



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: March 2, 2023

File No.: ARF2023 0001

Garrett Johnson
445 N 2000 W, Suite 7
Springville, UT 84663

Proposal: Final plan modification for the Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone

Property Address: 7400 Glacier Highway, Juneau, Alaska 99801

Legal Description: USS 1568 Tract B1

Parcel Code No.: 5B1401010010

Hearing Date: February 28, 2023

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 16, 2023, and APPROVED WITH CONDITIONS the Alternative Residential Subdivision Final Plan, with modification for Phase 1, to develop 96 dwelling units on approximately three acres at 7400 Glacier Highway in a D18 Zone, to be conducted as described in the project description and project drawings submitted with the application.

The approval remains subject to the conditions of ARF2022 0001:

1. Establish unique names for the roadways in the subdivision.
2. Install signage where Vista del Sol Drive and the proposed subdivision road meet, with directional arrows depicting the split.
3. The developer will submit documentation of approval of the mail box location by the United States Post Office.

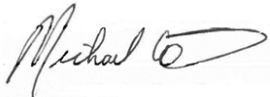
Attachments: February 16, 2023 memorandum from Irene Gallion, Community Development, to the CBJ Planning Commission regarding ARF2023 0001.

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, 2023.

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

March 4, 2023

Date



Filed With City Clerk

March 6, 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.