
- ✓ The shelter will be shift staffed with awake staff 24/7

Especially now, in this time of a global pandemic, our youth experiencing housing insecurity need to be able to access safe places to stay. We simply cannot go through another winter without adequate services for our community's most vulnerable youth. It's important for youth to feel connected and supported by their community. Living in a safe and supportive neighborhood, with the opportunity to be good neighbors, plays a big role in this.

ZGYC is already serving this population. They have the expertise to build relationships with young folks struggling with housing insecurity and other challenges, as well as with their caregivers. THRHA and ZGYC are both experts in their field and this partnership is a forward thinking and collaborative approach to supporting youth in our community. It's a win-win!

Let's solve Juneau's Youth Homeless Problem together!

For questions or concerns call Saun Guthrie (sguthrie@thrha.org) or Jackie Pata (jpata@thrha.org) or at (907) 780-6868.

From: [Niemann, Kelly](#)
To: [PC_Comments](#)
Subject: THRHA has applied for a conditional use permit to use the property at 9290 Hurlock Ave. for shelter and rapid rehousing services to youth
Date: Monday, October 5, 2020 2:11:50 PM

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

To Whom it May Concern,

I have been a school counselor with the Juneau School District for 30 years, the last 9 years at Yaakoosge Daakahidi High School. Since Juneau Youth Services closed Cornerstone over a year ago, there has been nowhere for homeless youth to go. I have had so many students in crisis and in desperate need of a youth shelter and it has been heartbreaking that for the past year there is nowhere safe that youth can go. There is a desperate need in this community for an emergency youth shelter. The Juneau School District reports between 100-150 homeless students annually. This includes homeless families. We have already seen COVID-19 making this worse and we do not expect that to change any time soon. The economic impacts of a global pandemic are hitting our community hard, and youth are now and will continue to be impacted in negative ways by the fallout. In the last week alone, I have been aware of or received phone calls about numerous youth on the street and showing up at the adult warming shelters that can't allow youth to stay. Especially now, in this time of a global pandemic, our youth experiencing housing insecurity need to be able to access safe places to stay. We simply cannot go through another winter without adequate services for our community's most vulnerable youth.

I was so excited when I heard that ZGYC was awarded the grant and will be partnering with Tlingit and Haida Regional Housing Authority on this project! I know Jackie Pata, THRHA CEO is an incredible partner in this whole process and I know that together they can create something amazing for our homeless youth. I know THRHA has applied for a conditional use permit to use the property at 9290 Hurlock Ave. for shelter and rapid rehousing services to youth (we are also partnering on the RRH project). As experts in the housing management world, ZGYC is lucky to have their organization involved and providing building management.

The Hurlock property has a long history of providing shelter to youth in need. Currently Juneau has no emergency shelter for youth. The proposed shelter project will serve 6-8 youth ages 10-18. The rapid rehousing project will serve an additional 2-4 youth ages 18-20. The apartment in this space will be available for youth ages 18-20 as one of the options for Rapid Rehousing. THRHA will act as the landlords and ZGYC will provide the supportive services. ZGYC is already serving this population. They have the expertise to build relationships with young folks struggling with housing insecurity and other challenges, as well as with their caregivers.

I have been told that the homeowners and neighbors by the Hurlock property are concerned. Up until this past year, this property was an emergency youth shelter for over 25 years under Juneau Youth Services. I am not aware that there were any concerns or problems then. The shelter will be shift staffed with awake staff 24/7 which should put the neighbors at ease that

THRHA and ZGYC are both experts in their field. This partnership is a forward thinking and collaborative approach to supporting youth in our community. It's a win-win! As the capital of Alaska, we owe it to the homeless youth in our community to provide a safe shelter where they can go. I don't want to have to talk to another student over the phone or have to look them in the eyes and say that our community has nowhere for them to go. This project not only will give youth somewhere safe to go at night but will also help them attain life-long life skills so that they can make the transition to productive, contributing adults in our community. Without this project and early intervention, these youth will become homeless adults that will even have bigger issues and need more of our taxpayers money when they aren't employable or are homeless as adults. I urge you to approve the conditional use permit for this property!

Thanks,
Kelly

--

Kelly Niemann
Yaakoosge Daakahidi High School Counselor
kelly.niemann@juneauschools.org
907-523-1804

From: [Alicia Maryott](#)
To: [PC_Comments](#)
Subject: Letter of Support for Conditional User Permit for Youth Shelter
Date: Monday, October 5, 2020 3:02:02 PM

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

Hello,

I am writing to express my support for the conditional use permit of the 9290 Hurlock Ave. property for the purposes of providing shelter for youth in transition or experiencing houselessness. I work at the alternative high school here in Juneau, and am keenly aware of the challenges that our teens face with the lack of housing and shelter options for youth. Some of our youth experiencing houselessness do not have a consistent legal guardian who is able to sign or grant permission for them to stay at, say an adult shelter or with the Family Promise program through community churches. Youth are not allowed to stay at these shelter options without parent permission. The Juneau School District reports around 100-150 students are experiencing houselessness, which I'd guess is a conservative number. Some youth stay with friends, but have to alternate or couch surf and some don't report their lack of housing for a variety of reasons (mainly it's not our business, unless we want to provide services to students through the State, then we're required to document it), but each student's situation is different and none of the current shelter options provide space for youth; except for Cornerstone, with parent permission and only 8 beds. Allowing use of this property would double the capacity for youth shelter and broaden the access for those without a legal guardian.

The Hurlock property has a history of providing shelter for youth who are homeless, runaways, living in unsafe conditions, in need of counseling or who simply need some time away from their families. As a professional working with youth who experience houselessness, and as a former youth who was a recipient of shelter services as a teen myself at this very property; I cannot stress enough how vital this need is for the safety of our youth, especially during a pandemic when people are also struggling financially and emotionally; among other things. We are a community, we have to take care of each other and I'm excited for the partnership between the Zach Gordon Youth Center (ZGYC) and Tlingit and Haida Regional Housing Authority (THRHA) and their commitment to providing safety and shelter for Juneau's youth.

I am respectfully requesting that the City and Borough of Juneau approve the conditional use permit, so that the ZGYC and THRHA can get to work on helping ensure our youth have a safe place to stay in a healthy environment. Thank you for your time and consideration.

Sincerely,

Alicia Maryott
Douglas



CBJ Planning Commission
155 S. Seward St. Juneau
AK 99801

October 6, 2020

Dear Planning Commissioners,

Our community has identified a gap in the availability of resources for unsheltered youth. With the closure of Cornerstone in 2019, we no longer have a place for homeless youth to seek safety when confronted by abuse, homelessness or crisis. AWARE supports the Tlingit and Haida Regional Housing Authority's (THRHA) application for a conditional use permit for a Youth Emergency Shelter at 9290 Hurlock Ave.

As a domestic violence/sexual assault services provider, I am faced every day with the consequences of child abuse. The majority of persons who seek our shelter services have experienced abuse as children, and that trauma has lasting consequences for them, for their own children, and for our community. AWARE is able to provide options for safety for these families, however, we are unable to shelter unaccompanied youth who seek shelter. The expertise and training, as well as the program structure, required to serve this special population is beyond our capacity. We support the Zach Gordon Youth Center (ZGYC), in partnership with THRHA, in developing the capacity to meaningfully and safely shelter and support young people in crisis. Development of an Emergency Youth Center serves this goal, and will address an important gap in Juneau's Continuum of Care.

The Hurlock property has a long history of providing shelter to youth in need, and is set up for optimal service provision with minimal alteration. The proposed shelter project will serve 6-8 youth ages 10-18 years. The rapid rehousing project will serve an additional 2-4 youth ages 18-20 years. ZGYC is already serving this population, and has the expertise to build relationships with young folks struggling with housing insecurity and other challenges, as well as with their caregivers. THRHA and ZGYC are both experts in their field and this partnership is a forward thinking and collaborative approach to supporting youth in our community.

AWARE urges you to support this project, and grant a conditional use permit to establish an Emergency Youth Shelter at 9290 Hurlock Ave. This is an opportunity to leverage federal funding to deliver a direct and tangible benefit for our community. Our young people deserve support, and now is the time to demonstrate our community's love for our children and commitment to their safety.

Thank you for your consideration. Please feel free to contact me for further information at mandyoc@awareak.org.

Kindly,

Mandy Cole

From: [Bruce Van Dusen](#)
To: [PC_Comments](#)
Cc: hlecount@alaska.net; gusm@jys.org
Subject: From Polaris House
Date: Tuesday, October 6, 2020 3:58:17 PM

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

Greetings,

This note is comments concerning the Youth Shelter. This is a much needed service for Juneau. This service can prevent persons from becoming adults who become homeless. This service is needed to provide help to youth who are not experiencing family supports during their formative years. Think about it about for one minute. What if you did not have a family to support you? Or, what would happen to you if experienced the stigma of being a youth who was homeless with nowhere to turn for help? Can you imagine how awful that would feel?

I experienced a significant period of time as a homeless person. I am so grateful for the help that secured housing and the other supports I needed to become a successful upstanding member of the community.

