



City of Hoonah | P.O. Box 360 | 300 Front Street | Hoonah, AK 99829  
Phone: (907) 945-3663 Fax: (907) 945-3445

# Planning & Zoning Commission Meeting

Thursday, February 22, 2024 at 7 p.m.

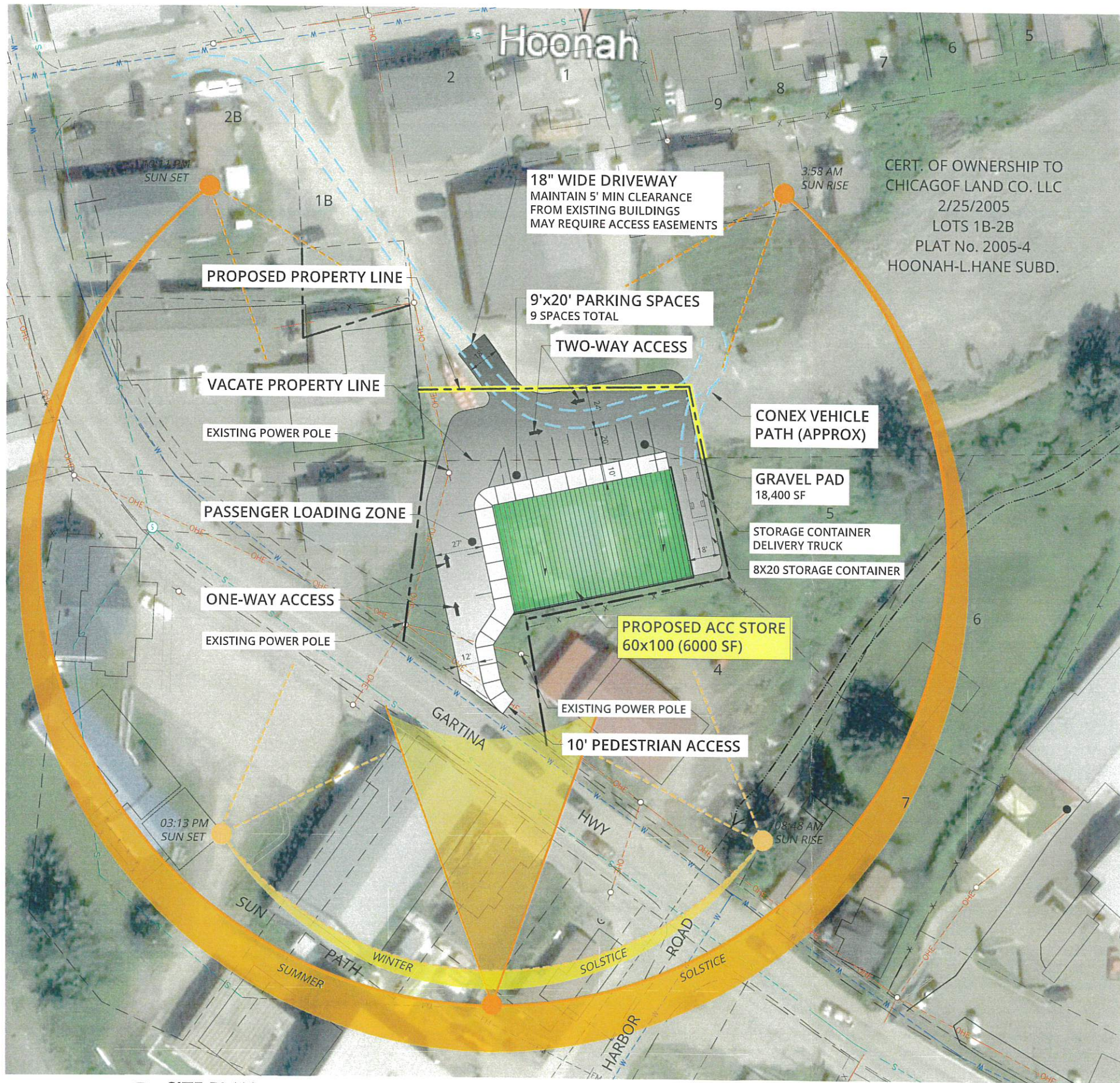
## In Council Chambers

The ZOOM call-in number is 1-253-215-8782. The Meeting ID is 875 1761 3458  
and Passcode is 559684

