



Planning Commission

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

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION NOTICE OF DECISION

Date: October 19, 2023

File No.: SMF2023 0004

Peter Peel
800 6th Street.
Juneau, AK 99801

Proposal: Final Plat review for shared access subdivision of Tract C into four (4) lots, with access via Bonnie Doon Drive.

Property Address: N Douglas Highway

Legal Description: BLACKTAIL MOUNTAIN ESTATES TR C

Parcel Code No.: 6D0801110013

Hearing Date: October 10, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated October 10, 2023, and APPROVE the Final Plat for shared access subdivision of Tract C into four (4) lots, to be conducted as described in the project description and project drawings submitted with the application and with the following conditions: (as amended):

1. The staff review memo comments will need to be addressed prior to the approval of the final plat. Improvements made under the Right-of-Way End of Project Checklist must be approved by General Engineering before the Chair of the Planning Commission signs the Final Plat.
2. The agreement required under CBJ 49.35.261(2) must include explicit recognition of all allowances for drainage and utilities before the Chair of the Planning Commission signs the Final Plat.

Attachment: -October 10, 2023, memorandum from David Peterson, Community Development, to the CBJ Planning Commission regarding SMF2023 0004.
-Additional Materials.

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This Notice of Decision does not authorize any construction. 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 to 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, August 22, 2023.



Mandy Cole, Vice Chair
Planning Commission

10/19/23

Date



Filed With City Clerk

10/19/23

Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this subdivision. 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.