The Hurlock property has a long history of providing shelter to youth in need. Currently Juneau has no emergency shelter for youth. The proposed shelter project will serve 6-8 youth ages 10-18. The rapid rehousing project will serve an additional 2-4 youth ages 18-20.

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The shelter will be shift staffed with awake staff 24/7.

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Juneau has not had a shelter for youth for the past year. Especially now, in this time of a global pandemic, our youth experiencing housing insecurity need to be able to access safe places to stay. We simply cannot go through another winter without adequate services for our community's most vulnerable youth.

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ZGYC is already serving this population. We have the expertise to build relationships with young folks struggling with housing insecurity and other challenges, as well as with their caregivers. THRHA and ZGYC are both experts in their field and this partnership is a forward thinking and collaborative approach to supporting youth in our community. It's a win-win!

The Juneau School District reports between 100-150 homeless students annually. This includes homeless families. We have already seen COVID-19 making this worse and we do not expect that to change any time soon. The economic impacts of a global pandemic are hitting our community hard, and youth are now and will continue to be, impacted in negative ways by the fallout.

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The apartment in this space will be available for youth ages 18-20 as one of the options for Rapid Rehousing. THRHA will act as the landlords and ZGYC will provide the supportive services. This project will begin after the first of the year and we are very excited about it!

Thank you for your time, support and work as we continue to support persons in Juneau who need our help. The CBJ City Council and City Offices go a long way to continuing the great heritage of this city to ensure that no person ever need to be alone.

Sincerely,

Bruce Van Dusen
 Executive Director
 Polaris House, Inc.

434 W Willoughby Av
Juneau, AK 99801
bvandusen@alaska.net
907-780-6775

October 8, 2020

To the City & Borough of Juneau Planning Commission:

I am writing this letter to support use of the property at 9290 Hurlock to be used by Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center to operate a youth homeless shelter. In short, my support is due to:

- The clear need for youth homelessness services in our community. Our school district estimates that over 100 students experience homelessness in any given year.
- The staff at Zach Gordon Youth Center have experience providing services to youth experiencing homelessness
- The partnership between THRHA and ZGYC is a shining example of how organizations can partner to create better services than any one organization can provide alone.
- The specific property in question has been used for youth homeless services in the recent past. It is already set up to accommodate the services needed.
- Shelter staff will be on site 24/7 to provide support for those receiving services there.
- In August 2019, the Juneau community lost its one and only youth shelter. As an isolated community with no roads connecting us to rest of the state, there are currently no housing options for youth experiencing homelessness.
- Youth who are housing insecure are likely to face additional risks including dangerous living environments, increased substance use, criminal justice involvement, poor mental health and suicide. We strongly believe a project addressing youth homelessness is critical to the Juneau community and that the ZGYC is in a great position to take the lead on these efforts.

NAMI Juneau is a mental health education, support and advocacy education and affiliate of the National Alliance on Mental Illness. We support community efforts to increase protective factors for Juneau's youth and families, including access to housing, education, and quality health care. For the reasons stated above, we fully support the ZGYC and THRHA's continued efforts to address youth homelessness through this use of CBJ property.

Thank you for this opportunity to offer our support.

Sincerely,



Aaron Surma
NAMI Juneau Executive Director
Aaron@NAMIJuneau.org

From: [Sandra West](#)
To: [PC_Comments](#)
Subject: Emergency Youth Shelter at Hurlock
Date: Wednesday, October 7, 2020 8:27:31 PM

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

Juneau Planning Commission:

I have a history of working with Juneau's at-risk youth and I support using CARES funds to assist our teen homeless population. For four years, I worked at Yaakoosge Daakahidi Alternative High School, assisting homeless students in receiving benefits through the McKinney Vento Act. I am currently a Social Work student at UAF and an intern at the State Office of Children's Services. I understand youth homelessness and the dire need for an emergency youth shelter in Juneau.

I am also a resident of the Tongass Park Subdivision. My family and I have lived on Aurora Drive, near the former Cornerstone Shelter, since 2006.

I support Tlingit & Haida Regional Housing Authority's (THRHA) Conditional Use Permit for a youth shelter serving 6-8 youth aged 10-18, with rapid rehousing services available for an additional 2-4 youth, aged 18-20. I've been involved with Zach Gordon for years and have confidence in their expertise in building relationships that will improve the lives of Juneau's homeless youth, and in their administrative ability to run a shelter successfully.

As a resident of the Tongass Park Subdivision, I understand my neighbor's resistance to the Conditional Use Permit, as the process of designating a use for the Hurlock property has been tumultuous, with the current shelter permit being proposed and processed with unusual speed.

I believe we should take advantage of CARES funding to provide the 12 shelter beds to youth that might otherwise be on the streets this winter. That said, if the mission, scope or capacity of the shelter changes in the future, THRHA should be required to seek a new Conditional Use Permit which follows the public notification process.

Thank you!

Sandra West
2404 Aurora Drive
Juneau, AK 99801

*Inspiring Personal Independence***SOUTHEAST ALASKA INDEPENDENT LIVING**

3225 Hospital Dr, Suite 300, Juneau, Alaska 99801, 1-800-478-SAIL, ph/tty: 907-586-4920, fx: 907-586-4980

October 8, 2020

Hello Planning Commission,

I am writing on behalf of Southeast Alaska Independent Living (SAIL) in support of Tlingit and Haida Regional Housing Authority's (THRHA) conditional use permit to use 9290 Hurlock Ave to provide shelter and rapid rehousing services to homeless youth. Currently, Juneau has no shelter for youth who are homeless. Given that the Hurlock property has a long history of providing safe shelter for youth, it makes sense for THRHA to again provide a similar service at this location. Additionally, as we move through fall, we simply cannot afford another winter where our homeless youth have no place to go for safe, warm housing.

In partnership with the Zach Gordon Youth Center (ZGYC), THRHA has an excellent plan to provide 24/7 staffing to the youth receiving services there. With the Juneau School District consistently reporting over 100 homeless students annually (many with families but some on their own) we know that there are young people in our community that deserve a place be warm, to be safe, and to be given the opportunity to realize their potential to succeed in this world.

SAIL actively collaborates with both THRHA and the ZGYC, so we have seen first-hand the quality of services they both provide and the expertise they both maintain to serve this population. As a Center for Independent Living, we serve hundreds of Juneau residents of all ages who experience a diverse range of disabilities. Housing is always one of the top services requested and, given the intersection disability has with homelessness (whether the individual themselves experience a disability or someone in their family does), SAIL is heavily invested in outcomes that result in safe, accessible, and affordable housing for everyone in our community.

To that end, we strongly encourage approval of THRHA's conditional use permit.

Sincerely,

Tristan Knutson-Lombardo
Assistant Director

October 8, 2020

Mayor Beth Weldon
City and Bureau of Juneau
155 S. Seward Street
Juneau, AK 99801

Re: Hurlock Avenue Property

Dear Mayor Weldon,

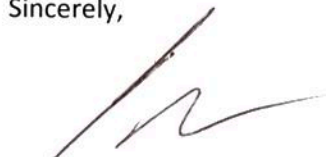
The Tlingit Haida Regional Housing Authority (THRHA) is working with the City and Borough of Juneau (CBJ) and Alaska Legacy Partners to transfer ownership of the Hurlock property back to the CBJ to be operated by THRHA under a long term lease to provide housing for youth in need of transitional housing.

Juneau has been without an emergency youth shelter for the past year, presenting many issues for our youth. Access to safe emergency shelter is now more critical than ever as the pandemic has restricted previously safe places due to social distancing requirements. Hopping from place to place, staying with friends and strangers who may put them in unsafe situations, and bartering with their lives for a place to stay, is not a risk that any child should have to take.

Because of this, we are seeing an increase in teens using adult shelter spaces that are not safe or appropriate for them. We anticipate this need increasing as the pandemic's social and economic impacts continue to hit our community.

The SouthEast Alaska Regional Health Consortium supports aligning resources and working collaboratively to strengthen the community's efforts for this vulnerable and underserved population.

Sincerely,



Charles Clement
President and CEO

From: [Angel Conklin](#)
To: [PC_Comments](#)
Subject: Support the youth shelter in Juneau
Date: Thursday, October 8, 2020 5:28:57 PM

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

Angel Conklin(Eren), 18, currently couch surfing in Lemon Creek
I am writing to support the conditional use permit application of Tlingit and Haida regional housing authority

For me I never know when my housing will fall through. When people will kick me out. I need a safe space to go at night and during the day. It's going to be a good thing for Juneau. I was in a domestic violence dispute with one of my parents and I didn't have anywhere to go. Having a safe place where there are supportive adults would be incredibly helpful.

I personally can name ten other teens that are homeless right now COVID makes this even harder, because teens can't find random couches to crash on. This is already dangerous and COVID makes it worse.

Please support the youth shelter in Juneau. Juneau teens need this.

From: [Kaitlyn Conway](#)
To: [PC_Comments](#)
Subject: Support for Conditional Use Permit Application
Date: Thursday, October 8, 2020 5:45:19 PM

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

I am writing to support the Conditional Use Permit application of Tlingit and Haida Regional Housing Authority. My name is Kaitlyn Conway and I live downtown.