### Agenda

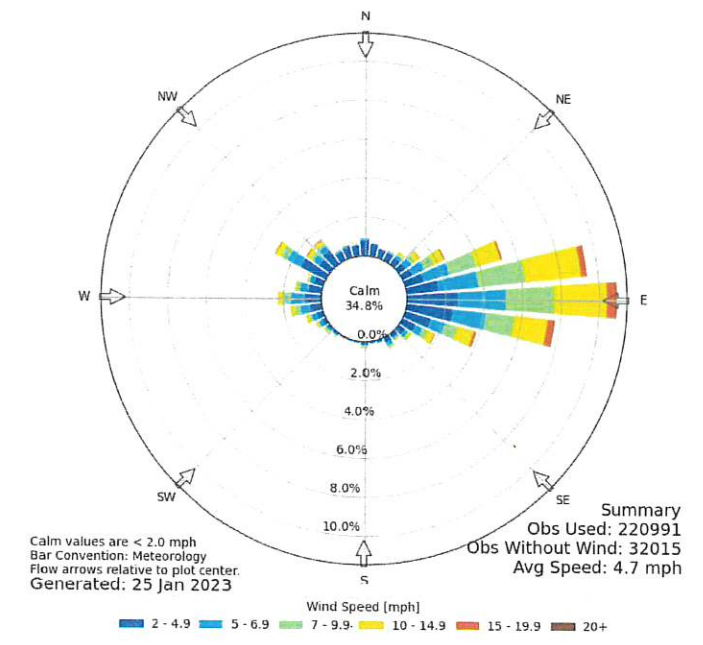
- I. **Call to Order**
- II. **Roll Call**
  - A. Approval of Meeting Minutes [November 16, 2023 & January 25, 2024]
- III. **Old Business**
  - A. None
- IV. **New Business**
  - A. Alaska Commercial Company Store- Margot Wiegele
  - B. Marijuana Retail Store Within Hoonah Proper- Dennis Lavigne
  - C. 2024 Capital Improvement Projects List
  - D. First Avenue Discussion
  - E. Spaski Trail Addition
  - F. Waterfront Walkway
  - G. Projected Future Wharf Project
  - H. Title 16 "Public Lands" Codebook Edits
- V. **Future Agenda Items**
- VI. **Adjournment**



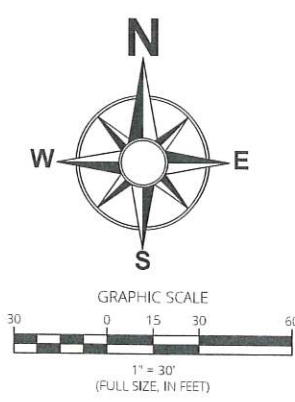


1 SITE PLAN  
CI

Windrose Plot for [PAOH] HOONAH SEAPLANE  
Obs Between: 24 Nov 1978 02:00 PM - 25 Jan 2023 02:56 AM America/Juneau



**ANNUAL PREVAILING WIND**  
DATA IS OBTAINED FROM IOWA STATE UNIVERSITY, IOWA ENVIRONMENTAL MESONET, FOR POINT HOPE



NO.	DATE	BY	REVISION

12/19/2023 3:23 PM  
P:\1350-1399\1364\_The Northwest Company.MSA\1364.36.Hoonah.ACC.35% Schematic Design\_Civil\DWG\1364.36-HNH-DCP-Hoonah.ACC.Store.Site.Design.dwg

250 H Street  
Anchorage, AK 99501  
P: (907) 243-8985  
F: (907) 243-5629  
W: LCGAK.com

**LCG Lantech Inc**  
architecture - engineering - surveying

THE NORTHWEST COMPANY

**HOONAH ACC STORE - OPTION 1**

SITE PLAN

SHEET SIZE: 34X22  
GRID: DC/CS  
DRAWN BY: CS  
CHECKED BY: DC  
DATE: 07.06.2023  
FILE NO. 1364.32  
SHEET NUMBER  
**CI** OF

CONCEPT DESIGN





## 2-6-24 Hoonah Council Meeting

### *Appeal to the Council to Change the Code to Allow a Marijuana Retail Store within Hoonah Proper*

#### Purpose:

- I am coming before the Council to request a change to the code to allow for a marijuana retail store license within Hoonah proper (west of the airport). I have a lead on a potential location near Icy Straight Lodge.

