



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: October 30, 2023

File No.: USE2023 0014

MRV Architects
1420 Glacier Ave, St. 101
Juneau, AK 99801
zane@mrcarchitects.com

Proposal: Conditional Use Permit to construct a new 10,500 square foot financial center with three (3) drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district.

Property Address: 7860 Honsinger Drive

Legal Description: HONSINGER POND LT 3

Parcel Code No.: 5B1401050030

Hearing Date: October 24, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 13, 2023, and APPROVED WITH ONE CONDITION the Conditional Use Permit to construct a new 10,500 square foot financial center with 3 drive-through lanes, on a 1.2-acre lot in the General Commercial zoning district, to be conducted as described in the project description and project drawings submitted with the application, and with the following condition:

- ~~1. A Traffic Impact Analysis is completed, and required improvements are built or bonded, before a building permit is issued OR Data is provided that indicates a Traffic Impact Analysis is not needed.~~
1. Exterior lighting must be downward cast and reviewed by the airport during the Building Permit review process.

Attachments: October 13, 2023, memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0014.

October 20, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding USE2023 0014, "Revised Traffic Memo."

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 24, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or April 24, 2025, 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.



Michael Levine, Chair
Planning Commission

November 2, 2023

Date



Filed With City Clerk

November 2, 2023

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.