Every day I work with youth in Juneau who experience homelessness. I get calls late at night from people asking what the city does for young people who are in this situation, and I have to tell them that the city has nothing in place to protect arguably their most marginalized and at risk population. These young people have nowhere to go. This is a big problem, one that is only made worse by our world experiencing a global pandemic. With Covid-19, less people are willing to take in teens and allow them to live on their couches due to the increased risk. Even with covid as a consideration, we should not be asking young people to stay on strangers' couches.

Juneau needs a place where supports are in place to help these vulnerable teens; a place where they can get a warm meal, someone to listen to them, and a clean bed. Juneau teens need a place where adults are trained and ready to help. I fully believe that THRHA and The Zach Gordon are the folks qualified for the task.

Kaitlyn Conway (she/her)

From: [Max Wheat](#)
To: [PC_Comments](#)
Subject: Support for youth shelter
Date: Thursday, October 8, 2020 6:07:56 PM

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

Sent from my iPhone
Maximus earnest wheat, 19, Douglas

I am writing to support the conditional use permit application of Tlingit & Haida regional housing authority Juneau needs a youth shelter because there are homeless teens. No one needs to be in the street especially during a pandemic.

Young people need a place to stay it's important that teens know that the city has their back. Teens need to know people care, especially when they are going through a hard time.
When I was 10 I didn't want to be in my parents home where drugs being used or where people were getting hit I couldn't take it anymore, so I found a blanket and slept in the car for 4 nights that's something no kid should have to do

If there was a youth shelter in Juneau I wouldn't of had to do that

From: [Stephen Mell](#)
To: [PC_Comments](#)
Subject: Letter of support for the conditional use permit at 9290 Hurlock Ave
Date: Thursday, October 8, 2020 7:59:22 PM

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

Hello,

My name is Stephen Mell, I was born and raised in Juneau, and I currently live at 850 Basin Road. I'm writing to urge you to approve the conditional use permit for 9290 Hurlock Ave for the purposes of providing services to homeless youth. Youth homelessness has long term negative impacts, both for the people who experience it and for the community as a whole. This project is clearly beneficial for the community, and I urge you to help make it a reality.

Sincerely,
Stephen

From: [Emily Kane](#)
To: [PC_Comments](#)
Subject: Youth Shelter
Date: Thursday, October 8, 2020 9:50:03 PM

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

I'm writing to give my support of the much-needed youth shelter. Please grant THRHA the Conditional Use Permit they need for the [9290 Hurlock Ave](#) building so they can meet this critical need for our community. Thank you for supporting Juneau's most vulnerable youth. Please let me know how I could help further.

Thank you!

Dr Emily Kane

Juneau

www.DrEmilyKane.com

www.NaturopathicMedicineInstitute.org

www.naturopathic.org

www.primarydoctor.org

Join with me in

Cultivating Exuberance

From: [Margo Waring](#)
To: [PC_Comments](#)
Subject: Youth Shelter
Date: Thursday, October 8, 2020 10:00:53 PM

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

Dear Planning Commission,

I am glad to voice support for a new youth shelter; we have been without one for more than a year and winter is coming on. As I understand it, this project is a collaboration between THRHA and Zach Gordon Youth Center. I have faith in both organizations and their able leadership. From my days as a member of the Juneau School Board, I especially know the importance of a youth shelter in keeping young people in school. I am sure that Jordan Nigro will see to it that the shelter will have a commitment to the continued education of our young people.

Sincerely,

Margo Waring
11380 N. Douglas Hwy
Juneau, AK 99801

From: [Catherine Hatch](#)
To: [PC_Comments](#)
Subject: Yes to the youth shelter!
Date: Thursday, October 8, 2020 10:03:10 PM

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

Dear CBJ Planning Commission,

I'm writing to voice my support of the much-needed youth shelter in our community. Juneau has now been without a youth shelter for a year, and with the ongoing pandemic as well as winter fast approaching, Juneau's most vulnerable youth need a safe haven.

Please approve the Conditional Use Permit required for the 9290 Hurlock Ave building so that Tlingit and Haida Regional Housing Authority can use the space to meet this critical need for our community.

During the 2018-2019 school year, 126 children were classified as homeless. Tlingit and Haida Regional Housing Authority's plans to manage the shelter in partnership with the Zach Gordon Youth Center for programming is a smart and effective way to get unhoused youth the support they need to survive and thrive.

Thank you for supporting Juneau's most vulnerable youth!

—Catherine Hatch
228 Highland Dr
Juneau, AK 99801
907.500.8703

From: [Justine Bishop](#)
To: [PC_Comments](#)
Subject: Comments in Opposition to Proposed Conditional Use Permit for 9290 Hurlock Avenue
Date: Thursday, October 8, 2020 10:05:26 PM

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

I am writing to you today as a life-long Juneau resident and the owner of one of two houses directly impacted by the proposed youth emergency housing shelter and rapid rehousing at 9290 Hurlock Avenue. My husband and I purchased this home in October of 2018 with the knowledge that the adjacent property, now owned by Alaska Legacy Partners LLC, was to be used as a senior housing project. Our realtor assured us of same. When we negotiated for our home, previously owned by Juneau Youth Services, it was with the understanding that there WOULD be senior housing adjacent, not a youth emergency housing shelter and rapid rehousing project. We would not have purchased our home had we been advised of what is now being considered for the Hurlock property. I speak in ADAMANT opposition to the Conditional Use Permit for a youth emergency housing shelter and rapid rehousing being proposed for 9290 Hurlock Avenue. My husband and I are not in agreement with the drastic change to the proposed usage of this location. This is a peaceful residential neighborhood, and we want to keep it that way.

As you may be aware, there was a 6-month vetting process to choose which organization would be a good fit for the Hurlock property, vacated by Juneau Youth Services (JYS) in 2018. Of the five applicants, the senior housing development proposed by Alaska Legacy Partners, LLC was chosen. Now, after the public process had already concluded and the community had made their choice known, there is a complete about-face by the CBJ who are now acting as if the youth emergency shelter and rapid rehousing is already a foregone conclusion as evidenced by City Manager Rorie Watts language at a meeting of wherein "staff requests a motion of support and referral to the Assembly for the Attorney to draft an ordinance authorizing the use of the Hurlock property for vulnerable homeless youth as proposed by THRHA and ALP."

We have very specific concerns because when we bought the property in 2018, there was no back fence: We were the adjoining property of Juneau Youth Services (JYS). There is also a walkway/easement that goes between our property and the Alaska Legacy Partners (ALP). We discussed putting in a fence with the ALP officials; however, that never came to fruition. Now this dramatic change in circumstances needs to be addressed by the new owners to remedy this problem of a back fence for our safety and enjoyment of our property.

My husband and I collected 59 signatures from the neighborhood in opposition to this project; this represents a significant number of homeowners. The combined property value of our neighborhood represents \$30,000,000. We are taxpayers and voters and concerned citizens. In speaking with neighbors on Ka See An Drive, Aurora Court, Miner Drive, O Day Drive, Reischl Way, Aurora Drive, Sheiye Way, Lee Smith Drive and Hurlock Avenue, there was a common theme of disbelief that a public process that had taken 6 months could so be quickly

erased. People were astonished that all of the work they had done to ensure the usage of 9290 Hurlock was a good fit with the neighborhood was so quickly bypassed only to have the Lands Committee “provide a motion of support and referral to the Assembly for the Attorney to draft an Ordinance that would remove the condition that ALP use the property for senior care facility (assisted living) and add a condition that the property be used for homeless youth”. We have not seen evidence of any plan of action to mitigate all consequences of placing a homeless shelter in our neighborhood. How do you intend to ensure that those who come to the facility do not engage in loitering, trespassing, drug use, drunk and disorderly conduct, burglary and criminal activities precluding the homeowners from the general enjoyment of owners’ property and safety of the residents?

In the plan that is being proposed, there are two spaces for adults up to 24 years of age with the rest of the slots to purportedly be filled by those who are up to 18 years of age. You have not addressed the issue of supervision nor have you clearly defined the category of individuals; this leaves the door open for the overflow of ex-felons from Lemon Creek Correctional Center. One could easily surmise that City and Borough of Juneau (CBJ) powers that be are not following **49.05.100** – “To ensure that future growth and development in the City and Borough is in accord with the values of its residents”. CBJ Statute **49.15.330**: “...Will substantially decrease the value or be out of harmony with property in the neighboring area”.

On August 31st, 2020, City Manager, Rorie Watts requested “... ***a motion of support to pursue reacquisition of this property as proposed by ALP and the Housing Authority for the use as a homeless youth facility (assisted living) and request a draft Ordinance that would be set for public hearing after the CUP process.***” Regardless of his allowing for the “public process to occur”, the language expresses that this is already a foregone conclusion and that we must accept a homeless facility in our residential neighborhood. The various CBJ entities are putting the cart before the horse and need to listen to the concerns of the community. We have not been given any information, except an orange flyer which did not even list the entity who had submitted the application. It simply said, in the passive voice, “An application has been submitted for consideration and public hearing by the Planning Commission for a Conditional Use Permit for a youth emergency housing shelter and rapid rehousing located at 9290 Hurlock Avenue in a D5 zone.