Alternatively, would the Council consider a combined liquor store/marijuana retail store with separate entrances, leasing the marijuana retail space to The Mason Jar?

- If the Council does not approve of any location west of the airport, does the City of Hoonah have any property within the approved area they would be willing to sell or lease to The Mason Jar for this purpose?

#### Background:

- For those of you who missed me during the meeting last June, my name is Dennis Lavigne and I'm the owner of The Mason Jar, a marijuana retail store in Juneau.
- I opened The Mason Jar in 2018. In 2021, I expanded to a second location in downtown Juneau. The Mason Jar has been voted "Best of Juneau" by the people of Juneau for the last two years.
- I deal strictly with the retail side of the marijuana industry. Cultivation licenses are completely separate and are not something my business is involved with other than working with vendors to buy products for my stores.
- My stores are clean and professional with a focus on quality products. I believe I can successfully bring the same high standard for marijuana and marijuana products to the people of Hoonah as I have in Juneau.

#### Benefits to having a marijuana retail store in Hoonah:

- A marijuana retail store within Hoonah proper will allow for easier access for both locals and tourists, particularly anyone on foot.
- A marijuana retail store will generate a substantial amount of sales tax revenue for the City of Hoonah.
- A marijuana retail store will create an employment opportunity for local residents.
- A marijuana retail store will bring legal, lab-approved marijuana products to town, as opposed to whatever the black market is bringing in.

#### Other Considerations:

- Regarding concern about marijuana odor - The City of Hoonah should consider creating separate regulations regarding the location of cultivations and retail stores. Specifically, with

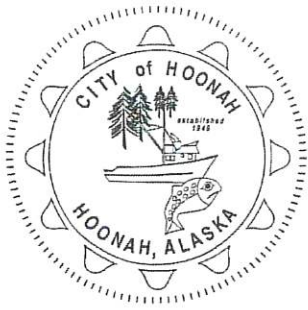


## 2-6-24 Hoonah Council Meeting

### *Appeal to the Council to Change the Code to Allow a Marijuana Retail Store within Hoonah Proper*

the concern of the odor that can come from cultivations, it makes sense to restrict cultivations to industrial areas. Retail stores do not produce exterior odor.

- Regarding concern that a marijuana retail store could be an eye sore or otherwise be offensive from the street view – State of Alaska regulations prevent explicit advertising outside of the store. There can be no signage or images advertising what is being sold, and the windows must be covered with a film or blinds to prevent anyone on the street or sidewalk from seeing inside.
- The City of Hoonah should seriously consider putting a cap on the number of retail and cultivation licenses it will allow, to prevent flooding the local market.



City of Hoonah

P.O. Box 360 Hoonah, AK 99829 (907) 945-3663 Fax (907) 945-3445

## **2023 CIP List**

**Adopted at the Planning & Zoning Meeting on March 30, 2023**

### **Priority CIP List**

1. HPD Building Replacement
2. Dalton, Bruin, Coho & West Subd. Water/Sewer
3. George Hall Harbor Replacement
4. Assisted Living and Long-Term Living Facility
5. Sidewalk Project from Forest Service to Airport
6. ISP Force Main
7. Waterfront & Seawalk Design
8. City Shop Replacement



Return to:  
City of Hoonah  
P.O. Box 360  
Hoonah, Ak 99829

BOOK 148 PAGE 788

### CORRECTED QUITCLAIM DEED

THIS Corrected Quitclaim Deed is filed to correct an error in the Grantor, Grantee of a prior Quitclaim Deed dated 6<sup>th</sup> day of February, 2001 recorded in Book 0145 Page 226.

THE GRANTOR, City of Hoonah, P.O. Box 360, Hoonah, Alaska 99829 STATE OF ALASKA, FOR AND IN CONSIDERATION OF (\$10.00) Ten dollars and other valuable consideration CONVEYS AND QUITCLAIMS TO Hilda G. See P.O. Box 136 Hoonah, Alaska 99829, STATE OF Alaska, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALASKA, SITKA RECORDING DISTRICT:

A portion of vacated Right of Way laying between lots 1 & 3, U.S.S. 2128, and lots "A" & "C" U.S.S. 2124, Hoonah, Alaska and more particularly described as follows:

- Beginning a Meander Corner 4, U.S.S. 2128:
- Thence N 35 40' W, a distance of 12.02 feet more or less to the true point of beginning for this description;
- Thence N 35 40' W, a distance of 12.02 feet more or less;
- Thence N 51 00' E, a distance of 177.48 feet more or less;
- Thence S 50 00' E, a distance of 12.22 feet more or less;
- Thence S 51 00' W, a distance of 180.51 feet more or less

to the true beginning  
Parcel Contains 2,147 Sq. Ft. more or less, 0.04/Ac

Pursuant to the City council resolution CCR-90-09-11-02. Subject to all easements, rights of way, and encumbrances of record, or by law.

