



Planning Commission

(907) 586-0715

PC_Comments@juneau.org

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

155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION

NOTICE OF DECISION

Date: June 15, 2023

File No.: USE2023 0007

SEARHC / Juneau Youth Services

Attn: Kyle Paw & Brent Fischer

3100 Channel Drive

Juneau, AK 99801

Proposal: Conditional Use Permit Modification for SEARHC/JYS to revert from administrative offices to residential treatment dorm rooms in Montana Creek House.

Property Address: 10685 Mendenhall Loop Road

Legal Description: Black Bear Lot 2

Parcel Code No.: 4B2601020042

Hearing Date: June 13, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated May 26, 2023, and APPROVED the Conditional Use Permit Modification to be conducted as described in the project description and project drawings submitted with the application, and with the following conditions:

1. Maximum number of residents permitted to live on site is twenty-four (24).
2. The applicant shall clear brush and small trees along Mendenhall Loop Road to maintain safe, clear sight distance from the exit driveway to the Montana Creek Bridge as required by the Alaska Department of Transportation and Public Facilities. The applicant will be responsible for maintaining safe driveway sight distance as long as the site is occupied.

Attachments: May 26, 2023, memorandum from Jennifer Shields, Community Development, to the CBJ Planning Commission regarding USE2023 0007.

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, June 13, 2023.

Expiration Date: The permit will expire 18 months after the effective date, or December 13, 2024, 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, Acting Chair
Planning Commission

6.20.23

Date

Alsa Lund

Filed With City Clerk

6/20/2023

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.