It is disingenuous of CBJ officials to act as if this is being handled as a public process when they’re pushing this into our neighborhood months before we’re given a chance to weigh in on this about-face from the original plan for the property that was determined in 2018 when Alaska Legacy Partners (ALP) bought the property. While the city did mail us a flyer, they didn’t tell us they would be making recommendations in support of this new, wholly different project prior to listening to the input from the community; OUR meeting won’t be until October 13, 2020. By then, it seems the political will of the corporate entities and the assembly may have wrought a very different outcome than the senior housing originally agreed upon in 2018 after a lengthy vetting process. Tongass Park subdivision is one of Juneau’s oldest neighborhoods. My mother and father purchased a home on this street in the 1960s when they first moved here. Times have changed and it is much harder to afford a single-family home in the 21st century in Juneau, Alaska. My husband and I had lived in

condominiums for 20 years when we were finally able to afford a home. Contrast that with my parents' purchase in their 30s.

I leave you with this:

What is the meaning of "public policy?" As stated by the Ohio Supreme Court in *The Pittsburgh, Cincinnati, Chicago & St. Louis Ry. Co. v. Kinney*, 95 Ohio St. 64, 68, 115 N.E. 505, L.R.A.1917D, 641 (1916):

"In substance, it may be said to be the community common sense and common conscience, extended and applied throughout the state to matters of public morals, public health, public safety, public welfare and the like. It is that general and well-settled public opinion relating to man's plain, palpable duty to his fellowmen, having due regard to all the circumstances of each particular relation and situation.

"Sometimes such public policy is declared by Constitution; sometimes by statute; sometimes by judicial decision. More often, however, it abides only in the customs and conventions of the people in their clear consciousness and conviction of what is naturally and inherently just and right between man and man."

Sincerely,

Justine Bishop
2461 O Day Drive
Juneau, AK 99801-6901

We, the undersigned, homeowners in the Tongass Park Subdivision stand in opposition to the Conditional Use Permit for youth emergency housing shelter and rapid rehousing being considered by the Planning Commission for 9290 Hurlock Avenue by Alaska Legacy Partners LLC. As you may know, this is one of Juneau's oldest and most established neighborhoods. We enjoy our homes, the safety of this area and the security of not having a crime-ridden, drug-infested neighborhood. We do not want to have to worry about crime or the safety of our children. To allow this kind of usage in the neighborhood will have detrimental effect not only on property values, but also on the ability to re-sell our homes if/when we should want to do that in the future.

This seems like an ill-conceived venture and we are opposed to this project. Please reconsider allowing this to move forward. It is not in keeping with the values of the neighborhood nor the peaceful atmosphere we currently enjoy.

Sincerely,

Signature	Printed Name and Address
Beth Dobson	Beth Dobson 9087 Sheryl Way, Juneau, AK 99801
Carl & Gail Nelson	Carl & Gail Nelson 2391 Aurora Dr, Juneau AK 99801
Kathy Clough	Kathy Clough 2995 Aurora Dr, Juneau AK 99801
Sara Verrelli	Sara Verrelli 2405 Aurora Ct, Juneau, AK 99801
William S. Dancil	William S. Dancil 2409 Aurora Drive, Juneau 99801
Melissa Elmore	Melissa Elmore 2412 Aurora Drive, Juneau 99801
Tim Sullivan	Tim Sullivan 2421 Ka See An Dr, Juneau 99801
Amanda Fallis	Amanda Fallis 2412 Ka See An Dr, Juneau 99801
Thom Koozan	Thom Koozan 2415 Ka See An Dr, Juneau 99801
2405 Ka See An Dr, Juneau, AK 99801	
2408 Ka See An Dr, Juneau, AK 99801	
2404 Kasperan Dr, Juneau, AK 99801	
2391 Kasperan Dr, Juneau, AK 99801	
2365 Kasperan Dr, Juneau, AK 99801	
2355 Kasperan Dr, Juneau, AK 99801	
Natasha Peterson	Natasha Peterson 2355 Ka See An Dr, Juneau AK 99801
Peter Nakamura	Peter Nakamura 2346 Ka See An Dr, Juneau AK 99801
Sue Peterson	Sue Peterson 2340 Ka See An Dr, Juneau AK 99801
9090 Sheryl Way, Juneau, AK 99801	
Kyle Schepisingh	Kyle Schepisingh 9090 Sheryl Way, Juneau AK 99801
Curtis Hopson	Curtis Hopson 9096 Miner Ct, Juneau 99801
Hilary Poole	Hilary Poole 9111 Miner Dr, Juneau 99801
Kevin Poole	Kevin Poole 9111 Miner Dr, Juneau 99801
Morgan Poole	Morgan Poole 9111 Miner Ct, Juneau 99801
MICHAEL RYDMAN	MICHAEL RYDMAN 9090 MINER CT, 99801
Catherine Dull	Catherine Dull 9088 Miner Ct, Juneau, AK 99801
JESSICA DULL	JESSICA DULL 9088 MINER CT, Juneau, AK 99801
Gorri Butler	Gorri Butler 9220 Lee Smith Dr, 99801
Allen Butler	Allen Butler 9220 Lee Smith Dr, 99801
9230 Lee Smith Dr, 99801	
9237 Lee Smith Dr, 99801	
Kris Cole	Kris Cole 9346 Lee Smith Dr, 99801
Pete Miller	Pete Miller 2366 O'Day Drive, Juneau AK 99801
Halatono Iupou	Halatono Iupou 9357 Miner Dr, Juneau, AK 99801
Maribos Ashby	Maribos Ashby 9350 Miner Dr, Juneau, AK 99801
9330 Miner Drive	
Justine Bishop	Justine Bishop 2461 O Day Drive, Juneau, AK 99801

Printed Name

Address

Signature

Printed Name	Address	Signature
2201 Ka see an Dr. Juneau AK 99801	9190 LEE SMITH DR CHARLES MARSH	Angela
2204 KA-SEE-AN DR AK 99801	2200 KASEE AN DR AK 99801	Priscilla
2440 O'Day Kathryn Beers	2040 O'Day Juneau AK	Priscilla
Ben Kriegmont	2040 O'Day Juneau AK	Priscilla
FRANCIS BLACKWELL	2393 O'Day Juneau AK	Priscilla
Melinda Hernandez Burke	2405 O'Day Juneau AK	Priscilla
Yazmin Kennard	2422 O'Day Juneau AK	Priscilla
GLORIA R. WALTON	9081 HURLUCK AVE	Priscilla
9081 HURLUCK AVE	99801 Juneau AK	Priscilla
2395 AURORA CT 99801	Juneau AK	Priscilla
2395 AURORA CT 99801	Juneau AK	Priscilla
2400 AURORA CT 99801	Juneau AK	Priscilla
2203 KA-SEE-AN DR 99801	Juneau AK	Priscilla
2335 Kasee an dr 99801	Juneau AK	Priscilla
2345 KASEE-AN DR 99801	Juneau AK	Priscilla
2345 Ka-see-an Dr. Juneau AK 99801	Juneau AK	Priscilla
2458 O'Day Dr. Juneau, AK 99801	Juneau AK	Priscilla
2458 O'Day Dr. Juneau, AK 99801	Juneau AK	Priscilla

We, the undersigned, homeowners in the Tongass Park Subdivision stand in opposition to the Conditional Use Permit for youth emergency housing shelter and rapid rehousing being considered by the Planning Commission for 9290 Hurlock Avenue by Alaska Legacy Partners LLC. As you may know, this is one of Juneau's oldest and most established neighborhoods. We enjoy our homes, the safety of this area and the security of not having a crime-ridden, drug-infested neighborhood. We do not want to have to worry about crime or the safety of our children. To allow this kind of usage in the neighborhood will have detrimental effect not only on property values, but also on the ability to re-sell our homes if/when we should want to do that in the future.

This seems like an ill-conceived venture and we are opposed to this project. Please reconsider allowing this to move forward. It is not in keeping with the values of the neighborhood nor the peaceful atmosphere we currently enjoy.