Date this 8 Day of August, 2001

Grantor Albert W Dick

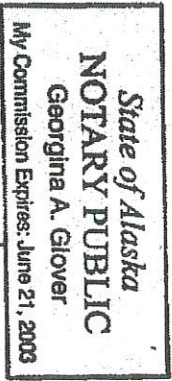
FIRST JUDICIAL DISTRICT)  
STATE OF ALASKA) SS

THIS IS TO CERTIFY that on this 8 day of August, 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Albert W. Dick to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that he/she/they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Georgina A. Glover

Notary Public for Alaska, My Commission expires June 21, 2003





Return to:  
City of Hoonah  
P.O. Box 360  
Hoonah, Ak 99829

BOOK 0145 PAGE 226

### QUITCLAIM DEED

THE GRANTOR, Hilda G. See P.O. Box 136 Hoonah, Alaska 99829 STATE OF ALASKA, FOR AND IN CONSIDERATION OF (\$10.00) Ten dollars and other valuable consideration CONVEYS AND QUITCLAIMS TO City of Hoonah P.O. Box 360 STATE OF Alaska, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALASKA, SITKA RECORDING DISTRICT:

A portion of vacated Right of Way laying between lots 1 & 3, U.S.S. 2128, and lots "A" & "C" U.S.S. 2124, Hoonah, Alaska and more particularly described as follows:

- Beginning a Meander Corner 4, U.S.S. 2128:
- Thence N 35°40' W, a distance of 12.02 feet more or less to the true point of beginning for this description;
- Thence N 35°40' W, a distance of 12.02 feet more or less;
- Thence N 51°00' E, a distance of 177.48 feet more or less;
- Thence S 50°00' E, a distance of 12.22 feet more or less;
- Thence S 51°00' W, a distance of 180.51 feet more or less

to the true beginning  
Parcel Contains 2,147 Sq. Ft. more or less, 0.04/Ac

Pursuant to the City council resolution CCR-90-09-11-02. Subject to all easements, rights of way, and encumbrances of record, or by law.

Date this 6 Day of Feb., 2001

Grantor Albert W. Dick

FIRST JUDICIAL DISTRICT)  
) SS  
STATE OF ALASKA)

THIS IS TO CERTIFY that on this 6 day of Feb., 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Albert W. Dick to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that he/she/they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Georgina A. Glover

State of Alaska  
NOTARY PUBLIC  
Georgina A. Glover  
My Commission Expires June 21, 2001

Alaska, My Commission expires June 21, 2003

000409  
SITKA  
RECORDING DISTRICT

15

2001 FEB 20 A 8:31  
REQUESTED BY Albert W. Dick

Return to:  
City of Hoonah  
P.O. Box 360  
Hoonah, Ak 99829

**CORRECTED QUITCLAIM DEED**

THIS Corrected Quitclaim Deed is filed to correct an error in the Grantor, Grantee of a prior Quitclaim Deed dated 6<sup>th</sup> day of February, 2001 recorded in Book 0145 Page 227.

THE GRANTOR, City of Hoonah P.O. Box 360, Hoonah, Alaska, 99829, STATE OF ALASKA, FOR AND IN CONSIDERATION OF (\$10.00) Ten dollars and other valuable consideration CONVEYS AND QUITCLAIMS TO Icy Strait Lodge (Ed Phillips) Box 33356 JUNEAU, ALASKA 99803, STATE OF Alaska, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE STATE OF ALASKA, SITKA RECORDING DISTRICT:

A portion of vacated Right of Way laying between lots 1 & 3, U.S.S. 2124, Hoonah, Alaska and more particularly described as follows:  
Beginning a Meander Corner 4, U.S.S. 2128, the true point of beginning for this description:

- Thence N 35 40' W, a distance of 12.02 feet more or less;
- Thence N 51 00' E, a distance of 180.51 feet more or less;
- Thence S 50 00' E, a distance of 12.22 feet more or less;
- Thence S 51 00' W, a distance of 183.54 feet more or less

to the true beginning  
Parcel Contains 2,184 Sq. Ft. more or less, 0.05/Ac

Pursuant to City council resolution CCR-90-09-11-02. Subject to all easements, rights of way, and encumbrances of record, or by law.

