



Planning Commission

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www.juneau.org/community-development/planning-commission

155 Heritage Way • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: February 28, 2024

File No.: ARF2023 0002

Glacier Heights LLC
445 N 2000 W, #7
Springville, UT 84663-3337
accounts@pci1980.com

Proposal:	Alternative Residential Subdivision modification to increase surface parking and modify open space.
Property Address:	7400 Glacier Highway
Legal Description:	USS 1568 TR B1
Parcel Code No.:	5B1401010010
Hearing Date:	February 27, 2024

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 20, 2024, and approve with conditions the Alternative Residential Subdivision Final Plan for Alternative Residential Subdivision Modification to increase surface parking and modify open space, to be conducted as described in the project description and project drawings submitted with the application and with the following ongoing conditions :

1. Plan and install a continuous vegetated barrier along the entire length of the development from the platted connection with Vista del Sol Drive along the shared property line to the development's property line at Glacier Highway. The vegetated barrier will be depicted on the preliminary and final plats of each Phase located in this area with an associated plat note. The vegetative buffer will be completed by phase, and required before the Temporary Certificate of Occupancy is issued.
2. The vegetative buffer on the west lot line shall be 15 feet wide, and can be reduced to five (5) feet with fence sufficient to provide a visual and acoustic buffer.
3. Establish unique names for the roadways in the subdivision.

4. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
5. The developer will submit documentation of approval of the mailbox location by the United States Post Office.
6. Snow storage may be modified and approved by the Director if the area of snow storage provided per lot remains the same.

Attachments: February 20, 2024 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2023 0002.

February 27, 2024 Additional Materials, memo from the Alaska Department of Transportation and Public Facilities.

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, February 28, 2024

Expiration Date: The permit will expire 18 months after the effective date, or August 28, 2026, 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.

mandy cole

Mandy Cole, Chair
Planning Commission

3/25/26

Date

Lily Hagerup

Filed With City Clerk

3/27/2024

Date

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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.