Sincerely,

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Beth Dobson	Beth Dobson 9087 Sheryl Way, Juneau, AK 99801
Carl & Gala Nelson	Carl & Gala Nelson 2391 Aurora Dr. Juneau AK 99801
Kathy Clough	Kathy Clough 2498 Aurora Dr. Juneau
Sara Verrill	Sara Verrill 2405 Aurora Ct Juneau AK 99801
William & Pamela	William & Pamela 2409 Aurora Drive Juneau 99801
Melissa Elmore	Melissa Elmore 2412 Aurora Drive Juneau 99801
Jim Sullivan	Jim Sullivan 2421 Ka See An Juneau 99801
Amanda Falls	Amanda Falls 2412 Ka See An dr. Juneau 99801
Wim Koonan	Wim Koonan 2413 Ka See An Dr Juneau 99801
2408 Ka See An	2408 Ka See An Juneau AK 99801
2408 Ka See An	2408 Ka See An Juneau AK 99801
2404 Ka See An	2404 Ka See An Juneau AK 99801
2391 Ka See An	2391 Ka See An Juneau AK 99801
2365 Ka See An	2365 Ka See An Juneau AK 99801
2355 Ka See An	2355 Ka See An Juneau AK 99801
Natasha Peterson	Natasha Peterson 2355 Ka See An Juneau AK 99801
Peter Nakamura	Peter Nakamura 2346 Ka See An Dr " 99801
Sven Hansen	Sven Hansen 2340 Ka See An Juneau AK 99801
9099 Sheryl Way	9099 Sheryl Way Juneau AK 99801
Kyle Schepissing	Kyle Schepissing 9099 Sheryl Way Juneau AK 99801
Curtis Hopson	Curtis Hopson 9096 Miner Ct Juneau 99801
Hilary Poole	Hilary Poole 9111 Miner Juneau June 99801
Kevin Poole	Kevin Poole 9111 Miner CT 99801; Juneau AK.
Morgan Poole	Morgan Poole 9111 Miner CT 99801
MICHAEL RYDMAN	MICHAEL RYDMAN 9090 MINER CT, 99801
Catherine Dull	Catherine Dull 9088 Miner Ct Juneau, AK 99801
JOSSICA DULL	JOSSICA DULL 9088 MINER CT JUNEAU AK 99801
Gerri Butner	Gerri Butner 9220 Lee Smith Dr. 99801
Allen Butner	Allen Butner 9220 Lee Smith Dr. 99801
Drake Cole	Drake Cole 9230 Lee Smith Dr. 99801
B. Hildre	B. Hildre 9337 Lee Smith Dr. 99801
Kris Cole	Kris Cole 9346 Lee Smith Dr. 99801
Pete Miller	Pete Miller 2360 O' Day Drive Juneau AK 99801
Halatono Tupou	Halatono Tupou 9357 Miner Dr.
Marcelo S. Ashby	Marcelo S. Ashby 9350 Miner Dr. Juneau, AK 99801
9330 Miner Drive	9330 Miner Drive
Justine Bishop	Justine Bishop 2461 O Day Drive Juneau, AK 99801

Address

Signature

2201 Ka see an Dr. Juneau AK 99801
 Rickie Dammak 2200 Kasee An. Dr. AK 99801
 2204 KA-SE-AN JORDAN E FELT
 2440 O'Day Kathryn Beers KATON
 Ben Krieymont 2040 O'Day Juneau AK
 FRANK BLACKWELL 2393 O'DAY JUNEAU AK
 Melinda Hernandez & Burke 2405 O'Day SUTTON
 Yasmine Kennard 2422 O'Day Drive Juneau
 GLENN B. WALTON 99081 HURLOCK AVE
 99801 Hurlock Ave 99801 Juneau AK
 2395 AURORA CT 99801 Juneau AK
 2395 Aurora Ct. 99801 Juneau, AK
 2400 Aurora Ct 99801 Juneau, AK
 2203 Ka see An Dr. 99801
 2395 Kasee an dare 99801 Juneau AK
 2345 KASEE-AN DR 99801 SUTTON, AK Jeff Smith
 2345 Ka-see-an Dr. Juneau AK 99801 Danielle Smith
 2458 O'Day Dr. Juneau, AK 99801
 2458 O'Day Dr. Juneau, AK 99801

[illegible]

From: [Amy](#)
To: [PC_Comments](#)
Subject: Support Youth Sheltet
Date: Friday, October 9, 2020 5:31:05 AM

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

Hello Commission:

I am contacting you in support of the proposed youth shelter.

Please grant THRHA the conditional use permit they need at 9290 Hurlock Ave. to utilize that building.

Thank you for supporting our community and our most vulnerable population, our youth.

Sincerely,

Amy Kesten, Auke Bay

Retired Special Education Teacher

Sent from my iPhone

Sent from my iPhone

From: [Elisabeth Hauser](#)
To: [PC_Comments](#)
Subject: In Support of youth shelter
Date: Friday, October 9, 2020 6:36:32 AM

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

I'm writing to voice my support of the much-needed youth shelter. Please grant THRHA the Conditional Use Permit they need for the [9290 Hurlock Ave](#) building so they can meet this critical need in our community. Thank you.

*Elisabeth Hauser
15580 Glacier Hwy
Juneau, AK 99801*

From: [Julie McBrien](#)
To: [PC_Comments](#)
Subject: I support the Juneau youth shelter
Date: Friday, October 9, 2020 6:46:24 AM

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

I'm writing to voice my support of the much-needed youth shelter. Please grant THRHA the Conditional Use Permit they need for the 9290 Hurlock Ave building so they can meet this critical need for our community. Thank you for supporting Juneau's most vulnerable youth.

Sincerely,
Julie McBrien
8164 Pinewood Dr
Juneau, AK 99801

From: sally.schlichting@gmail.com
To: [PC_Comments](#)
Subject: Support for conditional use permit for youth shelter
Date: Friday, October 9, 2020 7:05:28 AM

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

Dear Planning Commission members,

I'm writing to voice my support of the much-needed youth shelter and the partnership between Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center. Please grant THRHA's application for a Conditional Use Permit for the building at 9290 Hurlock Avenue to serve as a youth shelter. This project serves a critical need for our community, and we need this now more than ever. Thank you for supporting Juneau's most vulnerable youth.

Sincerely,

Sally Schlichting
Juneau

From: [Laura Stats](#)
To: [PC_Comments](#)
Subject: Support Youth Shelter
Date: Friday, October 9, 2020 7:16:58 AM

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

Dear Planning Commissioners,

Thank you for your service to the Juneau community.

Tlingit and Haida Regional Housing Authority is seeking a conditional use permit for a youth shelter on Hurlock St. I am urging you to support this project.

Kind regards,
Laura Stats
418 7th St
Juneau, AK 99801

From: [Jessica Brown](#)
To: [PC_Comments](#)
Cc: [Jordan Nigro](#)
Subject: Support for THRHA application conditional use permit
Date: Friday, October 9, 2020 7:56:59 AM

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

Good morning,

I am writing in support of the THRHA application for a conditional use permit to rapidly rehouse homeless youth. Since coming to Juneau 11 years ago, I have been keenly aware of homelessness in youth- first working at AWARE and then at the Zach Gordon Youth Center before serving on their board now. There exists a serious gap in services at the moment- during a global pandemic, no less. To put it more bluntly, now is not the time when homeless teens can easily- or should have to- couch surf.

Zach Gordon Youth Center and **THRHA** have bravely stepped up to the plate to work in collaboration to meet these urgent needs in our community. It has arisen out of a crisis, but my hopes are that, like other issues the pandemic has brought to light and forced a more viable solution upon, this pertinent issue can be given the appropriate resources to better serve youth than we were before.

Having worked with adolescent youth roughly a decade ago, I knew many were not going home to safe or stable housing after the doors of ZGYC closed at night. Unfortunately some of those faces are the same ones that many of the downtown regulars are familiar with now- moseying awake on the streets as we come to work or finding camaraderie and warmth in the drink. Our existing system has failed them. I believe that this rapid rehousing project can meet their most urgent needs to support their development as young adults to lead safe and secure lives.

Sincerely,

Jess Brown

Friends of Zach Gordon Youth Center Board Secretary

From: [Genevieve Gagne-Hawes](#)
To: [PC_Comments](#)
Subject: Youth Shelter
Date: Friday, October 9, 2020 8:51:09 AM

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

Hello there:

I'm a life-long Juneau resident, living with my husband downtown. I'm writing to voice our support of the much-needed youth shelter. My mother is a long-time volunteer with the youth community, and her work has driven home the pressing need for this facility. Please grant THRHA the Conditional Use Permit they need for the 9290 Hurlock Ave building so they can meet this critical need for our community.

Thank you for supporting Juneau's most vulnerable youth.

Sincerely,
Genevieve Gagne-Hawes and Justin Pahl

From: [Hannah Wilson](#)
To: [PC_Comments](#)
Subject: Youth Shelter
Date: Friday, October 9, 2020 10:03:07 AM

Dear Juneau Planning Commission,

I'm writing to urge you to please approve the conditional use permit required for the 9290 Hurlock Ave. building (which was formerly used as the Cornerstone Emergency Shelter) so that Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center can use the space to meet this critical need for our community. During the 2018-2019 school year, 126 students in the Juneau School District struggled with housing. Needless to say, the challenge is even greater now. We support the enormous effort that has been put into this project and would like to see it move forward. We need to support all of Juneau's youth, particularly those who are most vulnerable!

Thank you,

Hannah Wilson

From: [Sherri von Wolfe](#)
To: [PC_Comments](#)
Subject: Support approval of CUP for youth shelter
Date: Friday, October 9, 2020 10:08:28 AM

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

Dear CBJ Planning Commission,
I'm writing to voice my support of the youth shelter project in our community.

Lack of these critical services places Juneau's vulnerable youth at even greater risk and disadvantage.

Please approve the conditional use permit required for the 9290 Hurlock Ave. building (which was formerly used as the Cornerstone Emergency Shelter) so that Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center can use the space to meet this critical need for our community.