Date this 8 Day of August, 2001

Grantor Albert W Dick

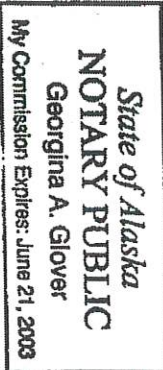
FIRST JUDICIAL DISTRICT)  
) SS  
STATE OF ALASKA)

THIS IS TO CERTIFY that on this 8 day of August, 2001, before the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared Albert W. Dick to me known to be the person(s) described in and who executed the above and foregoing instrument, and acknowledged to me that he/she/they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

Georgina A. Glover

Notary Public for Alaska, My Commission expires June 21, 2003

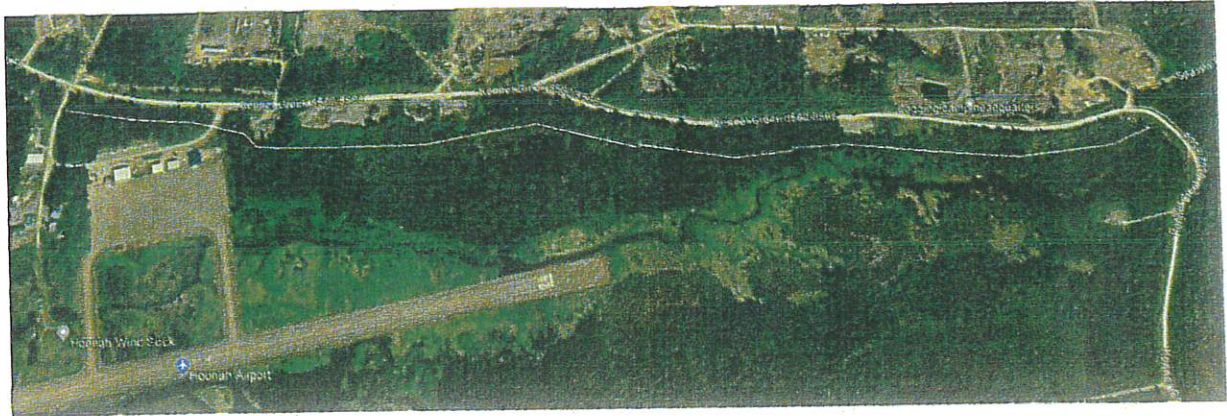






Hoonah Indian Association proposes to complete trail clearing work along the Historic Spasski Trail between the airport and trail head at the bottom of Craig's hill. The location of the trail is not pre-determined and once on site the HIA crews will make best judgements on trail alignment. The proposed trail is about 1.2 miles (6,336 ft) long.

We are requesting a not to exceed agreement with the City of Hoonah for \$20,000 to complete this work.



#### Activities to complete:

1. HIA staff will use LiDAR to plan a likely trail on the ground that will be adjusted based on conditions found such as water and other terrain barriers
2. HIA crew will flag the trail path and have it approved by the City before brushing it
3. HIA crew will brush the path to a minimum of 5 feet wide to allow surveyors to survey the trail and get clear shots. Work on this will begin in the spring as soon as trail conditions allow. We are anticipating some time in April 2024.
4. HIA crew will map the final trail path in GIS and provide to the City

#### Budget Narrative:

Our costs will not exceed \$20,000 for this project. Money will be used to support the crew time and supplies needed to complete this work. HIA will apply its overhead (NICRA 44.71%) and fringe (20%) to worker hours. The daily rate for a crew of four is about \$1,175 with fringe and overhead included. With this in mind, \$18,000 dollars in crew-time would provide about 15 days of work for a crew of four. This should be ample time to complete the prescribed work.



<b>To Title</b>		<b>From</b>	Patrick Cotter, AICP
<b>Firm</b>	City of Hoonah	<b>Date</b>	October 11, 2019
		<b>PDC #</b>	19236JN
		<b>Project Name</b>	Hoonah Waterfront Plan
<b>RE</b>	Issues Identification and Vision Development		

Hoonah is a small city of around 800 residents located on Chichagof Island in Alaska’s panhandle, approximately 30 miles west of Alaska’s capital city, Juneau. The city of Hoonah hosts the nation’s largest community of indigenous Tlingit people, whose territory once included almost all of the Alexander Archipelago. Now, this area of Southeast Alaska is a popular cruise ship tourist destination. In 2004, the Huna Totem Corporation (a for-profit ANCSA village corporation) opened the Icy Strait Point (ISP) cruise destination on Chichagof Island, about 1 mile north of the city of Hoonah at the old Hoonah Packing Company facility, which has been converted into a museum, restaurant, and shops. ISP is also a staging area for bus and van tours of the island.

The original goal of the ISP was to “preserve the character of the local village and culture as much as possible, despite the influx of visitors, while still providing substantial help to local economic prospects.”<sup>1</sup> For their efforts, the Huna Totem Corporation has won awards from the *National Geographic Traveler* magazine, *Travel + Leisure* magazine, and *Conde Nast Traveler* magazine.

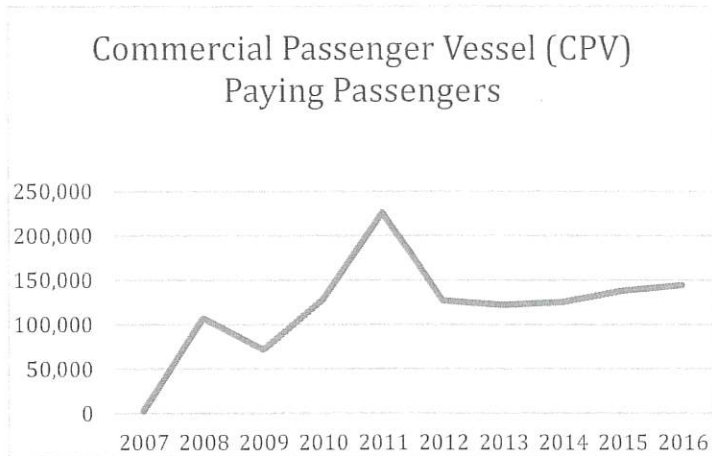
Fifteen years after ISP’s opening, the goal of “preserving the character of the local village and culture” seems to have been superseded by tourist demand. Each summer, hundreds of thousands of cruise ship passengers disembark at ISP for a full day of tourist activities. About 10-30% of these tourists visit the city of Hoonah, either by walking into town or by taking a bus or van.

When tourists arrive in town, they become more of a nuisance than an economic or cultural asset. The thin and irregular sidewalks become easily congested, and tourists overflow onto the street, obstructing traffic on Front Street. Locals performing everyday activities are disrupted while tourists look for beautiful sites and authentic cultural experiences. There are limited space and few businesses to accommodate the cruise ship tourist traffic, and the local people suffer as they sacrifice the tranquility and community of their town for an influx of outsiders that do not produce surplus economic resources.

---

<sup>1</sup> <http://www.cliaalaska.org/2008/11/hoonah-stands-as-proof-villages-can-find-prosperity/>





It wasn't supposed to be like this. ISP was designed to keep tourists out of the village, and it was successful at this for a number of years after first opening. However, ISP is growing. More than 70 cruise ships visit ISP annually. The ISP recently built a second cruise ship dock that better accommodates Norwegian Cruise Lines megaships, which carry about 5,700 passengers and crew. This means that upwards of 1,500 tourists a day (around 25% of the megaship) could visit the

village and get on buses and vans to visit the island. Although the majority of cruise ship tourists will stay, shop, and experience ISP and the coastal walkway between ISP and the ferry terminal, the minority who leave to explore Hoonah and Chichagof Island are and will continue to be difficult to handle. As a result, the public infrastructure in Hoonah, which is designed to handle a population of around 800 persons, is pushed beyond its capacity every summer.

The tourists are not going away, and they are only likely to increase over time. To better accommodate the village-bound tourists *and* preserve the small-town, local character that residents enjoy, the City of Hoonah is developing a long-term waterfront development plan.