Thank you for the work you do.

Kind regards,
Sherri von Wolfe

From: [Laura Lucas](#)
To: [PC_Comments](#)
Subject: in support of youth shelter on Hurlock Ave
Date: Friday, October 9, 2020 10:14:36 AM

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

I'm writing to voice my support of the youth shelter and rapid rehousing project on Hurlock Avenue that will continue the long history of the property being used for the purpose of assisting youth in crisis.

As a social worker working with chronically homeless adults, I encountered many individuals whose current situation found its origin in an unstable home life as a youth. A youth shelter is a critical piece in the effort to solve the issues of homelessness in our community. That Juneau has been without a youth shelter presents a serious handicap to our ability to solve this complex and vexing problem.

Please grant the conditional use permit as recommended by CBJ staff.

Sincerely,
Laura Lucas
6615 North Douglas Hwy
Juneau, AK 99801

From: [Allison Radford](#)
To: [PC_Comments](#)
Subject: Youth shelter
Date: Friday, October 9, 2020 10:21:56 AM

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

Good morning,

Please approve the conditional use permit to resume use of the building on Hurlock avenue (formerly Cornerstone) as a youth shelter. Safe, supportive housing for youth experiencing homelessness is a critical need in our community.

I support the efforts of T&H and Zach Gorden to meet this need.

Thank you,
Allison Radford
723 6th Street
Juneau, AK 99801

Sent from my iPhone

From: pddoug@gci.net
To: [PC_Comments](#)
Subject: FW: Conditional Use Permit - 9290 Hurlock Ave
Date: Friday, October 9, 2020 11:14:48 AM

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

For over ten years I have served on the Friends of Zach Gordon Youth Center (ZGYC) Board of Directors. In that capacity I am aware that the Youth Center serves a significant number of youth struggling due to being homeless, living as “couch surfers,” or barely surviving in dysfunctional homes.

Tlingit Haida Regional Housing Authority (THRHA) has applied for a conditional use permit for the property at 9290 Hurlock Ave. to be used for shelter and rapid rehousing services for youth experiencing housing insecurity. ZGYC is partnering with THRHA by providing expertise in building relationships with young folks in need of housing support.

I strongly support the THRHA conditional use application and encourage your approval of this application. THRHA’s housing management expertise combined with ZGYC’s experience in building relationships with youth will be a winning partnership in serving youth with their housing needs.

Thank you.

Paul Douglas
3014 Foster Ave.
Juneau, AK 99801
907-463-3042
pddoug@gci.net

From: [Meryl Connelly-Chew](#)
To: [PC_Comments](#)
Subject: Youth Shelter
Date: Friday, October 9, 2020 11:24:09 AM

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

Dear Planning Commission,

I'm asking you to approve the conditional use permit required for the 9290 Hurlock Ave. building. This was the building, as you know, that was previously used for the Cornerstone Emergency Shelter, so it will be the easiest and quickest way for a youth shelter to be up and running again.

I have worked with survivors of domestic and sexual violence for several years, and I have witnessed the importance of safe shelter for the most vulnerable in our community. It is so important for our community to support the most vulnerable in our community. At minimum, in the year 2018-2019, 126 students in the Juneau School District were unhoused. We know with any statistic like this it is under reported.

Tlingit-Haida Regional Housing Authority and Zach Gordon Youth Center have already taken on the immense task of securing funding for this shelter. We have a responsibility to do everything we can to make this happen- and as quickly as possible. With no current place for unhoused youth to go, they are forced to stay in unsafe homes or become homeless on the street. As youth, they are extremely vulnerable to abuse and exploitation.

I love this quote from Glennon Doyle- "There is no such thing as other people's children".

Please use the power you have to step up for our kids.

With gratitude,

Meryl Connelly-Chew

Downtown Juneau

907-500-8892

From: [Danielle Redmond](#)
To: [PC_Comments](#)
Subject: Support for Youth Shelter
Date: Friday, October 9, 2020 11:49:52 AM

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

Dear Members of the CBJ Planning Commission,

I am writing to express my support for the conditional use permit for 9290 Hurlock St.

The Glory Hall and AWARE shelters are not able to provide the safety and age-appropriate programming that unhoused youth need. I cannot emphasize enough how important it is to support our youth and surround them with as many protective factors as possible. The data is absolutely clear on this. I'm excited about the partnership that Tlingit & Haida and the Zach Gordon have formed. I think they will bring a level of care and expertise that has been sorely needed.

I am grateful for all the hard work that has already gone into this project! I hope the planning commission will work with them to find the best way to help this project move forward and meet this critical need in our community.

Thank you for considering this permit.

Sincerely,
Danielle Redmond

From: [Claire Delbecq](#)
To: [PC_Comments](#)
Subject: Approve the permit for 9290 Hurlock Ave.
Date: Friday, October 9, 2020 11:52:01 AM

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

Dear Commission members,

Please approve the conditional use permit required for the 9290 Hurlock Ave. building (which was formerly used as the Cornerstone Emergency Shelter) so that Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center can use the space to meet this critical need for our community. During the 2018-2019 school year, 126 students in the Juneau School District struggled with housing. Needless to say, the challenge is even greater now. I support the enormous effort that has been put into this project and would like to see it move forward.

Sincerely,
Claire Delbecq



October 8, 2020

Mayor Beth Weldon
City and Borough of Juneau
155 S. Seward Street
Juneau, AK 99801

Re: Support for Juneau Youth Homeless Shelter

Dear Mayor Weldon,

I am writing to express our strong support for the advancement of the Hurlock Avenue permit process that would provide much needed emergency housing for the youth in Juneau. For the past year, the community has been without a youth shelter. The global pandemic has created even greater urgency to provide young people experiencing or at risk of homelessness a safe place to stay and get help.

Access to safe emergency shelter for youth is more critical than ever before. Many homeless youth wake up every day not knowing where they are going to sleep at night. They are often forced to stay with friends and strangers who may put them in unsafe situations. The pandemic has made this type of "couch surfing" considerably less safe and many previously safe places to stay are no longer available due to social distancing concerns. The Juneau School District reports between 100 to 150 students experience homelessness each year.

This project proposed by Tlingit & Haida Regional Housing Authority (THRHA) in partnership with the City & Borough of Juneau (CBJ) and Alaska Legacy Partners offers a long-term, sustainable solution to providing housing for youth in need of transitional housing. The Zack Gordon Youth Center (ZGYC) currently serves this population. The staff of these organizations have the expertise to build relationships with youth who are struggling with housing insecurity and other challenges, as well as with their caregivers. They are experts in their respective fields, and this partnership is a forward-thinking, collaborative approach to supporting youth in our community.

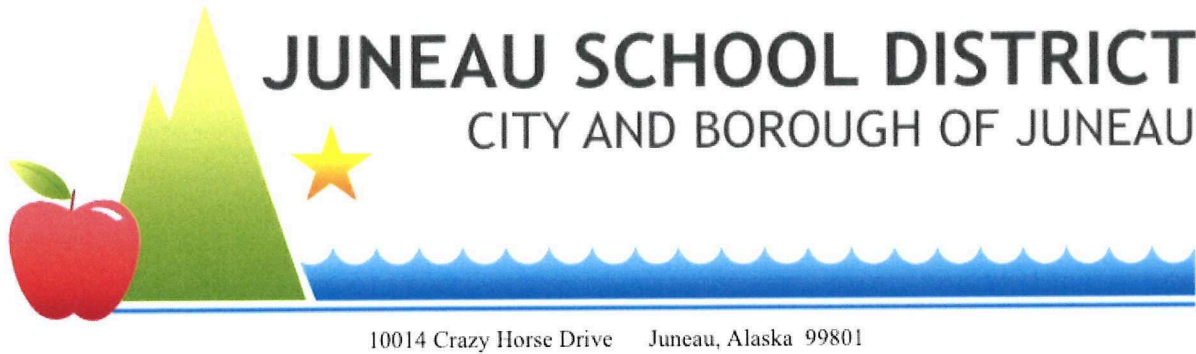
Sealaska is committed to working with our partners to provide housing and supportive services to youth facing homelessness. We see the potential of this project to help young people transform their lives and put them on a path to independence.

This project will benefit the entire community of Juneau and will offer young people safety and rest and help them get their lives on track. We look forward to working with THRHA and other dedicated advocates to be a voice for homeless youth in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Mallott".

Anthony Mallott
President & CEO



10/10/20

Given that Juneau currently has no emergency shelter for youth, Juneau School District would like to express our support and advocacy for this initiative.

The loss of Juneau's youth shelter about a year ago created a hardship on some of our youth. If ever there was a time we need support systems in place, it is now, in this time of a global pandemic. Our youth are experiencing housing insecurity and need to be able to access safe places to stay. Going through another winter without adequate services for our community's most vulnerable youth is unacceptable.

We appreciate the work of Zach Gorden Youth Center and appreciate the expertise they will take with them into this project. Given their existing relationships with youth and their expertise in building new relationships, they are poised to successfully implement the Youth Shelter. In addition, THRHA are experts in their field and this partnership is a forward thinking and collaborative approach to supporting youth in our community.