The goals of the plan include:

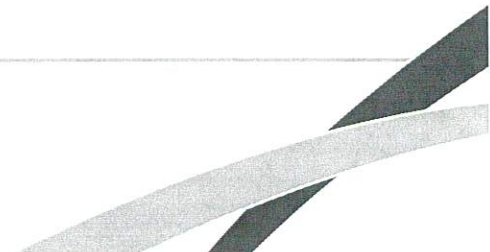
1. Preserve the local, small-town character for residents and tourists, year-round (unlike what has happened to Southeast Alaskan towns like Skagway)
2. Preserve the remaining beaches along the waterfront and provide better user access
3. Reduce foot traffic on Front Street so that it can continue to function as the main thoroughfare in town and as a state highway
4. Create new commercial space that can serve both tourists in the summer, and residents year-round
5. Provide new, leasable waterfront land for community businesses and organizations
6. Retain and enhance the architectural character of the waterfront
7. Provide more parking and large vehicle turnaround space in the downtown area

In light of these plan goals, community members have been thinking about practical ways to develop the waterfront. The most popular idea, it seems, is to create a new boardwalk along the waterfront to convey tourists around downtown—to keep them off the street—and to direct them to new commercial properties that can accommodate tourists at a proposed wharf surrounding the seaplane float road. There is ample area around the seaplane float road to develop space for seven new commercial lots, which may be used for a restaurant, shop, workshop, relocated liquor store, and other community/commercial needs. Furthermore, the road between The Tunnel and the first beach in town should be redesigned to better accommodate pedestrian and truck traffic.

*Transforming Challenges into Solutions.*

Anchorage | Fairbanks | Juneau | Palmer | Soldotna |

[www.pdceng.com](http://www.pdceng.com)





Alaska Commercial Company



# HOONAH CITY PLANNING COMMISSION

FEBRUARY 2024





# AC SERVES ALASKA

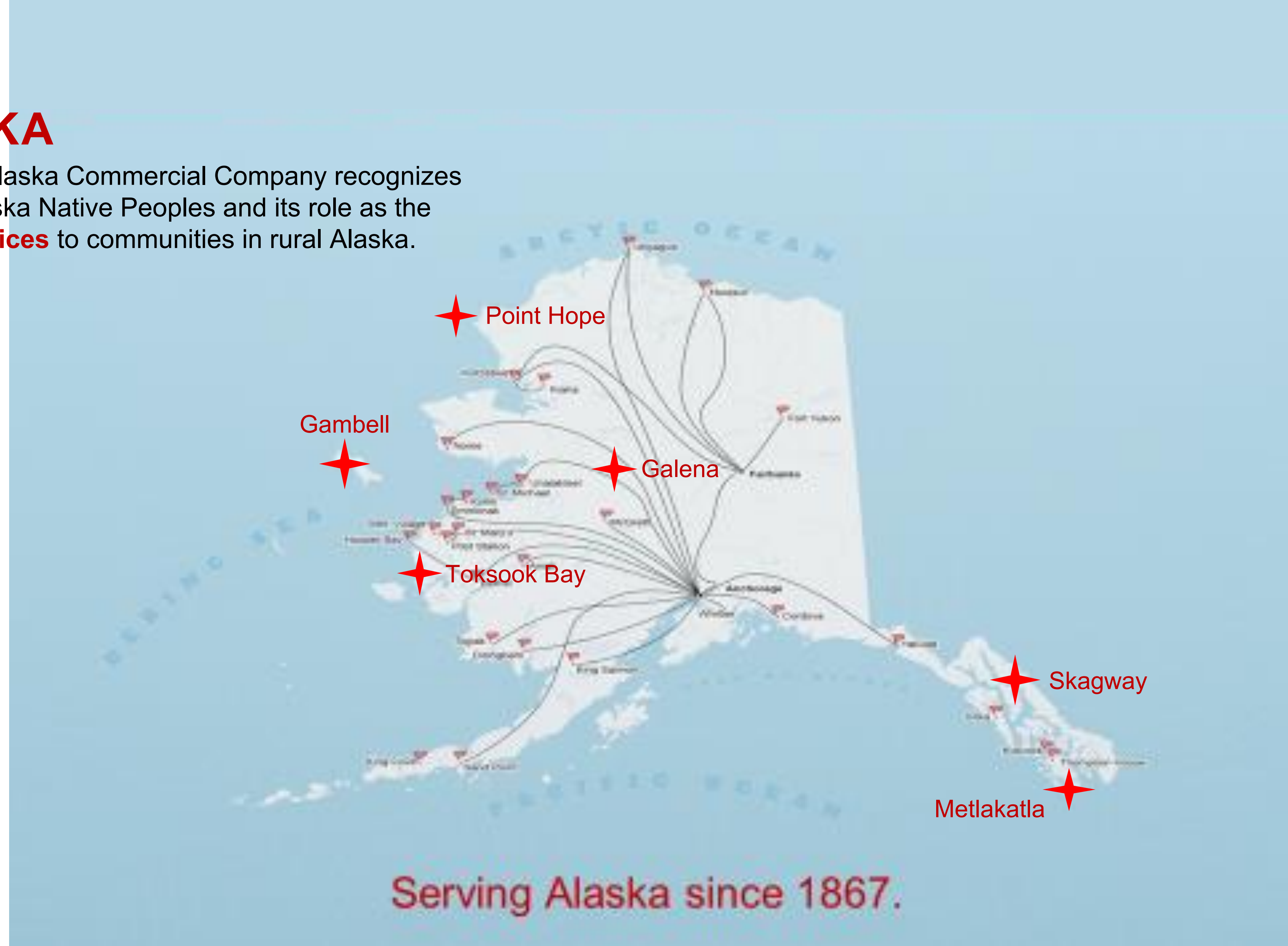
With roots tracing back to 1668 the Alaska Commercial Company recognizes its longstanding relationship with Alaska Native Peoples and its role as the **largest provider of goods and services** to communities in rural Alaska.

## Expanded Food Security

At AC, we are on a mission to improve food security for more Alaskan than ever before. The last few years of supply chain difficulties make it more important than ever that rural Alaska communities have reliable supplies of healthy foods and needed good.

Since 2021, we have opened 6 AC stores.

We have 35 stores in 32 markets and all of them different. AC works with each community to bring the products and services they need.





# PRODUCT OFFERINGS

From fresh, healthy foods to the general merchandise and equipment you rely on, AC keeps families supplied with what they need.

## Fresh Fruit and Vegetables

**Meat** – customized to local preference

## Household Goods

**Large Ticket Items** - available for order – boats, ATVs, furniture, appliances.

# AC BENEFITS TO OUR COMMUNITIES

**Employment Opportunities** – local hire, both in building and in operating the new store.

**Community Support** – AC Store Managers work directly with our communities to contribute in ways that meet local needs.





## ALIGNMENT WITH HOONAH ECONOMIC DEVELOPMENT PLAN

**Year-round Jobs** – local hire, both in building and in operating the new store. 12-15 year-round positions with benefits.

**Cost of Living** – Increased variety for your grocery options and reduced need to shop outside.

### **A Resilient Economy–**

More money spent in town

Have more goods & services available to purchase in town.









# COMMUNICATION

Current site design came from your suggestion.

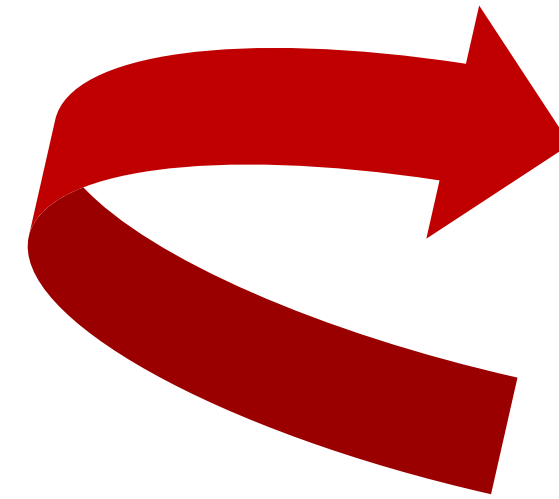
Customers will be able to turn right into the parking lot.

All vehicle traffic to exit from the back of the lot down Hill Street.

No traffic delay for drivers turning across the lane.

No turns on to the Garteeni Highway

Smooth traffic flow for customers.





# AC CAN SUPPORT HOONAH'S ECONOMIC GOALS

We aim to be an involved member of each community we serve. We are excited to begin serving Hoonah and becoming part of this community.

## AC Can Contribute to Hoonah

- Quality of Life – fresh healthy foods and needed goods.
- Economic Resilience – more local job & greater local shopping options means more money stays in town

## Front Street access

- Benefit both visitors and residents







THANK YOU

GUANALCHEESH