The Juneau School District reports between 100-150 homeless students annually. This average includes both students who are separated from their families and those that are experiencing homelessness with their families. The economic impacts of a global pandemic are not lost on our youth. They are feeling the stress and losses as well. This impact comes at a vulnerable age when mental wellness concerns are at their highest.

Thank you for considering the location at 9290 Hurlock Avenue for the shelter and rapid rehousing services for youth.

Sincerely,

Bridget Weiss, Ed.D.
Superintendent
Juneau School District

From: [Jean Shannon](#)
To: [Borough Assembly](#); [PC Comments](#)
Subject: 9290 Hurlock Avenue
Date: Saturday, October 10, 2020 1:11:21 PM

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

Dear CBJ and Borough Assembly members,

I am writing to you to address my concerns regarding the proposed transfer of the property located at 9290 Hurlock Ave to Tlingit Haida Regional Housing Authority for it's use as a homeless youth/transitional housing site.

My neighbor's and I are alarmed at the speed with which this proposal has moved and are shocked by the limited time allowed for public input. Many of us attended meetings, drafted comments and spoke before you 2 years ago when you were considering several prospective bidders for various uses of the former Cornerstone property. I would encourage all of you to review the comments, both written and spoken, which were offered at that time. The consensus of this neighborhood was that Alaska Legacy Partners was the best fit for our unique neighborhood setting. We were dismayed when their project proved to be no longer viable and have been concerned about who might obtain the property.

I understand that THRHA has funds available through the Cares Act that expire at the end of the year and are therefore in a hurry to get this deal done. However, that should not supersede the kind of careful analysis, residential input and consideration of the suitability of this facility in our neighborhood.

I am a former employee of Juneau Youth Services and worked for several years as a case manager for their Transitional Living Program. I worked closely with Cornerstone to assist youth in crisis to connect them with social services in the community to help them obtain stable housing, finish school, find a job. Both Cornerstone and the TLP facility were staffed around the clock 7 days p/wk. We had a clinical staff and a treatment facility available to support youth as needed. Because of my past experience, I understand the need for these wraparound services in order to change outcomes for youth in crisis. And what happens when you mix youth coming out of foster care with adults coming out of prison?

What is THRHA's plan to meet the mental health needs of the youth they intend to serve? Will trained staff be on duty 24/7 to monitor and support the youth? I find it troubling that they intend to mix youth and adult populations and am not even sure this is legal? The potential for harm is huge with this kind of overlap. I understand that Zach Gordon Youth Center will be partnering to provide 'programming', but am not sure what this means? Day programs? Onsite? Will they provide transportation to and from their downtown facility? Will youth be accompanied outside of the shelter or will they be free to roam our neighborhood? What kind of oversight do you anticipate?

It was my understanding that the city was making an effort to consolidate social services, the Glory Hall and housing near the existing St. Vincent campus on Teal St? Why not take advantage of the existing supports there?

As you can see there are many questions that, because of this accelerated time frame, may not be answered. My husband and I have lived in this neighborhood for 22 years and raised our family here. Now there are young, new families with kids who ride their bikes, walk their dogs, play outside in a safe environment because we all look out for each other. I worry about the potential effects of an itinerant population wandering through our streets. What will be the impact on the skate park adjacent to the proposed shelter?

We deserve answers to our questions and hope you will do your job to listen to us in a thoughtful, respectful manner, not in a 'hurry up, let's get it done', deal because the money has to be spent by the end of the year.

Please respond to my comments and take the time to go back over all the other remarks made by this neighborhood when this issue came before you in 2018.

Thank you,

Jean Shannon
2365 Ka See An Drive
Juneau, AK, 99801

From: [Anne Connelly](#)
To: [PC_Comments](#)
Date: Friday, October 9, 2020 6:32:37 PM

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

Juneau Planning Commission,

Please approve the conditional use permit required for the 9290 Hurlock Ave. building (which was formerly used as the Cornerstone Emergency Shelter) so that Tlingit and Haida Regional Housing Authority and Zach Gordon Youth Center can use the space to meet this critical need for our community. During the 2018-2019 school year, 126 students in the Juneau School District struggled with housing. Needless to say, the challenge is even greater now. We support the enormous effort that has been put into this project and would like to see it move forward.

Please, help take care of our youth,

Most sincerely,
Anne E. Connelly

From: [Justine Bishop](#)
To: [PC_Comments](#)
Subject: Addendum to Previously-Submitted Comments...
Date: Sunday, October 11, 2020 8:40:07 PM

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

Planning Commission Members,

I am writing this addendum to my previously submitted letter you should have received. In the plan that is being proposed, there are two spaces for adults up to 24 years of age with the rest of the slots to purportedly be filled by those who are up to 18 years of age. For those who are 18 years of age and older, theoretically all since 10-18 is vague and ambiguous, there should be clear guidelines for ensuring that any males staying at this residence are registered with the [Selective Service](#). Also, any residents who are 18 or older should be actively seeking employment through the Department of Labor, [Division of Employment and Training Services](#).

Before we tread further into the potentiality of this CUP moving forward and actually being approved, I would further like to point out that the language of the CUP indicates that [Zach Gordon Youth Center](#) (ZGYC) would be “providing the programming”. This is problematic: Proponents of the emergency youth shelter and rapid rehousing are equating this new proposed usage with the prior [Juneau Youth Services](#) (JYS) facility, Cornerstone. However, if you review their respective websites, you will find that the two agencies have vastly different missions and agendas. To place this joint venture between Tlingit and Haida Regional Housing Authority and JGYC at 9290 Hurlock Way is ill-conceived and irresponsible.

Additionally, if this should pass through and “all systems are go”, we have very specific concerns: The door is wide open for any kind of criminal, delinquent resident with the vague and ambiguous language used for the CUP presented by Tlingit & Haida Regional Housing Authority. If this CUP does go through, mitigation measures need to be put in place as per Title 49 of the Conditional Use Permit CBJ 49.15.330:

- Construction of fencing will need to go up in our backyard, paid by the CBJ, to screen the development from public view and provide us with safety and privacy from these transient residents.
- Hours of operation would need to be imposed to minimize disruption with neighbors.
- Conditions would need to be imposed to the level of noise that may be produced from the development or project.
- “Other conditions – may be imposed when reasonably necessary to protect public health,

safety and welfare.”

If you review [this Anchorage Daily News article](#), you will see that it is not unreasonable to anticipate problems may occur with this type of development and/or land usage, particularly with the ambiguous, open-ended language as to who will be served by the project and in light of how vague the term “rapid rehousing” is.

Sincerely,

Justine Bishop
2461 O Day Drive

From: [Hilary Poole](#)
To: [PC_Comments](#); [Irene Gallion](#); [Borough Assembly](#)
Subject: CONDITIONAL USE PERMIT USE2020-0020 9290 Hurlock Ave.
Date: Monday, October 12, 2020 11:39:19 AM
Attachments: [proj57883.pdf](#)

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

I want to voice some concerns I have regarding the current proposal 9290 Hurlock Ave.

- The complete application uploaded 10.2.2020 indicates that an architect is analyzing which rooms should remain bedrooms and which should be repurposed and that updated drawings will be reviewed through the process for compliance.

This is problematic for two reason. First, it would seem that not having a completed application available for public review 10 days before a meeting would be in violation of the process allowing for public review of a completed application. The application does not specify work to be done and is awaiting updated drawings.

Second, this is an incredibly time sensitive project and it remains unclear what remodeling will occur with the funding that needs to be spent on an operational facility by December 30th. At this point the scope of the work remains unclear and it will be nearly impossible to obtain contractors for the work in the specified timeframe.

- The completed application uploaded 10.2.2020 indicates on page 1 of the staff report that there is not assembly approval needed. Due to the nature of the transfer, Assembly approval IS required. This oversight and posting of an inaccurate information does not give sufficient public notice and leads the public to believe that if this passes, no further action is required.
- T&H recently commented to KINY that this is a 940k project - this information is not included in the vague reference to work to be done in the incomplete application as well as calls into question the proper public notification process.

[https://www.kinyradio.com/news/news-of-the-north/two-local-groups-
seek-funding-for-juneau-youth-center/](https://www.kinyradio.com/news/news-of-the-north/two-local-groups-seek-funding-for-juneau-youth-center/)



Two local groups seek funding for Juneau youth center - KINY

Juneau, Alaska (KINY) - Tlingit and Haida Regional Housing Authority and Alaska Legacy Partners is seeking CARES Act funding for a youth homeless

www.kinyradio.com

- The application vaguely refers to "roof repair". I am attaching a document in which JYS states that the roof contains asbestos (and that the building should just be demonished). I have not been able to locate a building permit that indicates the asbestos has been properly removed. Again, this vague proposal does not note that proper asbestos abatement will need to be done and at this point in the game it may very well be too late to meet this project's impending deadlines.
- The proposal is contingent on a successful grant award for the Basic Center Program. It is unclear when or if this grant will be awarded and the duration of funding that this grant would provide.
- The proposal indicates each youth will receive an initial health and safety screening and assessment, an individualized plan of care, counseling, and support services. Does CBJ currently have adequate staff that will be certified/licensed to conduct these in-depth screenings?
- This proposal states that ZGYS will provide additional aftercare support to include an individualized plan of care. Are there current certified staff to support this? The ZGYS website did not state of any of those services are currently provided at their facility.
- The BCP applications sites JSD reports over 160 homeless students, but does not provide data on if those are students that are homeless as a family or just youth nor does it state how many youths meet their target demographics of youth ages 10-18. The application does not state what

JSD uses as a definition of homeless youth.

- Further, the BCP application cites the rising heroin epidemic but does not provide data on how that effects their targeted demographics of youth ages 10-18.
- The BCP application states that the facility will be licensed through the Office of Children's Services. Will this require that any youth served by the facility be in OCS custody? The application is unclear about licensing requirements and guidelines, only that they are confident they can meet them. In the attached document that mentions the asbestos in the roof, you will also see that JYS previously held two separate licenses for the facility. It is unclear if CBJ can meet the stringent licensing requirements for this type of facility. Although the application states the license application is included, it is NOT included in the packet (again representing an incomplete application). The licensing will need to be completed and the facility fully operational December 30th in order to expend the CARES funding that THRA has committed to spending. I am sure that the licensing process will require input from CBJ Law Department and CBJ Risk Management.
- The BCP application does not address if the kitchen facility meet ADEC commercial kitchen standards and how staff will be licensed to prepare, serve, and clean a commercial kitchen.
- Many of the services that the BCP application states they will provide require clinical oversight and guidance, but it is unclear how the appropriate training and clinical oversight will be provided. It is unclear who is ultimately responsible for this level of clinical oversight.
- If THRA were to lease the property and then to allow ZGYC to run programming, I would imagine an extensive contract between THRA & ZGYC would need to be drafted by CBJ law department spelling out specifics of the building maintenance and all aspects of the relationship and responsibilities between THRA and ZGYC, to include liability, insurance, and any applicable licensing requirements. Given the timeframe of this project, that just does not seem like a realistic goal.
- With regards to Neighborhood Harmony, while it is true that the property has been utilized over the past many, many years to serve youth in crisis, that statement that this project does not impact neighborhood harmony

does NOT take into account the recent addition of the warming shelter (temporarily moved downtown), the sleep off shelter, and soon to be the Glory Hall new facility all within 1 mile of this property which seems like a lot of traffic to such a small residential area. During the process in which ALP took ownership of the property, MANY neighbors stated that a homeless shelter would not be a desirable fit for the neighborhood going forward.

- When ALP was the successful purchaser of this property, there was extensive input by neighbors and community members. While there are opportunities for public comment, this process seems to circumvent the original intent to allow proposals from any interested party. There was at least one previous proposer who proposed a daycare who may be interested if this property opens up for more communitywide proposals.
- It is disappointing to say the least there has been ZERO outreach or communication with the neighborhood (other than that bare minimum) from ZGYC, THRA, or ALP regarding this proposal. Even the Glory Hall did community outreach when they proposed the move to their new facility.
- CBJ has not been historically in the position of administering social services, and CBJ applying for grant funding puts them in direct competition with other human services organizations.

There is such a need for these services in Juneau, but this proposal is rushed and not completely thought out, with so many unknowns on future funding, and even the reality that this project might not meet the December 30th deadline.

Thank you for your time and diligence as you consider such an important matter.

Hilary Poole

2012 Legislature

TPS Report 57883v1

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Juneau Youth Services****Federal Tax ID: 92-0038549****Project Title:****Project Type: New Construction and Land Acquisition**

Juneau Youth Services - Cornerstone Emergency Shelter for Youth Construction

State Funding Requested: \$2,000,000**House District: Juneau Areawide (3-4)**

Future Funding May Be Requested

Brief Project Description:

Juneau Youth Services is requesting funding to help construct a new youth emergency shelter to replace its 45+ year-old emergency shelter for youth. We are currently licensed to serve 14 youth in the shelter and four additional youth in two transitional living apartments within the facility.

Funding Plan:

Total Project Cost:	\$6,300,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$2,000,000)</u>
Project Deficit:	\$4,300,000

Funding Details:

This Legislative Appropriation is the first of a series of capital requests to private foundations, the state, and local government. We are currently in negotiations with the City and Borough of Juneau to acquire the property and current facility.

Detailed Project Description and Justification:

Juneau Youth Services (JYS) has been providing behavioral health services to youth at the Cornerstone facility continuously since 1967. We are the only organization in Juneau providing emergency shelter services to youth.

The existing Cornerstone facility is in poor condition and needs to be replaced. From FY 06 through the present, we expended \$291,000 in renovations and repairs for the aging facility; this included an entire kitchen replacement consisting of counters, cabinets, fixtures, and flooring. In addition, recent engineering studies indicate that at least another \$600,000 in renovations would be necessary to keep the existing facility functioning at a minimally acceptable level. Some of the needed repairs that have been identified include:

- Replacement of the entire roof structure down to and including the rafters.
- Asbestos removal from the current roof structure.
- Replacement of the heating system including pumps, piping and boiler.
- Addressing insect infestation in the facility which has been a recurring problem.

Despite our efforts to renovate and repair the current facility, the Cornerstone building continues to deteriorate at a rapid rate. This deterioration threatens our ability to provide a safe, therapeutic environment for youth. Due to the poor and declining condition of the existing facility, the JYS Board of Directors has determined that is no longer feasible to renovate and repair the existing Cornerstone facility and that a replacement facility must be secured.

Two separate programs are provided in the current Cornerstone building:

- Cornerstone Emergency Shelter: Short-term emergency shelter for youth ages ten to 19. The facility is co-ed and provides services to youth in state custody, runaway and homeless youth, and youth in parental custody. The Cornerstone Shelter is licensed by the State of Alaska to serve up to 14 youth.
- Cornerstone Transitional Living Apartments: There are two transitional living apartments for youth ages 16-17; one of the apartments houses boys and the other apartment houses girls. The program is licensed by the State of Alaska to serve up to four youth.

If funded, the new Cornerstone facility will continue both the shelter and transitional living services, and have the ability to double the transitional living capacity to eight youth. The new facility will also incorporate a more energy-efficient design and materials.

In summary, it is no longer economically feasible to renovate and repair the aging Cornerstone facility with its current state of deterioration. A new facility is required to provide safe, therapeutic services to youth in need of emergency shelter and transitional living services in Juneau.

Project Timeline:

Currently meeting with the City and Borough of Juneau about property acquisition.

Fundraising should be complete by the spring of 2014.

Design and bidding can be complete seven months after fundraising ends.

Construction should take roughly 18 months.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Juneau Youth Services

Grant Recipient Contact Information:

Name: Walter Majoros
Title: Executive Director
Address: 2075 Jordan Avenue
Juneau, Alaska 99801
Phone Number: (907)523-6531
Email: walterm@jys.org

Has this project been through a public review process at the local level and is it a community priority? ☐ Yes ☒ No

20'-0"
SETBACK

PROPERTY LINE
TO BE ABANDONED

BUS
PARKING

24'-0"

5'-0"
SIDEWALK

CLASS/PUBLIC
AREAS

PRIVATE
ZONE

ENTRY

PRIVATE
ZONE

FRONT
ROOM

PRIVATE
ZONE

EX CORNERSTONE
TO BE REMOVED

20'-0"
SETBACK

160'-0"

5'-0"
SETBACK

WOODED AREA

SKATE PARK

ZONING REQUIREMENTS

D5:
FRONT SETBACK - 20'-0"
BACK SETBACK - 20'-0"
SIDE SETBACK - 5'-0"

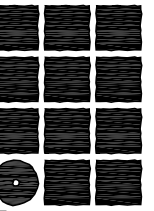
ADDITIONAL PARKING:
1/1 BEDROOM 19 Cornerstone
5 Apartments
TOTAL 24

HURLOCK AVENUE

MENDENHALL LOOP ROAD

OVERALL SITE PLAN

SCALE: 0" 10" 20" 40"



**Jensen
Yorba
Lott
Inc.**

522 West 10th Street
Juneau, Alaska 99801
phone 907-586-1070
fax 907-586-3959
jensenyorbalott.com

JUNEAU YOUTH SERVICES
CORNERSTONE
Juneau, Alaska

REVISIONS



SHEET TITLE
OVERALL
SITE PLAN

DATE: NOVEMBER 2011
FILE: 11074

A1



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

October 12, 2020

MEMO

From: Irene Gallion, Senior Planner 
To: Michael Levine, Chair
Through: Jill Maclean, AICP, Director
Parcel No.: 5B1601020230
Legal Description: USS 381 Fraction
Case Number: USE2020 0020

RE: Staff Report Correction

In the staff report on page six it states that the single-family accessory structure on the east of the lot will be used for Rapid Rehousing.

The single-family accessory structure will not be used for housing. The Rapid Rehousing will be accommodated in an apartment in the main structure, closest to the parking lot.

The accessory single-family structure is anticipated to be used for storage.